



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

**May 9, 2022
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The Town Hall Council Chambers will be open to the public at our normal capacity. The meeting may also be accessed via the Zoom platform at the following link:

<https://us02web.zoom.us/j/83481877476?pwd=YzFjTlBDZWQweU9NVWR0QjFhRVVqQT09>

Meeting ID: 834 8187 7476

Passcode: 212521

Or join by phone:

301.715.8592

312.626.6799

- B. AGENDA ADOPTION
- C. INVOCATION
- D. PLEDGE OF ALLEGIANCE
- E. SPECIAL PRESENTATIONS
1. S.T.A.R. Award Presentation
 2. Presentation of the FY2023 Manager's Recommended Budget
 3. Presentation by Jim Merrifield Relating to a New State Law Establishing Social Districts
- 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 April 4, 2022, Town Council Budget Meeting
- B. Consider the minutes of the April 11, 2022, Town Council Meeting

- C. Consider the minutes of the April 12, 2022, Town Council Budget Meeting
- D. Harrisburg July 4th Celebration - Contract for Amusements
- E. Town Acceptance of Asphalt and Storm Drainage Systems for the Extension of Gamble McClure Lane
- F. Consideration of Approval of the Sequoia Hills Dr. 6-inch Water Main Project Construction Contract
- G. To set a public hearing for June 13, 2022 to consider the annexation of parcels off of Stallings Road associated with Rezoning (H2022-02-R).
- H. To set a public hearing for June 13, 2022 to consider the annexation of 9625 Reedy Ln associated with Rezoning (H2022-04-R).
- I. To Set Public Hearing for Consideration of FY2023 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate, and Water and Sewer Rate Resolution for June 13, 2022

3. COMMUNICATIONS

- A. TOWN MANAGER/FINANCE MONTHLY REPORT
- B. LAW ENFORCEMENT UPDATE
- C. FIRE DEPARTMENT UPDATE
- D. MAYOR'S COMMENTS
- E. COUNCIL COMMENTS

4. PUBLIC HEARINGS

- A. H2021-04 (R) – Public Hearing to Consider Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd.
- B. H2021-06 (R) – Public Hearing to Consider Annexation, Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd.

5. OLD BUSINESS

- A. 2017 Transportation Bond Project Update

6. NEW BUSINESS

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.



FISCAL YEAR 2023

MANAGER'S RECOMMENDED BUDGET





Mayor and Council Members

Jennifer Teague
Mayor

Council Members

Maurice Price
Mayor Pro Tem

Altyn Cotell
Rodney Dellinger
Ian Patrick
Rick Russo
Ron Smith
Diamond Staton-Williams

Rob Donham
Town Manager

Town Hall is located at 4100 Main Street, Harrisburg, NC 28075

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FY2023 Manager's Budget Message

May 9, 2022

Introduction

Town staff, along with the support and direction of the Town Council, have worked to finalize the proposed 2022-2023 fiscal year's budget through the process of nine separate Budget Workshops beginning in January 2022. The proposed total budget of \$77,199,734 for the General Fund, Water and Sewer Fund, Storm Water Fund, Capital Reserve Funds and Capital Project Funds is presented in a balanced format – conforming to the requirements of North Carolina General Statutes and the Local Government Budget and Fiscal Control Act.

Each budget process is unique and comes with its own set of challenges. Balancing the desire to provide high-level services to our community while also maintaining a competitive tax rate and protecting the financial security of the Town over the long-term can be a difficult process even under normal economic circumstances. This difficulty continues to be compounded as we exit the COVID-19 pandemic's impact and adjust to new economic uncertainties regarding inflation, shortages in labor force, material shortages and potential economical fluctuations.

Town leadership also transitioned during this year's budget process with a new Mayor, two new Councilmembers, along with one re-elected Councilmember being seated in December 2021, and the hiring of a new Town Manager in February 2022. Although these time frames were not conducive to an in-depth re-prioritization of past budget direction by the new Management team, several significant direction changes were made in order to position the Town to be able to navigate the economic and civic challenges ahead, as well as capitalize on the significant opportunities in front of us. This budget is impactful and secures the Town's immediate future in the critical public safety and infrastructure areas, however, it is only a bridge to Harrisburg's future. Management looks forward to building upon this foundational budget in the years ahead as we embark on strategically planning what the future of Harrisburg will be.

The proposed FY2023 budget was prepared using data and projections from internal resources, State, County, and private entities in an effort to accurately forecast FY2023 revenues. At the same time, our proposed budget remains true to our long-term vision of financial stewardship and security, as we ensure our organization can provide for our community even during the toughest economic times.

General Fund

Harrisburg's strong and steady tax base growth over the past decade has allowed it to maintain a low tax rate while at the same time increasing and expanding our service delivery to residents, businesses, and the regional community. Our internal organization has also grown over this time as we continue efforts to meet the demands of our citizens and progressively advance our abilities and technologies. The adoption, implementation, and continuous updating of our 10-year financial plan continues to be the main driver in our decision-making process as we forecast how our decisions today will impact our future. The proposed budget contains a tax rate increase of \$0.08, which shifts the ad valorem tax rate from \$0.355 to \$0.435 per \$100 of assessed value. This tax increase provides the resources for the Town to fully fund the most impactful change for the Town heading into FY2023, the expansion and enhancement of the Town's law enforcement division through its contract with the Cabarrus County Sheriff's Office. Policing and crime prevention are being addressed in this budget as a result of ever-increasing public safety pressures due to our location having easily accessible transportation routes, our proximity to a major metro area, and bordering the largest and 10th largest cities in North Carolina. In previous years, the Town commissioned a police study to evaluate the need for additional policing capacity and the viability of a Harrisburg Police Department. Through a collaborate and innovative partnership with the Cabarrus County Sheriff's Office, the Town is establishing an enhanced Harrisburg Division of the Sheriff's Department that will provide all of the same services that a Harrisburg Police Department would provide at a fraction of the cost and secure our public safety future for the next decade. Over the next four years, the Harrisburg Division will be expanded from 17 deputies to 28 as a result of the long-term contract commitment from both the Town and the Sheriff's Office. Of the total increase, \$0.06 is directly related to the cost of

expanded policing services and fully funds the build out of the Harrisburg Division. The remaining \$0.02 of the increase helps to address many of the other new priorities as we enter FY2023, which include the opportunity to act quickly on larger capital projects that may have opportunities for State or Federal funding or partnership, such as transportation, economic development, and/or park infrastructure and upgrades while also addressing inflationary pressures related to wages and capital expenses. This allows us to continue to make Harrisburg an extremely competitive employer for high-caliber talent that is a hallmark of our low-cost, high-quality services.

The Town continues to see new residential and commercial interest, and as a result we are seeing moderate growth occur throughout Town; however, the number of new residential construction projects beginning has slowed slightly over the past couple of years, which may lead to a slower long-term growth pattern in future years. Commercial development, especially along Hwy 49, has picked up significantly over the past few years and we expect to see commercial projects across Town continue into FY2023 – including the continued construction and development of the Farmington mixed-use development. However, another major commercial center we expected to begin in both FY2021 and FY2022 (Harrisburg Town Center) has been delayed, and the status of the project is unknown at this time.

Fiscal Year 2022-2023 Manager's Recommended Budget

During FY2022, Ad Valorem tax collections remained steady and strong, as did Sales Tax collections and customer fees, including those for Parks and Recreation athletics, programs, and events. For FY2023, we expect that those collections will continue to be strong and grow throughout the year. The collection rate of Ad Valorem Taxes (percentage of property owners who paid their tax bill) remained high, which we expect to continue as we move into FY2023.

With the closure of FY2022, we will see the completion of several major capital and planning projects for the Town, including the completion of the Holcomb Woods Athletic Complex, significant street resurfacing projects, sidewalk additions, an annual ADA sidewalk improvement program, the enhancement of the Harrisburg Division of the Sheriff's Office, the purchase of land for a future Public Safety complex, and the wrap up of the Town's ADA Assessment and Action Plan.

With several major capital projects completed and a desire to use the upcoming year to focus on expanded public safety services, employee pay equity, and to properly brace for inflationary pressures on all classes of expenditures, the Manager's Recommended Budget is prepared with a tax rate of \$0.4350 per \$100 valuation, which is an increase of \$0.08 from the current tax rate of \$0.3550 for FY2022. In combination of continued tax base growth and the return to post-pandemic collection rates in revenues, the Town will increase its Ad Valorem revenue by approximately 29%, or \$2,990,000. The new revenues generated by the tax rate increase will fund the law enforcement expansion and enhancement, help offset inflationary pressures, address pay equity, and ensure a strong financial position for the Town to complete the projects identified on its 10-year Capital Improvement Plan.

The total proposed General Fund expenditures for FY2023 increased by \$1,403,000, or 6.41% over FY2022. Several new impacts drive the increase in our total budget from last year. These impacts include funding for design of future infrastructure projects, increased personnel expenses associated with added law enforcement personnel through the expanded contract with the Cabarrus County Sheriff's Department, and replacement of aging equipment and vehicles across multiple departments. In addition to these new expenses, the Town continues to see operating expenses increase related to service contracts, employer-provided medical insurance benefits, and State-mandated employee retirement contribution rates, as well as implementing the results of the FY2022 salary study and adding some enhanced employee benefits.

Management is pleased to present a budget that provides financial stewardship and long-term financial protection to the Town, while at the same time addressing the current needs of the Town and preparing our organization for future capital projects that will be necessary to address the future needs of the community. The ad valorem tax rate continues to be one of the lowest in the region for a full-service municipality, and the priorities and fiscal decisions of the Town provide a stable and well-thought-out vision for the future.

Proprietary Funds

The FY2023 Water and Sewer Fund budget is prepared to address the continued growth seen throughout the system, along with the consistent increases in purchase and treatment expenses and capital infrastructure projects needed to maintain portions of an aging system. The total proposed Water and Sewer Fund budget is \$12,377,250, a 3.43% increase from FY2022's budget. There are no major operational changes or adjustments related to the increase in the budget, however, the Town is a participating member of the Water and Sewer Authority of Cabarrus County, which is building a \$70M treatment plant expansion, of which the Town is proportionally responsible for along with the other member organizations in the County. The Town's portion of this project's future debt service is included in both the proposed annual budget and the fund's 10-year financial model. This results in a substantial increase in treatment and interceptor fees that the fund is now responsible to support.

Similar to the General Fund, the Town has a 10-year financial model and capital plan for the Water and Sewer Fund that allows the Town to address not only current needs and demands, but also prepare for the future needs as well. Having the opportunity to forecast into the future the capital needs and infrastructure improvement projects the Town is facing gives us the ability to recognize funding challenges well in advance. In FY2020, Town Council passed a Resolution of Intent to implement increases to water and sewer rates of up to 5% every two years in an effort to help keep the Water and Sewer Fund in a position to fund all operational, capital and debt service costs over that ten-year period. Due to annual increases in the 4-5% range from our purchase partners in Concord, Charlotte Water, and WSACC, some of the inflationary pressures projected over the next few years, and the aforementioned WSACC plant expansion costs, a Resolution is being adopted with the budget to implement increases to water and sewer rates by up to 5% annually. Staff continues to monitor the financial model throughout the year to address any changes at an appropriate time.

In FY2023, the Town will see a 4% increase in water purchase rates from the City of Concord and a 5% increase in wastewater treatment costs with WSACC, which is separate from the plant expansion costs. These two increases amount to an average increase of \$155,000 annually that has historically been absorbed by the Town in alternating years and not passed along to customers.

The Town has made significant capital investment in water and sewer line replacement projects over the past several years and will continue to make investments into the aging portions of our system over the next 10 years. The Water and Sewer Fund has benefited greatly from the residential growth over the past decade, as this growth in revenue has allowed the Town to accommodate both capital and operational expenses during that same time.

With these factors considered, the budget has been prepared with a 5% rate increase for both water and sewer rates for FY2023, allowing the Water and Sewer Fund to meet the service delivery demands as well as infrastructure improvement demands of the system.

In addition to proposed water and sewer rate increases for FY2023, the budget is also prepared with increased rates for System Development Charges of 5% associated with new development. System Development Charges are paid by new customers/developers joining our system, with the funds designated for funding future system expansion projects such as new line extensions, water tank construction, etc. These funds cannot be used for maintenance or replacement of the existing system. The purpose of the System Development Charge fees is to ensure the costs associated with future development of the Town's system are covered by the new development, and not paid for by existing customers.

Some of the expected capital projects within the Water and Sewer Fund for FY2023 include water line replacement and extension projects in Cabarrus Woods, annual sewer line rehab, and pump station decommissioning for the Abbington sewer pump station. These new projects are in addition to existing FY2022 projects that may roll over into FY2023 such as the sewer expansion into the Morehead West area, water line replacements, and other pump station decommissioning with conversion to gravity-fed sewer lines.

The Storm Water Fund has a proposed FY2023 budget of \$820,000, which is a 10.1% increase from FY2022. Similar to the General Fund and Water and Sewer Fund, the Town has a 10-year financial model and capital plan for the Storm Water Fund that allows the Town to address not only current needs and demands, but also prepare for the future needs as well. There are no major operational changes in the proposed budget from FY2022; however, the 10.1% increase in the Storm Water Fund is the result of the addition of capital improvements along Oakley Drive and Willow Lane.

There is no proposed storm water fee increase in the FY2023 budget; however, the Town is expected to complete a rate study and revenue model for the Storm Water Fund over the coming months that may lead to the creation of storm water rating tiers and a new rate structure based on the impervious surface area of a property. The Town will also continue to investigate storm water improvement measures in the older portion of Harrisburg, some of which may be aligned and funded by private development in the future.

Conclusion

Additional details and specifics for each fund and department are included, along with historical budget data for comparison of past revenues and expenses. The Town continues to work towards accomplishing the goals outlined in the 10-year capital plan while focusing our efforts on improving service delivery and efficiency.

With the recent completion of several major capital projects, the increase in quality of services provided, and the increasing demands on Town services, careful consideration was made for the financial future of the Town when developing the FY2023 budget. Town staff, in coordination with the Harrisburg Town Council, made difficult and challenging decisions related to new personnel requests, capital projects, and general operational priorities of the Town. While not all operational and capital requests were funded in the proposed budget, we are confident that the proposed budget will allow the Town to meet the service demands of our community and adequately prepare the Town for any challenges ahead. This budget protects our future financial position, while continuing to maintain a reasonable tax rate today and provides a bridge to Harrisburg's future.

I would like to personally thank each Town Council member for their direction, feedback, insight, and recommendations in the creation of this budget.

I would also like to thank the Town staff and Department Managers for their assistance. This budget process was uniquely different than past processes, and I want to thank them for the diligence and understanding during this time. We continue to refine our budget process each year in an attempt to make our outputs more transparent and understandable to the public. Without a collective effort of Town Council and staff, it would not be possible to present such a comprehensive document.

Respectfully,



Rob Donham
Town Manager
Town of Harrisburg

BUDGET PROCESS AND ORGANIZATION

The budget process, by design, requires the involvement of many stakeholders. FY2023 deliberations began in January 2022 as Town staff developed the Capital Improvement Plan, and identified staffing needs and operating items. Staff met and worked with Town Council in January to identify budget goals.

From February through April, Town staff debated the merits of budget requests as final revenue projections were calculated. Cost estimates were based on historical trends or actual known expenses. Staff and Town Council met over several budget workshops to discuss key areas of the budget and address any concerns. The tentative budget emerged as expenses were prioritized by need, alignment with Council goals, and investment opportunities. The budget was presented to the Council and public during the May Council meeting and will be presented to the Town Council for adoption at their June Council meeting with a public hearing.

Document Organization

This document begins with the budget officer's **budget message**. NC General Statute 159, which prescribes municipal budget activities, defines the Town Manager as the Budget Officer. The Budget Officer is required to submit to Town Council a balanced budget along with a message outlining major influences on and uses of Town resources.

Moving from a high-level to a more detailed discussion, the document reports the manner in which the budget officer has balanced each fund in the **fund overview**. Funds are balanced when revenue sources equal expenditures. **Revenue sources** describe all the Town's major revenue sources and methods used to project revenue. An **expenditure summary** follows. This summary outlines the Town's expenditures by major category and explains major changes in the annual spending plan. Lastly, all expenditures are broken out in **department summaries**, which describe notable changes from the prior year in each of the Town's cost centers.

Appendices at the end of the document further examine matters relevant to the Town budget and exhibit the recommended budget ordinance.



FUNDS OVERVIEW

This section of the budget document provides an explanation of fund accounting and shows the manner in which all funds collectively and individually are balanced for the coming fiscal year.

Local governments use three broad categories of self-balancing funds to budget for, and subsequently account for, various activities. Those three types of funds are: governmental funds, proprietary funds, and fiduciary funds. The Town only uses governmental and proprietary funds.

Governmental funds used by the Town include:

- General Fund: used to account for general operations and activities of the Town. It is used to account for all financial resources except those that are required to be accounted for in another fund.
- Capital Reserve Fund – General Fund: used to accumulate funds to be used for future capital expenditures in the General Fund and/or General Fund Capital Project Funds.
- Special Revenue Fund – ARPA: used to account for federal grant funds received from the American Rescue Plan Act of 2021.
- Capital Reserve Fund – Economic Development: used to accumulate funds to be used for future economic development capital initiatives and incentives.
- Capital Reserve Fund – Parks & Recreation: used to accumulate funds restricted for parks and recreation, such as fee in lieu of payments from developments and any unspent annually appropriated greenway easement and construction funding. Additionally, it will fund future capital park improvement projects.
- Special Revenue Fund – Highway 49 Corridor: used to accumulate funds paid in lieu of underground utilities for development along the Highway 49 Corridor to be used for future underground utility capital expenditures in the General Fund and/or Capital Projects Fund.
- Capital Projects Fund – Public Safety: used to account for the construction of capital projects relating to the public safety departments of the Town.
- Capital Projects Fund – Transportation: used to account for the construction of the 2017 Transportation Bond projects.
- Capital Projects Fund – Recreation: used to account for the construction of capital projects relating to the Parks & Recreation department of the Town.
- Capital Projects Fund – Economic Development: used to account for the construction of capital projects relating to the economic activities of the Town. The fund was established to contribute toward the construction of a Train station with office space.

Proprietary funds are used for services provided to the public on a user charge basis, similar to the operation of a commercial enterprise. The Town's proprietary, or enterprise funds, include:

- Water and Sewer Fund: used to account for the Town's water and sewer operations.
- Capital Reserve Fund – Water and Sewer Fund: used to accumulate funds to be used for future capital expenditures in the Water and Sewer Fund and/or Capital Projects Fund – Water and Sewer.
- Capital Reserve Fund – Water and Sewer Fund - Expansion: used to collect System Development Charges for both water and sewer and fund both the Water and Sewer Fund and the Capital Projects Fund – Water and Sewer for expansion-related capital projects, including related debt service payments.
- Capital Projects Fund – Water and Sewer: used to account for multi-year water and sewer capital projects.
- Storm Water Fund: used to account for the Town's storm water operations.
- Capital Reserve Fund – Storm Water Fund: used to accumulate funds to be used for future capital expenditures in the Storm Water Fund and/or Capital Projects Fund – Storm Water.
- Capital Projects Fund – Storm Water: used to account for multi-year storm water capital projects.

The tables on the following seven pages summarize revenues and expenditures for each of the 17 funds listed above, with historical reference to past budgets for comparison.

GENERAL FUND

GENERAL FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Property taxes	\$ 7,832,000	\$ 8,182,000	\$ 9,412,000	\$ 10,044,000	\$ 13,195,000
Intergovernmental					
Sales tax revenues	2,100,000	2,600,000	2,500,000	3,100,000	3,675,000
Utility sales taxes	830,000	890,000	890,000	890,000	930,000
Powell Bill	498,300	563,115	596,000	534,500	534,750
CC Rural Fire	1,160,000	1,210,000	1,360,000	1,405,000	1,580,500
Other	89,500	94,300	94,300	96,300	103,300
Permits and fees	448,000	545,000	672,500	686,500	549,750
Charges for services	661,250	664,600	762,100	763,500	886,150
Miscellaneous/interest on investments	356,500	318,000	849,778	217,700	203,250
Installment financing	-	-	1,210,000	-	-
Transfers	1,033,900	1,902,300	1,887,500	3,648,900	1,638,500
Fund balance appropriated	268,664	524,525	1,981,188	506,545	-
Total revenues and funding sources	\$ 15,278,114	\$ 17,493,840	\$ 22,215,366	\$ 21,892,945	\$ 23,296,200
EXPENDITURES					
Governing Board	\$ 118,950	\$ 115,485	\$ 257,530	\$ 350,690	\$ 330,550
Town Clerk	74,355	74,220	74,030	77,620	78,040
Administration	768,690	442,860	460,770	477,240	858,285
Finance	295,530	310,480	327,124	343,270	376,135
Human Resources	135,250	103,045	125,505	163,430	199,545
Information Technology	121,950	166,728	138,200	186,969	143,440
Communications	316,506	216,958	91,015	87,855	107,260
Economic Development	68,500	136,550	175,650	118,100	60,350
Planning & Zoning	505,995	566,010	609,858	460,134	476,930
Engineering	275,660	424,455	393,115	305,835	373,700
Deputies	1,236,535	1,410,850	1,704,420	1,608,450	1,851,550
Fire	4,806,109	5,425,624	6,967,945	7,475,411	6,392,810
Streets	401,350	467,200	652,200	1,817,500	1,000,250
Powell Bill	499,800	563,115	596,000	550,500	535,000
Environmental Protection	1,699,925	1,766,400	2,205,700	2,024,975	2,289,200
Parks & Recreation	2,174,604	2,870,520	3,719,950	3,932,286	4,210,350
Transfers	1,550,000	2,730,000	3,320,821	1,700,290	3,696,805
Contingency	228,405	116,745	341,455	212,390	316,000
Total expenditures	\$ 15,278,114	\$ 17,907,245	\$ 22,161,288	\$ 21,892,945	\$ 23,296,200

CAPITAL RESERVE FUND – GENERAL FUND

CAPITAL RESERVE FUND - GF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	\$ 5,000
Transfers	-	2,500,000	3,112,711	1,620,290	3,696,805
Fund balance appropriated	918,175	1,740,650	(431,711)	1,998,610	-
Total revenues and funding sources	\$ 923,175	\$ 4,245,650	\$ 2,691,000	\$ 3,623,900	\$ 3,701,805
EXPENDITURES					
Contingency	\$ -	\$ 825	\$ -	\$ -	\$ 33,305
Transfers	923,175	4,244,825	2,691,000	3,623,900	3,668,500
Total expenditures	\$ 923,175	\$ 4,245,650	\$ 2,691,000	\$ 3,623,900	\$ 3,701,805

SPECIAL REVENUE FUND – ARPA

SPECIAL REVENUE FUND - ARPA	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds/contributions	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729
EXPENDITURES					
Administration	\$ -	\$ -	\$ -	\$ 645,000	\$ 645,000
Construction	-	-	-	4,637,729	4,637,729
Total expenditures	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729

CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 1,000	\$ 500	\$ 500
Transfers	100,000	60,000	60,000	60,000	-
Fund balance appropriated	40,000	17,650	-	-	19,500
Total revenues and funding sources	\$ 140,000	\$ 77,650	\$ 61,000	\$ 60,500	\$ 20,000
EXPENDITURES					
Economic Development	\$ 140,000	\$ -	\$ -	\$ 55,500	\$ -
Transfers	-	77,650	61,000	5,000	20,000
Total expenditures	\$ 140,000	\$ 77,650	\$ 61,000	\$ 60,500	\$ 20,000

CAPITAL RESERVE FUND – PARKS & RECREATION

CAPITAL RESERVE FUND - PARKS & REC	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Fee in lieu of	\$ 50,000	\$ 30,000	\$ -	\$ -	\$ -
Miscellaneous/interest on investments	-	-	1,000	-	-
Transfers	-	20,000	148,110	20,000	-
Fund balance appropriated	-	-	(128,110)	-	250,000
Total revenues and funding sources	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000
EXPENDITURES					
Transfers	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000
Total expenditures	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000

SPECIAL REVENUE FUND – HIGHWAY 49 CORRIDOR

SPECIAL REVENUE FUND - HWY 49	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Contribution - Fee in Lieu of	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
Total revenues and funding sources	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
EXPENDITURES					
Construction	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
Total expenditures	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000

CAPITAL PROJECTS FUND – TRANSPORTATION

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds/contributions	\$ 2,163,000	\$ 2,163,000	\$ 1,645,000	\$ -	\$ -
Installment financing	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Transfers	274,000	274,000	274,000	-	-
Total revenues and funding sources	\$ 6,437,000	\$ 6,437,000	\$ 5,919,000	\$ 4,000,000	\$ 4,000,000
EXPENDITURES					
Professional fees	\$ 830,000	\$ 830,000	\$ 635,000	\$ 535,000	\$ 635,000
Construction	5,540,000	5,540,000	5,284,000	3,465,000	3,365,000
Contingency	67,000	67,000	-	-	-
Total expenditures	\$ 6,437,000	\$ 6,437,000	\$ 5,919,000	\$ 4,000,000	\$ 4,000,000

CAPITAL PROJECTS FUND – PUBLIC SAFETY

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Appropriated fund balance	\$ -	\$ 13,103	\$ -	\$ -	\$ -
Installment financing	5,500,000	6,115,000	6,115,000	7,100,000	7,100,000
Total revenues and funding sources	\$ 5,500,000	\$ 6,128,103	\$ 6,115,000	\$ 7,100,000	\$ 7,100,000
EXPENDITURES					
Professional fees	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Construction	5,200,000	5,828,103	5,815,000	6,800,000	6,800,000
Total expenditures	\$ 5,500,000	\$ 6,128,103	\$ 6,115,000	\$ 7,100,000	\$ 7,100,000

CAPITAL PROJECTS FUND – RECREATION

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ -
Installment financing	6,650,000	10,000,000	10,000,000	10,000,000	-
Transfers	875,000	954,000	1,223,000	1,123,000	4,000,000
Total revenues and funding sources	\$ 7,525,000	\$ 11,304,000	\$ 11,573,000	\$ 11,473,000	\$ 4,000,000
EXPENDITURES					
Professional fees	\$ 525,000	\$ 569,450	\$ 540,000	\$ 540,000	\$ -
Construction	7,000,000	10,734,550	11,033,000	10,933,000	4,000,000
Total expenditures	\$ 7,525,000	\$ 11,304,000	\$ 11,573,000	\$ 11,473,000	\$ 4,000,000

CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

CAPITAL PROJECTS FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Transfers	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Total revenues and funding sources	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
EXPENDITURES					
Construction	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Total expenditures	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000

WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Sales and services	\$ 7,507,500	\$ 8,245,000	\$ 8,708,250	\$ 9,271,250	\$ 10,017,700
Permits and fees	199,000	179,000	179,800	195,425	211,800
Miscellaneous/interest on investments	281,620	285,100	189,000	170,000	152,000
Installment financing	-	-	7,350,000	-	-
Transfers	2,502,000	2,192,500	2,350,000	2,159,000	1,995,750
Fund balance appropriated	264,705	1,698,276	644,750	171,641	-
Total revenues and funding sources	\$ 10,754,825	\$ 12,599,876	\$ 19,421,800	\$ 11,967,316	\$ 12,377,250
EXPENDITURES					
Administration	\$ 8,021,120	\$ 7,709,911	\$ 8,495,181	\$ 9,072,846	\$ 9,922,950
Debt service	1,678,750	1,913,000	9,372,200	2,192,550	1,965,750
Contingency	174,955	426,965	103,893	252,456	287,000
Transfers	880,000	2,550,000	1,450,526	449,464	201,550
Total expenditures	\$ 10,754,825	\$ 12,599,876	\$ 19,421,800	\$ 11,967,316	\$ 12,377,250

CAPITAL RESERVE FUND – WATER AND SEWER FUND

CAPITAL RESERVE FUND - WSF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 25,000	\$ 5,000	\$ 5,000
Appropriated fund balance	1,650,000	252,000	111,824	454,000	2,518,450
Transfers	880,000	2,550,000	1,450,526	-	201,550
Total revenues and funding sources	\$ 2,530,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000
EXPENDITURES					
Transfers	\$ 2,530,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000
Total expenditures	\$ 2,530,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000

CAPITAL RESERVE FUND – WATER AND SEWER - EXPANSION

CAPITAL RESERVE FUND - WSF - EXPANSION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Permits and Fees	\$ 1,392,500	\$ 1,497,500	\$ 1,198,000	\$ 1,727,000	\$ 1,648,750
Miscellaneous/interest on investments	-	-	2,500	2,000	2,000
Fund balance appropriated	-	-	650,000	-	-
Total revenues and funding sources	\$ 1,392,500	\$ 1,497,500	\$ 1,850,500	\$ 1,729,000	\$ 1,650,750
EXPENDITURES					
Transfers	\$ 1,372,000	\$ 1,392,500	\$ 1,850,500	\$ 1,700,000	\$ 1,650,750
Contingency	20,500	105,000	-	29,000	-
Total expenditures	\$ 1,392,500	\$ 1,497,500	\$ 1,850,500	\$ 1,729,000	\$ 1,650,750

CAPITAL PROJECTS FUND – WATER AND SEWER

CAPITAL PROJECTS FUND - WSF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Revenue bond financing	\$ 2,575,000	\$ 8,735,000	\$ 9,037,000	\$ 6,171,000	\$ 5,021,000
Transfers	2,460,000	4,013,000	4,002,000	2,295,000	3,585,000
Total revenues and funding sources	\$ 5,035,000	\$ 12,748,000	\$ 13,039,000	\$ 8,466,000	\$ 8,606,000
EXPENDITURES					
Professional fees	\$ 675,000	\$ 1,898,000	\$ 2,127,000	\$ 1,255,000	\$ 1,375,000
Construction	4,360,000	10,850,000	10,912,000	7,211,000	7,231,000
Total expenditures	\$ 5,035,000	\$ 12,748,000	\$ 13,039,000	\$ 8,466,000	\$ 8,606,000

STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Permits and fees	\$ 632,000	\$ 728,000	\$ 667,200	\$ 703,000	\$ 719,000
Miscellaneous/interest on investments	11,000	13,800	1,000	1,000	1,000
Transfers	-	-	-	-	100,000
Appropriated fund balance	50,000	54,192	1,357,065	40,983	-
Total revenues and funding sources	\$ 693,000	\$ 795,992	\$ 2,025,265	\$ 744,983	\$ 820,000
EXPENDITURES					
Administration	\$ 385,875	\$ 499,112	\$ 502,840	\$ 587,313	\$ 708,755
Transfers	280,000	270,000	1,507,552	141,283	93,245
Contingency	27,125	26,880	14,873	16,387	18,000
Total expenditures	\$ 693,000	\$ 795,992	\$ 2,025,265	\$ 744,983	\$ 820,000

CAPITAL RESERVE FUND – STORM WATER FUND

CAPITAL RESERVE FUND - SWF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 8,750	\$ 2,500	\$ 2,500
Appropriated fund balance	-	-	-	-	4,255
Transfers	-	-	1,507,552	248,071	93,245
Total revenues and funding sources	\$ -	\$ -	\$ 1,516,302	\$ 250,571	\$ 100,000
EXPENDITURES					
Storm Water	\$ -	\$ -	\$ 1,046,302	\$ 250,571	\$ -
Transfers	-	-	470,000	-	100,000
Total expenditures	\$ -	\$ -	\$ 1,516,302	\$ 250,571	\$ 100,000

CAPITAL PROJECTS FUND – STORM WATER

CAPITAL PROJECTS FUND - STORM WATER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Transfers	\$ 900,000	\$ 1,250,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000
Total revenues and funding sources	\$ 900,000	\$ 1,250,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000
EXPENDITURES					
Professional fees	\$ 100,000	\$ 120,000	\$ 190,000	\$ 120,000	\$ 120,000
Construction	800,000	1,130,000	1,780,000	900,000	900,000
Total expenditures	\$ 900,000	\$ 1,250,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000

REVENUE SOURCES AND ASSUMPTIONS

FISCAL YEAR 2022-2023

This section of the budget document provides an explanation of the major sources of revenue and means used to project anticipated income for the coming fiscal year.

GENERAL FUND

GENERAL FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Property taxes	\$ 7,832,000	\$ 8,182,000	\$ 9,412,000	\$ 10,044,000	\$ 13,195,000
Intergovernmental					
Sales tax revenues	2,100,000	2,600,000	2,500,000	3,100,000	3,675,000
Utility sales taxes	830,000	890,000	890,000	890,000	930,000
Powell Bill	498,300	563,115	596,000	534,500	534,750
CC Rural Fire	1,160,000	1,210,000	1,360,000	1,405,000	1,580,500
Other	89,500	94,300	94,300	96,300	103,300
Permits and fees	448,000	545,000	672,500	686,500	549,750
Charges for services	661,250	664,600	762,100	763,500	886,150
Miscellaneous/interest on investments	356,500	318,000	849,778	217,700	203,250
Installment financing	-	-	1,210,000	-	-
Transfers	1,033,900	1,902,300	1,887,500	3,648,900	1,638,500
Fund balance appropriated	268,664	524,525	1,981,188	506,545	-
Total revenues and funding sources	\$ 15,278,114	\$ 17,493,840	\$ 22,215,366	\$ 21,892,945	\$ 23,296,200

Ad valorem taxes

\$13,195,000 or 56.6% of total General Fund revenue

Ad valorem tax, or property tax, income is based on the current tax rate applied to each \$100 in assessed real and personal property (including vehicle) value in the Town limits. Uses for general ad valorem tax revenues are unrestricted.

The proposed budget sets the effective tax rate at \$0.435 for FY2023, which is an \$0.08 increase from the FY2022 tax rate. See Appendix 1 for historical tax rate comparisons. For a reference, one penny of the Town's tax rate generates approximately \$303,000 in ad valorem property and motor vehicle taxes.

Harrisburg's estimated taxable property value is \$3,036,207,943. The gross general tax levy on the estimated tax value equals \$13,195,000. For budgeting purposes, property tax revenue may not exceed the lesser of the gross tax levy multiplied by the actual collection rate experienced during the preceding fiscal year or by the estimated collection rate for the budget year. The collection rate for the preceding year was 99.63%, which contributes to producing a levy of \$13,195,000.

Cabarrus County bills and collects property tax revenue for Harrisburg. The collection fee is approximately \$57,000 to Cabarrus County, or approximately 0.2% of taxes collected. Funds are wired from Cabarrus County to the Town on a monthly basis.

Intergovernmental - sales tax revenues*\$3,675,000 or 15.8% of total General Fund revenue*

Sales taxes are authorized by the State and enacted by counties which opt to impose the taxes. All sales tax revenue is collected by the State and distributed to counties and municipalities monthly.

The NC General Assembly has authorized several sales taxes in Chapter 105 of the General Statutes. Three of the authorizations result in revenue for the Town. The first, defined in Article 39, is a one percent sales tax that was originally authorized in 1971. Distribution is based on point of delivery. There are two one-half percent sales taxes – one authorized in 1983 (Article 40) and one in 1986 (Article 42), distributed on a per capita basis and point of delivery, respectively.

Each county chooses one of two formulae for distribution of these three authorizations of local option sales taxes. Sales taxes returned to Cabarrus County and its municipalities are distributed proportionately to ad valorem tax levies of incorporated and unincorporated areas within the County. The proportionate share of sales tax revenues between the County and municipalities may fluctuate based on ad valorem tax increases or decreases.

The local economy in Harrisburg and Cabarrus County continues to thrive and exceed the statewide economic performance. The NCLM projects continued limited growth for the upcoming fiscal year across the entire state and more robust growth for the Town's local economy in FY2023.

Intergovernmental - utility sales taxes*\$930,000 or 4.0% of total General Fund revenue*

The Town receives sales taxes collected by the NC Department of Revenue on sales of telecommunications, video programming, home satellite services, electricity, and piped natural gas.

General sales tax is applied to sales of electricity and piped natural gas. The distribution method of this revenue to municipalities is intended to hold municipalities harmless from the amount of utility taxes that cities and towns received in the FY2013-14 distributions. Both of these revenues are highly sensitive to weather and can also fluctuate due to loss of industry or other large facilities or annexations of these types of facilities.

Distributions of Telecommunications Sales Tax to municipalities are based on their past share of the old telephone franchise tax set at a historic benchmark. Therefore, the Town continues to receive the static percentage of overall statewide collections irrespective of fluctuations in local communication sales. Historical trend analysis and recommendations by the State of North Carolina, adjusted by local conditions, have also factored into this revenue estimate.

Intergovernmental – Powell Bill*\$535,000 or 2.3% of total General Fund revenue*

The State of North Carolina appropriates State dollars annually to municipalities for the upkeep of municipal streets and sidewalks. These funds are distributed each October and January to municipalities based on population and miles of street maintained by the Town. Population accounts for 75% of the funds received and miles of streets account for the remaining 25% of the allocation.

Based on NC State Budget Office estimates, the Town should receive approximately \$535,000 in Powell Bill funding during FY2023. Of the projected \$71,000 in Powell Bill fund balance to begin the year, none is appropriated in the FY2023 budget.

Intergovernmental – rural fire tax and sales tax*\$1,580,500 or 6.8% of total General Fund revenue*

As part of the Town's agreement with Cabarrus County to provide fire protection in rural areas surrounding the Town's corporate limits, the County provides both property and sales taxes to the Town. Currently, the County has established a special tax district for this rural area and assesses an amount equal to the maximum rate allowed under General Statute 69-25.4(a), \$0.15 per \$100 valuation of property. This is estimated to provide \$1,290,000 to the Town, which is dedicated to fire protection. The County also determines the estimated population of the rural district and provides equivalent sales taxes to the Town which is dedicated to fire protection. For FY2023, the estimated amount of these funds is \$290,500.

Intergovernmental – grants*\$0 of total General Fund revenue*

The Town constantly looks to identify alternative funding sources for projects within the Town. Grant opportunities are one such way that this is accomplished. There are no General Fund grants that the Town anticipates receiving in FY2023. Grants associated with multi-year capital project funds are located in those respective funds.

Intergovernmental – other*\$103,300 or 0.4% of total General Fund revenue*

The State of North Carolina, Cabarrus County, and other quasi-governmental agencies share with the Town a portion of revenues collected. This funding category includes lease income of municipal space, taxes on the sale of alcoholic beverages, and solid waste disposal tax.

Permits and fees*\$549,750 or 2.4% of total General Fund revenue*

Revenue in this category includes compliance permits, passport acceptance fees, traffic review fees, fire permits, plan review fees, and inspection fees.

Charges for services*\$886,150 or 3.8% of total General Fund revenue*

Revenue in this category relates to a variety of Town activities, such as rental income from Town-owned property, and recreation and sports programs.

Miscellaneous/Interest on investments*\$203,000 or 0.9% of General Fund revenue*

Various nominal revenue sources from Town activities also add to the revenue in the General Fund. These include the July 4th Celebration, contributions, special events, proceeds from sales of assets, and investment income.

Installment financing*\$0 of total General Fund revenue*

Occasionally, as determined by the size and scope of certain projects, it is in the best financial interest of the Town to borrow funds to pay for a project. There is currently no planned financing within the General Fund projected for FY2023. Installment financing revenues associated with multi-year capital project funds are located in those respective funds.

Transfers

\$1,638,500 or 7.0% of total General Fund revenue

Typically, when possible, all capital outlay expenditures that are not being financed are paid for with capital reserve funds. This allows the Town to minimize the current operational impacts of capital projects with excess funds saved from prior years. In FY2023, all non-financed capital outlay items will be funded with capital reserve funds.

Fund Balance Appropriated

\$0 of total General Fund revenue

Fund balance is essentially the Town's savings account balance. There are several reasons for maintaining a healthy fund balance, which is expressed as a percentage of annual expenditures. Even though the law does not prohibit what fund balance is used for, appropriation of fund balance is a one-time revenue source and should not be used to balance reoccurring expenditures. At the beginning of FY2022, the Town's unassigned fund balance – at \$5.95M – equaled 37.77% of expenditures.

A significant portion of a municipality's annual revenue is derived from ad valorem property taxes. Because property taxes are not assessed a late penalty until early January, most taxpayers do not pay until near this deadline. Therefore, the Town may operate with less cash in the beginning of a fiscal year and recover mid-year. Fund balance provides working capital during the first half of the fiscal year.

Fund balance is often referred to as a "rainy-day" fund. In this context, fund balance may be seen as a hedge against unexpected changes in financial circumstances. Threats to a community's financial health may stem from adverse weather conditions requiring expensive responses or withholding of revenue at the county or state level. The Town is heavily reliant on these other governmental units for funding disbursements; budget uncertainties at those levels of government have led to reduced funding in prior years. A local government may be unable to manage such situations without an adequate fund balance.

Per the Town's fund balance policy, a minimum available fund balance of 40% of adjusted expenditures is required to be maintained in the General Fund. Available fund balance is defined as the portion of fund balance in cash and cash equivalents that is not restricted in nature or required to satisfy short-term commitments. Adjusted expenditures is defined as all operating expenditures of the fund, reduced by capital, transfers, and contingency. Any fund balance in excess of this amount is transferred to capital reserve funds for use on future capital projects. Fund balance is currently at the 40% target.

Another reason to maintain a healthy fund balance is to fund the early stages of major projects until permanent financing is secured. Fund balance provides flexibility regarding the timing of the financing. One last advantage to maintaining a strong fund balance position is that lenders view this savings account as a measure of good fiscal management.

The recommended budget does not have any funds appropriated from fund balance.

CAPITAL RESERVE FUND – GENERAL FUND

CAPITAL RESERVE FUND - GF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	\$ 5,000
Transfers	-	2,500,000	3,112,711	1,620,290	3,696,805
Fund balance appropriated	918,175	1,740,650	(431,711)	1,998,610	-
Total revenues and funding sources	\$ 923,175	\$ 4,245,650	\$ 2,691,000	\$ 3,623,900	\$ 3,701,805

Miscellaneous/Interest on investments*\$5,000 or 0.1% of Capital Reserve Fund revenue*

This includes investment income.

Transfers*\$3,696,805 or 99.9% of Capital Reserve Fund revenue*

At the end of each year, the excess of available fund balance of the General Fund over the 40% threshold that is set by the fund balance policy, is transferred to the capital reserve fund for future General Fund capital expenditures. The annual budget for the General Fund projects an approximate \$3.7M transfer for FY2023.

Fund Balance Appropriated*\$0 of total Capital Reserve Fund revenue*

When projects are identified for the utilization of reserve funds, the funds are taken out of fund balance and transferred back to the General Fund or capital projects funds for use on that specified project. The FY2023 budget does not require any appropriated fund balance.

SPECIAL REVENUE FUND – ARPA

SPECIAL REVENUE FUND - ARPA	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds/contributions	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729

Grant proceeds/contributions

\$5,282,729 or 100% of Special Revenue Fund - ARPA revenue

\$5,282,729 of grant funding was awarded to the Town from the American Rescue Plan Act of 2021.

CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 1,000	\$ 500	\$ 500
Transfers	100,000	60,000	60,000	60,000	-
Fund balance appropriated	40,000	17,650	-	-	19,500
Total revenues and funding sources	\$ 140,000	\$ 77,650	\$ 61,000	\$ 60,500	\$ 20,000

Miscellaneous/Interest on investments

\$500 or 2.5% of Capital Reserve Fund – Economic Development revenue

This includes investment income.

Transfers

\$0 of total Capital Reserve Fund – Economic Development revenue

Beginning with FY2017, the Town began transferring an annually determined amount to a capital reserve fund dedicated for economic development capital initiatives and incentives from the General Fund. As funds are needed for projects, the appropriate amounts will be transferred back into the General Fund for use. No transfers are planned for FY2023.

Fund Balance Appropriated

\$19,500 or 97.5% of total Capital Reserve Fund – Economic Development revenue

When projects are identified for the utilization of reserve funds, the funds are taken out of fund balance and transferred back to the General Fund or capital projects funds for use on that specified project. The FY2023 budget requires \$19,500 in appropriated fund balance.

CAPITAL RESERVE FUND – PARKS & RECREATION

CAPITAL RESERVE FUND - PARKS & REC	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Fee in lieu of	\$ 50,000	\$ 30,000	\$ -	\$ -	\$ -
Miscellaneous/interest on investments	-	-	1,000	-	-
Transfers	-	20,000	148,110	20,000	-
Fund balance appropriated	-	-	(128,110)	-	250,000
Total revenues and funding sources	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000

Fee in Lieu of

\$0 of total Capital Reserve Fund – Parks and Recreation revenue

In FY2015, a new Town ordinance went into effect that gives developers options when building a development – those include: park/greenway space contributions, or paying the Town a fee in lieu of which is based on a formula designated in the ordinance and established during the application phase of the project. The fee is only payable to the Town when certain development benchmarks are attained, and those dates are not readily determinable and are subject to change. There is no anticipated revenue in FY2023 for these contributions.

Miscellaneous/Interest on investments

\$0 of total Capital Reserve Fund – Parks and Recreation revenue

This includes investment income.

Transfers

\$0 of total Capital Reserve Fund – Parks and Recreation revenue

In FY2021, the Town began transferring \$20,000 each year to be saved for future greenway easement purchases when those opportunities arise. No funds are identified for this purpose in FY2023 as the Town is anticipating acting on opportunities.

Fund Balance Appropriated

\$250,000 or 100% of total Capital Reserve Fund – Parks and Recreation revenue

When projects are identified for the utilization of reserve funds, the funds are taken out of fund balance and transferred back to the General Fund or capital projects funds for use on that specified project. The FY2023 budget requires \$250,000 in appropriated fund balance.

SPECIAL REVENUE FUND – HIGHWAY 49 CORRIDOR

SPECIAL REVENUE FUND - HWY 49	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Contribution - Fee in Lieu of	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
Total revenues and funding sources	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000

Fee in Lieu of

\$500,000 or 100% of total Special Revenue Fund – Highway 49 Corridor revenue

In FY2021, a new Town ordinance went into effect that gives developers options when developing properties along the Highway 49 Corridor. New construction and development along this corridor are required to have underground utilities – however, the developers may pay the Town a fee in lieu of which is based on a formula designated in the ordinance and established during the application phase of the project.

CAPITAL PROJECTS FUND - TRANSPORTATION

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds/contributions	\$ 2,163,000	\$ 2,163,000	\$ 1,645,000	\$ -	\$ -
Installment financing	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Transfers	274,000	274,000	274,000	-	-
Total revenues and funding sources	\$ 6,437,000	\$ 6,437,000	\$ 5,919,000	\$ 4,000,000	\$ 4,000,000

Grant proceeds/contributions

\$0 of total Capital Projects Fund – Transportation revenue

Grant opportunities are one way in which the Town looks for additional funding for multi-year projects. There are no grants that the Town anticipates receiving in FY2023 related to Transportation Projects.

Installment financing

\$4,000,000 or 100% of total Capital Projects Fund – Transportation revenue

Voters approved a \$4M bond issue relating to transportation projects included in this fund. \$1.65M of these bonds were issued in FY2021 with the remainder to be issued prior to November 2024.

Transfers

\$0 of total Capital Projects Fund – Transportation revenue

This revenue source represents the Town's contribution toward project costs and is transferred from the Capital Reserve Fund – General Fund, when applicable. No transfers are expected for FY2023.

CAPITAL PROJECTS FUND – PUBLIC SAFETY

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Appropriated fund balance	\$ -	\$ 13,103	\$ -	\$ -	\$ -
Installment financing	5,500,000	6,115,000	6,115,000	7,100,000	7,100,000
Total revenues and funding sources	\$ 5,500,000	\$ 6,128,103	\$ 6,115,000	\$ 7,100,000	\$ 7,100,000

Installment financing

\$7,100,000 or 100% of total Capital Projects Fund – Public Safety revenue

The Town is currently using this fund to build Fire Station #2 and a training facility on the same property and to purchase a 105' ladder truck, both of which are completely financed with installment financing dollars. The Fire Station has been completed and the training facility will be completed in FY2023, which follows the completion of the Elevated Water Storage Tank being constructed on the side of the property. The Ladder truck was ordered in FY2022, will be in manufacturing for over 12 months, and should be delivered in early FY2023.

CAPITAL PROJECTS FUND – RECREATION

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Grant proceeds	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ -
Installment financing	6,650,000	10,000,000	10,000,000	10,000,000	-
Transfers	875,000	954,000	1,223,000	1,123,000	4,000,000
Total revenues and funding sources	\$ 7,525,000	\$ 11,304,000	\$ 11,573,000	\$ 11,473,000	\$ 4,000,000

Grant proceeds

\$0 of total Capital Projects Fund – Recreation revenue

Grant opportunities are one way in which the Town looks for additional funding for multi-year projects. There are no grants that the Town anticipates receiving in FY2023 related to Recreation Projects.

Installment financing

\$0 of total Capital Projects Fund – Recreation revenue

Occasionally, as determined by the size and scope of certain projects, it is in the best financial interest of the Town to borrow funds to pay for a project. There is currently no planned financing within the Capital Project Fund - Recreation projected for FY2023.

Transfers

\$4,000,000 or 100% of total Capital Projects Fund – Recreation revenue

Transfers in from the Capital Reserve Fund – General Fund represent the Town's cash contribution toward professional services and construction costs related to the Harrisburg YMCA.

CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

CAPITAL PROJECTS FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Transfers	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Total revenues and funding sources	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000

Transfers

\$1,750,000 or 100% of total Capital Projects Fund – Economic Development revenue

Transfers in from the Capital Reserve Fund – General Fund represent the Town's cash contribution toward the construction costs of a Train Station with office and multipurpose space in Harrisburg.



WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Sales and services	\$ 7,507,500	\$ 8,245,000	\$ 8,708,250	\$ 9,271,250	\$ 10,017,700
Permits and fees	199,000	179,000	179,800	195,425	211,800
Miscellaneous/interest on investments	281,620	285,100	189,000	168,000	152,000
Installment financing	-	-	7,350,000	-	-
Transfers	2,502,000	2,192,500	2,350,000	2,159,000	1,995,750
Fund balance appropriated	264,705	1,698,276	644,750	171,641	-
Total revenues and funding sources	\$ 10,754,825	\$ 12,599,876	\$ 19,421,800	\$ 11,965,316	\$ 12,377,250

Sales and services

\$10,017,700 or 80.9% of total Water and Sewer Fund revenue

The Town sells water to both inside Town and outside Town customers with a blend of internally produced water and externally purchased water. Internally produced water is generated from multiple wells within the Town. Externally purchased water is provided by both the City of Concord and Charlotte Water. Expansion of the Town's water distribution system has allowed for more water to be purchased from the City of Concord.

The Town also charges for sewer to both inside Town and outside Town customers through an agreement with the Water and Sewer Authority of Cabarrus County (WSACC), which provides the actual sewer treatment.

Sales and services include water sales, sewer charges, and meter sales. In accordance with the Water and Sewer Rate Resolution, there is a proposed five percent rate increase to water and sewer usage rates for FY2023 for both inside and outside customers. The currently adopted Rate Resolution states Council's intent to increase water and sewer rates by up to five percent in alternating years. The last rate change occurred in FY2022; however, the proposed budget includes an accompanying updated Rate Resolution which states Council's intent to increase water and sewer rates by up to five percent annually.

Permits and fees

\$211,800 or 1.7% of total Water and Sewer Fund revenue

As customers come onto the system, there is routinely a cost to the customer to tap into the system. The Town charges a fee for any customer that is not currently tapped into the system and is not providing the infrastructure and related installation. Other system development charges are recorded in the Water and Sewer Capital Reserve Fund – Expansion.

Miscellaneous/Interest on investments

\$152,000 or 1.2% of total Water and Sewer Fund revenue

This category is made of three main accounts: interest on investments, cell tower lease revenue, and proceeds from the sale of assets. The Town currently has three companies that lease tower space for cellular equipment use. These leases generate approximately \$84,000 for the Water and Sewer Fund annually. As aged Town equipment is replaced, the Town uses Govdeals or other auction-style companies to provide a format to sell this equipment to generate funds to help offset the cost of new purchases.

Installment Financing Proceeds*\$0 of total Water and Sewer Fund revenue*

Occasionally, as determined by the size and scope of certain projects, it is in the best financial interest of the Town to borrow funds to pay for a project. There is currently no planned financing within the Water and Sewer Fund projected for FY2023. Installment financing revenues associated with multi-year capital project funds are located in those respective funds.

Transfers*\$1,995,750 or 16.1% of total Water and Sewer Fund revenue*

Typically, when possible, all capital outlay expenditures that are not being financed, are paid for with capital reserve funds. This allows the Town to minimize the current operational impacts of capital projects with excess funds saved from prior years. Also, per State Statute, regarding water and sewer system development charges, these revenues can be transferred into the Water and Sewer Fund to pay for expansion projects and related debt service payments on such projects. In FY2023, all non-financed capital outlay items will be funded with capital reserve funds. All system development charges will fund expansion-related debt service payments and expansion-related capital outlay.

Fund Balance Appropriated*\$0 of total Water and Sewer Fund revenue*

Per the Town's fund balance policy, a minimum available fund balance of 30% of adjusted expenditures is required to be maintained in the Water and Sewer Fund. Available fund balance is defined as the portion of fund balance in cash and cash equivalents that is not restricted in nature or required to satisfy short-term commitments. Adjusted expenditures is defined as all operating expenditures of the fund, reduced by capital, transfers, and contingency. Any fund balance in excess of this amount is transferred to capital reserve funds for use on future capital projects. Fund balance is currently at the 30% target.

The recommended budget does not have any funds appropriated from fund balance.

CAPITAL RESERVE FUND – WATER AND SEWER FUND

CAPITAL RESERVE FUND - WSF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 25,000	\$ 5,000	\$ 5,000
Appropriated fund balance	1,650,000	252,000	111,824	454,000	2,518,450
Transfers	880,000	2,550,000	1,450,526	-	201,550
Total revenues and funding sources	\$ 2,530,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000

Miscellaneous/Interest on investments

\$5,000 or 0.2% of Capital Reserve Fund – Water and Sewer revenue

This includes investment income.

Appropriated fund balance

\$2,518,450 or 92.4% of total Capital Reserve Fund – Water and Sewer revenue

At the end of each year, the excess of available fund balance of the Water and Sewer Fund over the 30% threshold that is set by the fund balance policy, is transferred to the Capital Reserve Fund – Water and Sewer for future Water and Sewer Fund capital expenditures. In the year(s) following this transfer, the funds are taken out of fund balance, as needed, and transferred back to the Water and Sewer Fund for capital funding.

Transfers

\$201,550 or 7.4% of total Capital Reserve Fund – Water and Sewer revenue

At the end of each year, the excess of available fund balance of the Water and Sewer Fund over the 30% threshold that is set by the fund balance policy, is transferred to the capital reserve fund for future Water and Sewer Fund capital expenditures.

CAPITAL RESERVE FUND – WATER AND SEWER – EXPANSION

CAPITAL RESERVE FUND - WSF - EXPANSION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Permits and Fees	\$ 1,392,500	\$ 1,497,500	\$ 1,198,000	\$ 1,727,000	\$ 1,648,750
Miscellaneous/interest on investments	-	-	2,500	2,000	2,000
Fund balance appropriated	-	-	650,000	-	-
Total revenues and funding sources	\$ 1,392,500	\$ 1,497,500	\$ 1,850,500	\$ 1,729,000	\$ 1,650,750

Permits and fees

\$1,648,750 or 99.9% of total Capital Reserve Fund – Water and Sewer – Expansion revenue

Based on State Statute relating to system development charges, all such charges are required to be collected in a special revenue fund. These charges represent the developers' contribution to the expansion of the water and sewer system for their new developments. These revenues can only be used on expansion-related capital projects and debt service payments on expansion-related debt.

Miscellaneous/Interest on investments

\$2,000 or 0.1% of Capital Reserve Fund – Water and Sewer – Expansion revenue

This includes investment income.

CAPITAL PROJECTS FUND – WATER AND SEWER

CAPITAL PROJECTS FUND - WSF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Revenue bond financing	\$ 2,575,000	\$ 8,735,000	\$ 9,037,000	\$ 6,171,000	\$ 5,021,000
Transfers	2,460,000	4,013,000	4,002,000	2,295,000	3,585,000
Total revenues and funding sources	\$ 5,035,000	\$ 12,748,000	\$ 13,039,000	\$ 8,466,000	\$ 8,606,000

Revenue bond financing

\$5,021,000 or 58.3% of total Capital Projects Fund – Water and Sewer revenue

The Town will be using this fund to expand sewer infrastructure into the Morehead West area, decommission old pump stations, and replace various waterlines throughout Town. This amount represents the portion of those projects that will be funded with financing proceeds. The fund also contains portions of these projects and additional projects that will be financed with transfers from the Capital Reserve Fund.

Transfers

\$3,585,000 or 41.7% of total Capital Projects Fund – Water and Sewer revenue

The two primary methods of funding multi-year water and sewer capital projects are typically either through revenue bond financing, or transfers from the Capital Reserve Fund - Water and Sewer Fund. During FY2018, the Town put a fund balance policy in place with the Water and Sewer Fund to put aside fund balance in excess of a 30% threshold which is aimed at funding all capital projects.



STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Permits and fees	\$ 632,000	\$ 728,000	\$ 667,200	\$ 703,000	\$ 719,000
Miscellaneous/interest on investments	11,000	13,800	1,000	1,000	1,000
Transfers	-	-	-	-	100,000
Appropriated fund balance	50,000	54,192	1,357,065	40,983	-
Total revenues and funding sources	\$ 693,000	\$ 795,992	\$ 2,025,265	\$ 744,983	\$ 820,000

Permits and fees

\$719,000 or 87.7% of total Storm Water Fund revenue

U.S. Congress established the Clean Water Act in 1972 to preserve and improve water quality. Portions of this legislation were delegated to states for implementation and enforcement. In response to the National Pollutant Discharge Elimination System (NPDES) storm water permitting program, the NC General Assembly established in 2005 certain regulations of municipal storm sewer systems that directly impact Harrisburg. Phase II of NPDES requires that Harrisburg and other NC municipalities provide services to mitigate damage from storm runoff.

To fund this directive, the Town adopted a storm water fee in FY2011 to offset the costs of storm water repairs and maintenance of its storm drainage system. Currently, the monthly charge is \$5.62 per home or Equivalent Residential Unit (ERU), which represents the impervious space that directly impacts storm water runoff. There is no proposed increase to these fees for FY2023.

Miscellaneous/Interest on investments

\$1,000 or 0.1% of total Storm Water Fund revenue

This includes investment income.

Transfers

\$100,000 or 12.2% of total Storm Water Fund revenue

Typically, when possible, all capital outlay expenditures that are not being financed, are paid for with capital reserve funds. This allows the Town to minimize the current operational impacts of capital projects with excess funds saved from prior years. In FY2023, all capital outlay items will be funded with capital reserve funds.

CAPITAL RESERVE FUND – STORM WATER FUND

CAPITAL RESERVE FUND - SWF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ -	\$ 8,750	\$ 2,500	\$ 2,500
Appropriated fund balance	-	-	-	-	4,255
Transfers	-	-	1,507,552	248,071	93,245
Total revenues and funding sources	\$ -	\$ -	\$ 1,516,302	\$ 250,571	\$ 100,000

Miscellaneous/Interest on investments

\$2,500 or 2.5% of total Capital Reserve Fund – Storm Water Fund revenue

This includes investment income.

Appropriated fund balance

\$4,255 or 4.3% of total Capital Reserve Fund – Storm Water Fund revenue

At the end of each year, the excess of available fund balance of the Storm Water Fund over the 30% threshold that is set by the fund balance policy, is transferred to the Capital Reserve Fund – Storm Water for future Storm Water Fund capital expenditures. In the year(s) following this transfer, the funds are taken out of fund balance, as needed, and transferred back to the Storm Water Fund for capital funding.

Transfers

\$93,245 or 93.2% of total Capital Reserve Fund – Storm Water Fund revenue

At the end of each year, the excess of available fund balance of the Storm Water Fund over a predetermined baseline is transferred to the capital reserve fund for future Storm Water capital expenditures. For FY2023, this is anticipated to equate to \$93,245. In the years following this transfer, the funds are taken out of fund balance, as needed, and transferred back to the Storm Water Fund or to the Capital Projects Fund for capital funding.

CAPITAL PROJECTS FUND – STORM WATER

CAPITAL PROJECTS FUND - STORM WATER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
REVENUE					
Transfers	\$ 900,000	\$ 1,250,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000
Total revenues and funding sources	\$ 900,000	\$ 1,250,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000

Transfers

\$1,020,000 or 100% of total Capital Projects Fund – Storm Water revenue

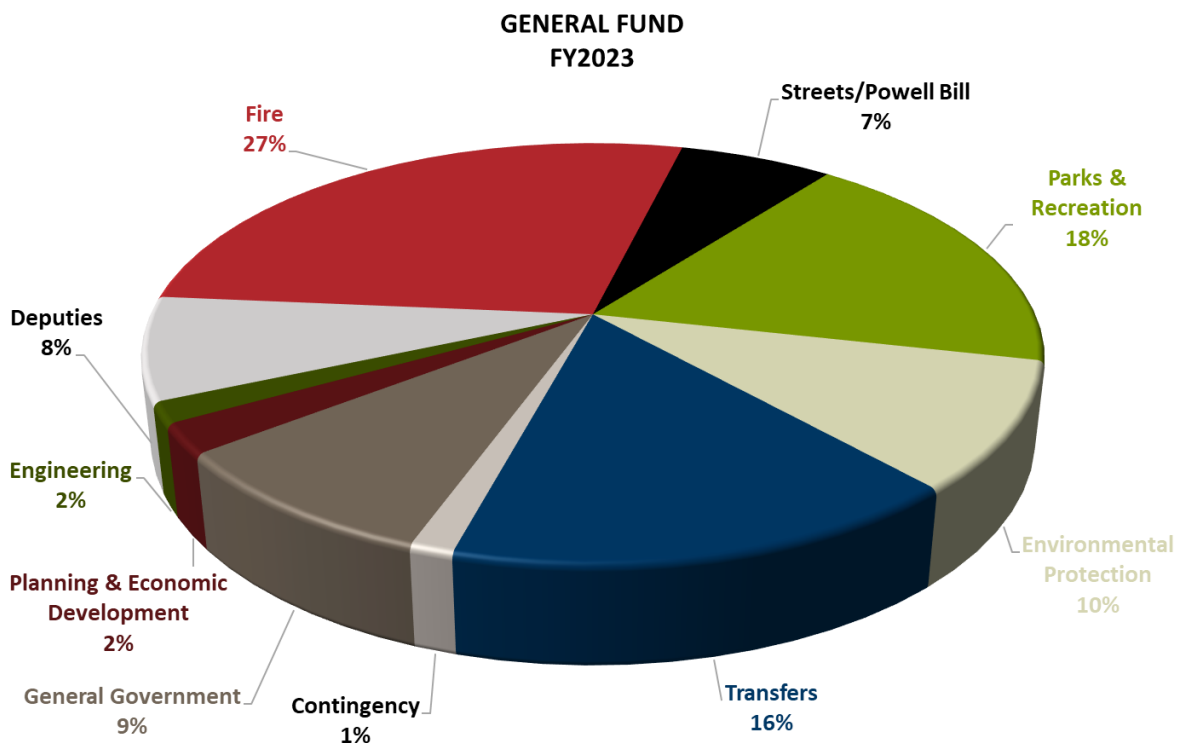
This budget includes transfers of \$720,000 from the Storm Water Capital Reserve Fund to fund the System A – Phase 3 project and \$300,000 for the Town Center Regional Detention Pond. Although the Regional Detention Pond will be funded with transfers from the Storm Water Fund, those fees will be paid for with fees received from developers within and around Town Center.



EXPENDITURE SUMMARY FISCAL YEAR 2022-2023

This section of the budget document provides the reader an explanation of how the Town intends to use resources during the coming fiscal year. The reader should refer to department summaries for a description of all funds and department expenditures.

GENERAL FUND	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Governing Board	\$ 118,950	\$ 115,485	\$ 257,530	\$ 350,690	\$ 330,550
Town Clerk	74,355	74,220	74,030	77,620	78,040
Administration	768,690	442,860	460,770	477,240	858,285
Finance	295,530	310,480	327,124	343,270	376,135
Human Resources	135,250	103,045	125,505	163,430	199,545
Information Technology	121,950	166,728	138,200	186,969	143,440
Communications	316,506	216,958	91,015	87,855	107,260
Economic Development	68,500	136,550	175,650	118,100	60,350
Planning & Zoning	505,995	566,010	609,858	460,134	476,930
Engineering	275,660	424,455	393,115	305,835	373,700
Deputies	1,236,535	1,410,850	1,704,420	1,608,450	1,851,550
Fire	4,806,109	5,425,624	6,967,945	7,475,411	6,392,810
Streets	401,350	467,200	652,200	1,817,500	1,000,250
Powell Bill	499,800	563,115	596,000	550,500	535,000
Environmental Protection	1,699,925	1,766,400	2,205,700	2,024,975	2,289,200
Parks & Recreation	2,174,604	2,870,520	3,719,950	3,932,286	4,210,350
Transfers	1,550,000	2,730,000	3,320,821	1,700,290	3,696,805
Contingency	228,405	116,745	341,455	212,390	316,000
Total expenditures	\$ 15,278,114	\$ 17,907,245	\$ 22,161,288	\$ 21,892,945	\$ 23,296,200



General Fund Expenditures by category
Analysis of trends and changes from prior years

For the purposes of this discussion, expenditures have been grouped into the following categories:

- Personal services
- Employee relations and education
- Supplies and materials
- Current obligations and services
- Fixed charges and other services
- Indirect cost allocation
- Capital outlay
- Debt service
- Transfers
- Contingency

The composition of Town expenditures varies by year according to available revenue, Council priorities, needs and/or opportunities.

Personal services

\$8,025,500 or 35.3% of total General Fund expenditures

Personal services expenditures include all compensation and their corresponding staff benefits. Benefit costs are FICA taxes, workers compensation premiums, group health insurance premiums, local government employee retirement funding, 401(k)/457(b) retirement funding, and unemployment claims.

This budget includes a recommended maximum 7.0% merit pool, increased by 2% from FY2022. For budgeting purposes, an estimated 6.0% merit increase across the entire employee base was used, which amounts to approximately \$380,000 (total salaries and benefits).

This budget also includes a State-mandated increase in employer pension contributions from 11.35% to 12.10% of salaries. This results in an increase of \$44,000. A 10% increase in health insurance premiums accounts for approximately \$105,000 in increased expense to the Town.

General Fund personnel additions included in this budget are as follows:

- Human Resources – Human Resources Specialist
- Deputies –
 - Captain
 - Two (2) Traffic Deputies (Mid-year Hires)

Employee relations and education expenditures

\$651,808 or 2.9% of total General Fund expenditures

Employee relations and education expenditures include costs associated with employee training and business meetings. Some examples of these include travel, training, and meetings and conferences.

FY2022 employee and education expenditures for the General Fund were estimated to total \$254,086, while budgeted employee relations and education costs budgeted for FY2023 are \$651,808. These expenditures will allow staff to continue to stay on top of industry-specific issues, cover the expanding training and development needs of Town staff, while also covering up to \$400,000 for the salary study implementation. These funds will be distributed to Personal Services within each respective department at the completion of the study.

Supplies and materials expenditures*\$585,830 or 2.6% of total General Fund expenditures*

Supplies and materials expenditures include commodities that are consumed in operations within a relatively short period or the use of which results in a material change in, or an appreciable impairment of, their physical condition. Some examples are department supplies, small tools and equipment, special equipment, uniforms, postage, shipping and handling, printing, and special projects.

FY2022 supplies and materials expenditures for the General Fund were estimated to total \$645,048, while budgeted supplies and materials costs budgeted for FY2023 are \$585,830.

Current obligations and services expenditures*\$2,308,223 or 10.1% of total General Fund expenditures*

Current obligations and services expenditures include all payments for operation and maintenance services rendered by firms or individuals. Some examples of these are telephone, credit card fees, maintenance and repair, fuel, utilities, dues and subscriptions, and advertising.

FY2022 current obligations and services expenditures for the General Fund were estimated to total \$2.11 million, while budgeted current obligations and services expenditures for FY2023 are \$2.31 million.

Fixed charges and other services expenditures*\$3,684,984 or 16.2% of total General Fund expenditures*

Fixed charges and other services expenditures include those expenditures that are under contract and typically extend over a fixed period of time. Some examples of these are equipment leases, casualty insurance, contracted services, professional services, technology services, legal services, and traffic review fees.

FY2022 fixed charges and other services expenditures for the Town were estimated to total \$3.23 million, while budgeted fixed charges and other services expenditures for FY2023 are \$3.68 million.

Indirect cost allocation*(\$323,625) or (1.4)% of total General Fund expenditures*

Indirect cost allocation is the process of identifying, aggregating, and assigning costs from departments within the Town that serve and benefit other departments or funds indirectly. Some of the expenses incurred by Council, Town Clerk, Administration, Finance, Human Resources, Communications, Information Technology, and Engineering departments are partially allocated to the Water and Sewer and Storm Water Funds in an effort to best reflect the true costs required to operate these funds.

Costs that are specifically identifiable, or direct expenditures, are allocated to the beneficiary funds proportionally and are not a part of the indirect cost allocation.

For FY2022, the indirect cost allocation from the General Fund to the enterprise funds of the Town totaled \$318,865. Of this total, \$288,135 is allocated to the Water and Sewer Fund and \$30,730 is allocated to the Storm Water Fund.

For FY2023, the indirect cost allocation from the General Fund to the enterprise funds of the Town totaled \$323,625. Of this total, \$291,070 is allocated to the Water and Sewer Fund and \$32,555 is allocated to the Storm Water Fund.

Capital expenditures*\$1,618,500 or 7.1% of total General Fund expenditures*

Capital expenditures include outlays that result in the acquisition of or additions to fixed assets. The Town only includes those items of value in excess of \$5,000 to reflect in this section.

Proposed capital expenditures for FY2023 include:

- Engineering
 - \$50,000 – Replacement of existing vehicle
- Fire
 - \$5,000 – Training Room Projector and Video Conference Bar
 - \$10,000 – MCT for Asst. Chief and Div. Chief
 - \$15,000 – HVAC Dehumidifiers at Stations #1, #2, and #3
 - \$20,000 – MCT Replacements (4)
 - \$20,000 – Update Extrication - Rescue
 - \$39,500 – Fire Station #1 Upgrades
 - \$65,000 – Replacement of vehicle FD707
 - \$70,000 – Portable Radios (Year 4 of 5)
- Powell Bill
 - \$535,000 – Street Resurfacing
- Streets
 - \$100,000 – ADA Sidewalk Program
 - \$200,000 – Lucas Ct. Buildout
 - \$500,000 – Hwy 49 Median Closure; Financial Way Extension
 - \$525,000 – Hickory Ridge Road Sidewalk
 - \$525,000 – Greenways
 - \$800,000 – Traffic Congestion Mitigation
- Environmental Protection (Public Works)
 - \$56,000 – Replacement of existing vehicle
 - \$275,000 – Replacement of Freightliner Brush Truck
- Parks & Recreation
 - \$15,000 – Power Roll Up Doors for Maintenance Garage
 - \$18,000 – Replacement of existing zero turn mower
 - \$20,000 – Amphitheater Greenroom Architectural Design – Harrisburg Park
 - \$20,000 – Greenway Easement Acquisitions
 - \$30,000 – Replacement of existing RTV
 - \$40,000 – Replacement of existing vehicle
 - \$50,000 – Replacement of existing tractor
 - \$50,000 – Tennis Court Resurfacing – Stallings Park
 - \$200,000 – Pond Improvements – Harrisburg Park
 - \$250,000 – Greenway Design and Construction

Debt service expenditures*\$1,873,550 or 8.2% of General Fund expenditures*

Debt service expenditures include amounts paid for principal, interest, and service charges on financed capital.

There is one new planned issuance of debt occurring in FY2023 to fund the purchase of the Fire Department's new 105' Ladder Truck.

Transfers out*\$3,696,805 or 16.2% of General Fund expenditures*

Beginning with FY2017, the Town began determining a certain amount of funds to be transferred each year into a capital reserve fund for future economic development initiatives and/or incentives. There is not a budgeted transfer for FY2023. As needs arise for these funds, the Town will transfer the funds back into the General Fund for use, based on budget amendments approved by Council.

Beginning in FY2021, the Town began determining a certain amount of funds to be transferred each year into a capital reserve fund for future greenway easement acquisitions. There is not a budgeted transfer for FY2023. As needs arise for these funds, the Town will transfer the funds back into the General Fund for use, based on budget amendments approved by Council.

The Town has established a fund balance policy, whereby a minimum available fund balance of 40% is required to be maintained. Any fund balance in excess of this amount is transferred to capital reserve funds for use on future capital projects. This amount is anticipated to be \$3.7M for FY2023.

Contingency*\$316,000 or 1.4% of General Fund expenditures*

Contingency funding for the General Fund is budgeted in FY2023 for those currently unknown costs or opportunities that may arise during the course of the year. As exact amounts are known, funds will be transferred to the appropriate line items through budget amendments approved by Council.



DEPARTMENT SUMMARIES

Department, or cost center, summaries are ordered by functional area. The General Fund is the only fund that has multiple departments. All other funds are shown by fund and category.

General Fund

General Government

- Governing Board
- Town Clerk
- Administration
- Finance
- Human Resources
- Information Technology
- Communications

Engineering

Planning & Economic Development

- Economic Development
- Planning & Zoning

Public Safety

- Deputies
- Fire

Transportation

- Powell Bill
- Streets

Environmental Protection

- Public Works

Cultural & Recreation

- Recreation & Sports
- Buildings & Grounds

Non-departmental

- Transfers
- Contingency

Capital Reserve Funds

- Capital Reserve Fund – General Fund
- Capital Reserve Fund – Economic Development
- Capital Reserve Fund – Parks and Recreation

Special Revenue Fund

- Special Revenue Fund – ARPA
- Special Revenue Fund – Highway 49 Corridor

Capital Projects Funds

- Capital Projects Fund – Public Safety
- Capital Projects Fund – Transportation
- Capital Projects Fund – Recreation
- Capital Projects Fund – Economic Development

Enterprise Funds

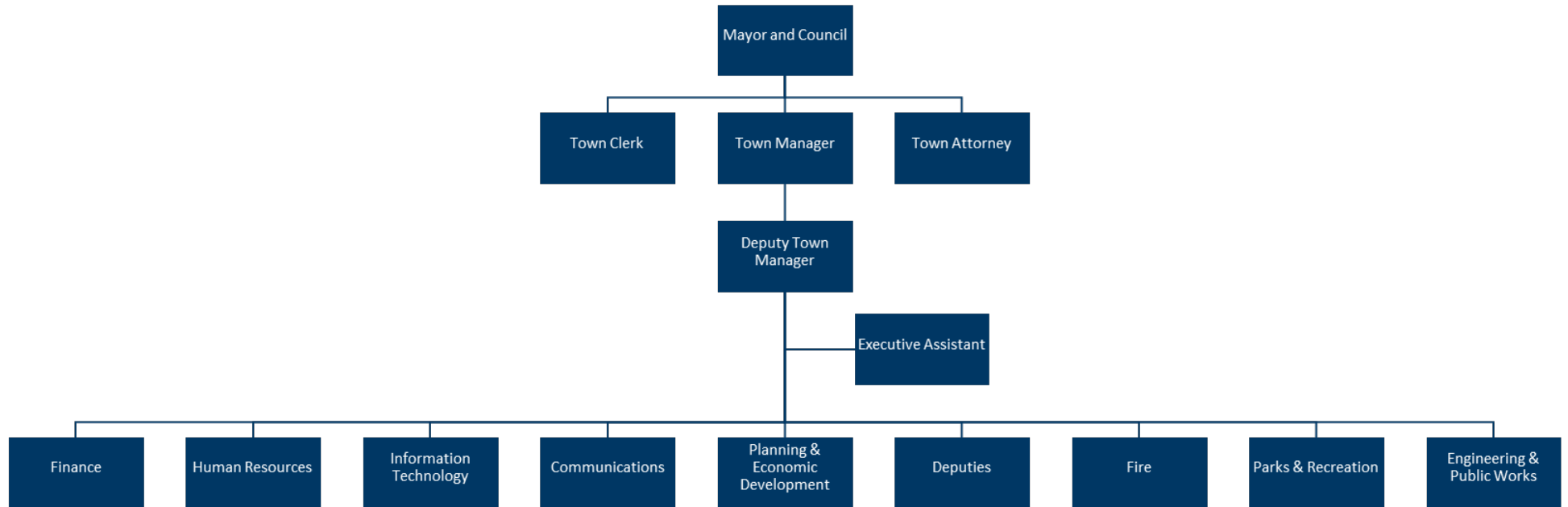
Water and Sewer Fund

- Capital Reserve Fund – Water and Sewer Fund
- Capital Reserve Fund – Water and Sewer Fund – Expansion
- Capital Projects Fund – Water and Sewer

Storm Water Fund

- Capital Reserve Fund – Storm Water Fund
- Capital Projects Fund – Storm Water

ORGANIZATION CHART



GOVERNING BOARD

Overview:

The Town's governing board is comprised of a non-voting Mayor and 7 Council Members elected to four-year staggered terms. The Governing Board sets the goals and policies for the Town to guide its future.

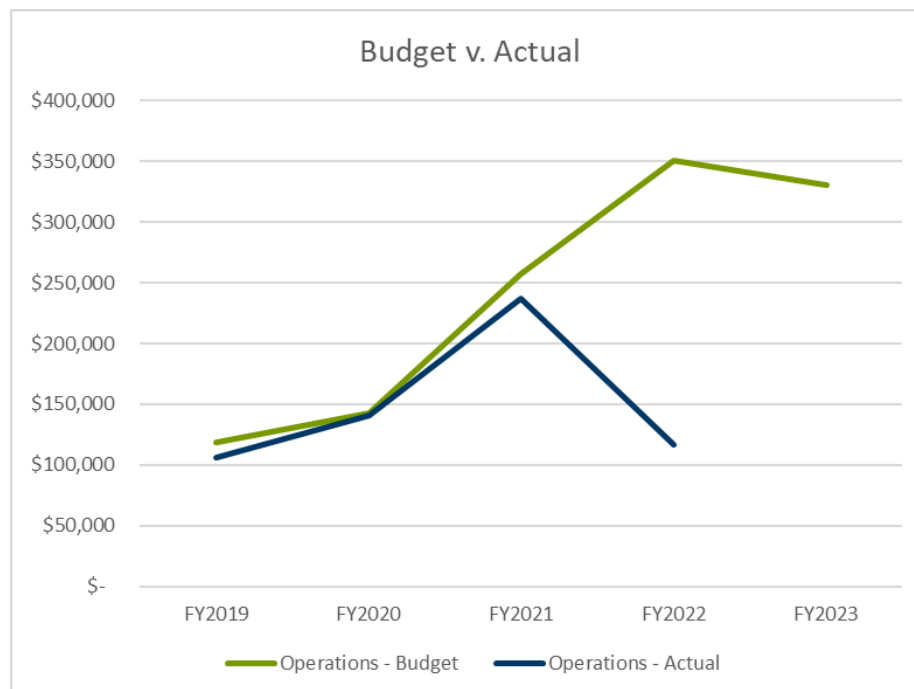
Notable changes:

- \$10,000 – addition of Arbor Day in the Fall
- (\$3,780) – removal of Sustainability Advisory Board stipends
- (\$14,400) – removal of workstation replacements
- (\$20,650) – removal of Town Manager search fees
- (\$22,500) – removal of November 2021 election fees

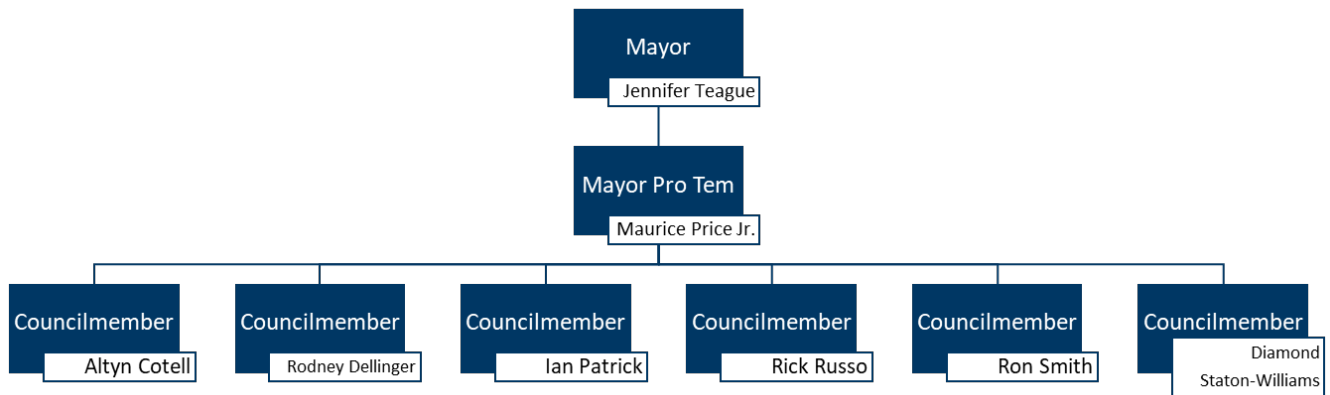
Five-year budgeted expenditures:

GOVERNING BOARD (COUNCIL)	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 50,150	\$ 72,685	\$ 69,460	\$ 76,540	\$ 69,900
Employee relations and education	6,500	6,500	15,100	11,600	12,000
Supplies and materials	6,900	34,170	163,650	222,500	233,000
Current obligations and services	34,700	50,800	36,820	60,820	42,840
Fixed charges and other services	20,700	21,400	13,100	26,280	13,510
Indirect cost allocation	-	(42,800)	(40,600)	(47,050)	(40,700)
Total budgeted expenditures	\$ 118,950	\$ 142,755	\$ 257,530	\$ 350,690	\$ 330,550

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 118,950	\$ 142,755	\$ 257,530	\$ 350,690	\$ 330,550
Operations - Actual	106,007	140,644	237,512	116,398	



GOVERNING BOARD
ORGANIZATION CHART



TOWN CLERK

Overview:

The Town Clerk is responsible for maintaining and preserving the legal and permanent records of the Town, executing legal documents with the Town seal, drafting meeting agendas and taking minutes, issuing public notifications, providing information to the public, and administering the Town's property and liability insurance. The Town Clerk also assists the HR Director with various HR functions, including benefits administration, safety and wellness programs, recruitment, selection and orientation of new employees, and other related tasks as deemed necessary.

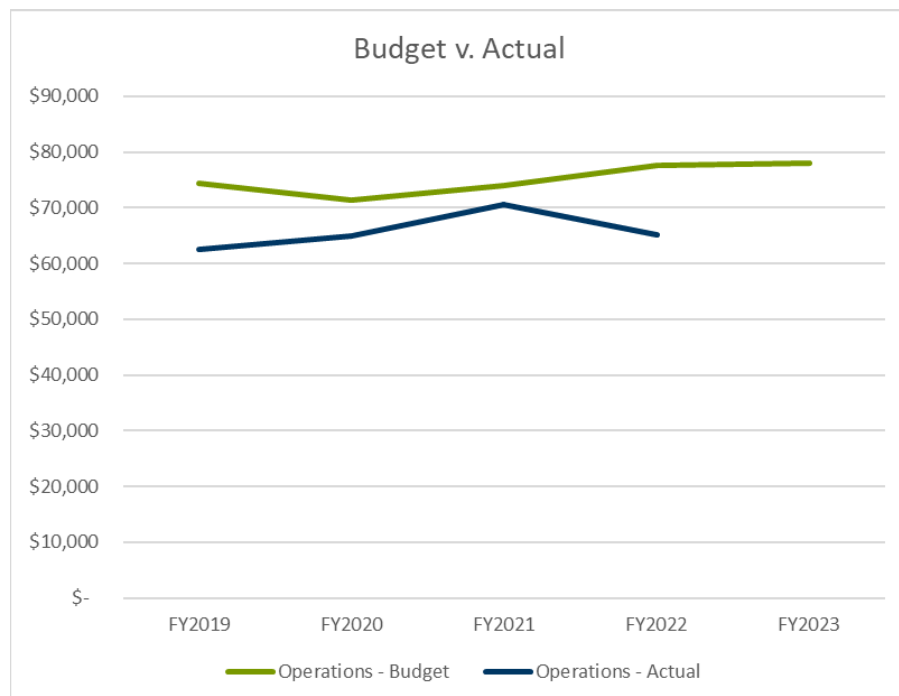
Notable changes:

- No notable changes

Five-year budgeted expenditures:

TOWN CLERK	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 60,250	\$ 63,750	\$ 66,400	\$ 69,000	\$ 70,000
Employee relations and education	1,625	1,625	1,625	1,625	1,625
Supplies and materials	4,200	4,200	4,300	7,150	6,070
Current obligations and services	4,570	4,570	4,585	4,660	4,660
Fixed charges and other services	3,710	2,205	2,200	2,250	2,300
Indirect cost allocation	-	(4,880)	(5,080)	(7,065)	(6,615)
Total budgeted expenditures	\$ 74,355	\$ 71,470	\$ 74,030	\$ 77,620	\$ 78,040

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 74,355	\$ 71,470	\$ 74,030	\$ 77,620	\$ 78,040
Operations - Actual	62,510	64,965	70,511	65,175	





ADMINISTRATION

Overview:

The Town's Administration Department provides guidance to Town staff and support for the various functions of the Town. This department includes the Town Manager who serves as the Chief Administrative Officer for the Town, the Deputy Town Manager who serves as the Chief Operating Officer for the Town, and the executive assistant. The Administration Department directs the implementation of policy directives by the Town Council and oversees all departments and functions.

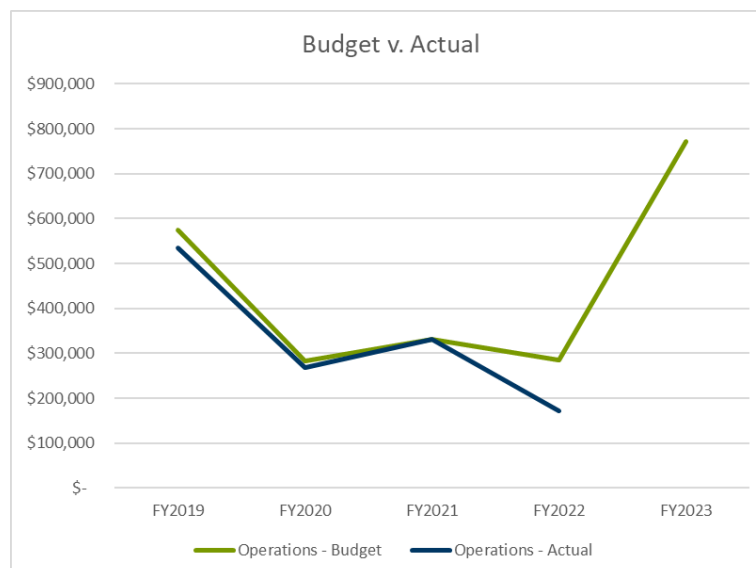
Notable changes:

- \$4,000 – Increase in Town Manager training, dues, and conferences
- \$19,000 – Increase in property tax collections and billings expense
- \$400,000 – Addition of salary study implementation. These funds will be distributed to Personal Services within each respective department at the completion of the study
- (\$3,300) – Decrease in electric utilities
- (\$74,800) – Reduction in debt service on 1st Floor of Town Hall, loan paid off in FY2022

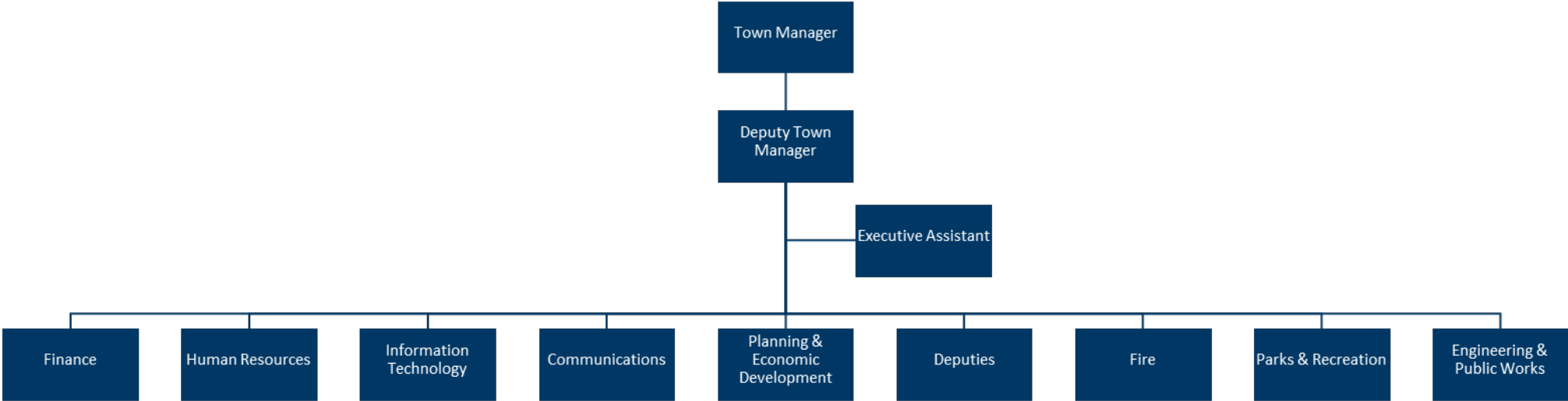
Five-year budgeted expenditures:

ADMINISTRATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 219,875	\$ 198,500	\$ 175,250	\$ 175,600	\$ 223,000
Employee relations and education	18,750	17,950	20,150	17,550	426,300
Supplies and materials	31,700	25,350	18,790	16,660	14,110
Current obligations and services	197,050	108,090	114,800	98,320	92,200
Fixed charges and other services	107,065	91,685	133,700	104,100	124,230
Indirect cost allocation	-	(159,115)	(131,120)	(128,040)	(107,305)
Capital outlay	22,500	-	-	32,500	-
Debt service	171,750	160,400	129,200	160,550	85,750
Total budgeted expenditures	\$ 768,690	\$ 442,860	\$ 460,770	\$ 477,240	\$ 858,285

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 574,440	\$ 282,460	\$ 331,570	\$ 284,190	\$ 772,535
Operations - Actual	535,247	268,278	331,259	171,781	



ADMINISTRATION
ORGANIZATION CHART



FINANCE

Overview:

Finance functions include budgeting and finance, tax collections, investments, installment financing, contract administration, and customer service. The Town seeks to guarantee long-term financial stability while maintaining an organizational environment that fosters professionalism, efficiency, and a strong commitment to customer service.

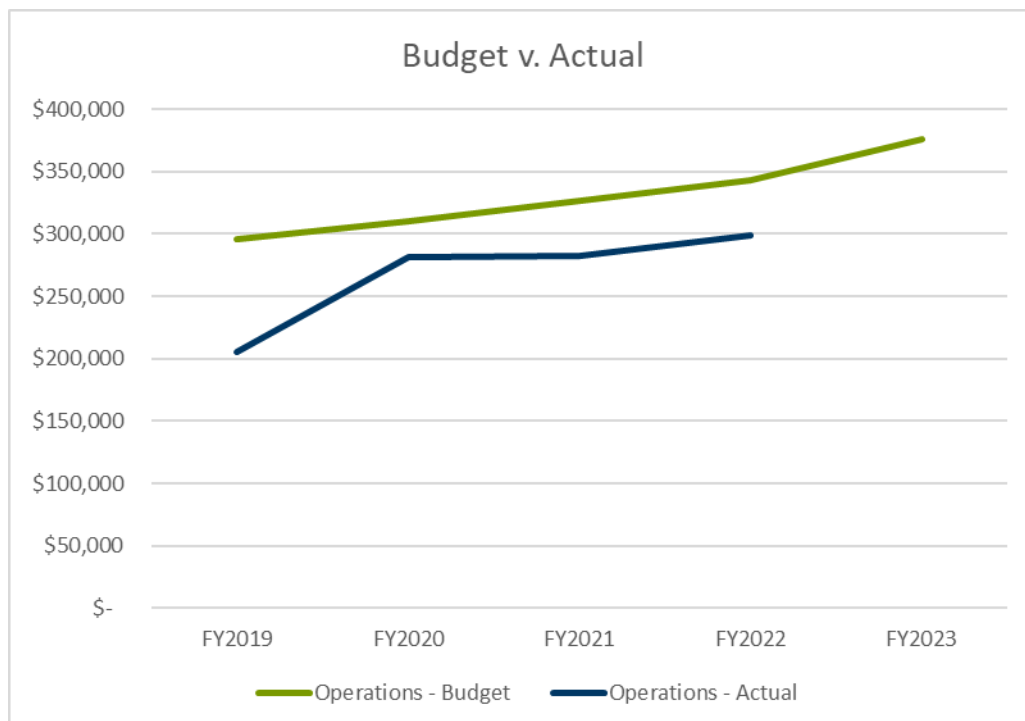
Notable changes:

- \$3,500 – addition of Federal Single Audit fee
- \$4,800 – addition of signature software for Contracts and Town Forms

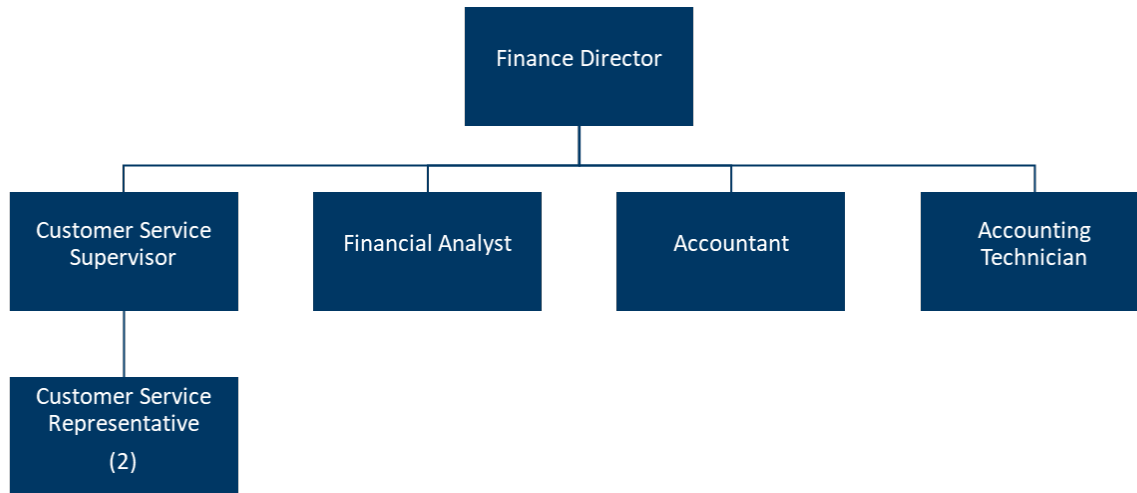
Five-year budgeted expenditures:

FINANCE	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 233,375	\$ 246,700	\$ 261,500	\$ 272,300	\$ 306,600
Employee relations and education	14,650	13,775	12,825	11,775	11,375
Supplies and materials	12,200	21,000	22,500	23,850	22,500
Current obligations and services	5,545	6,085	4,575	3,975	4,725
Fixed charges and other services	29,760	45,540	47,200	49,830	52,440
Indirect cost allocation	-	(22,620)	(21,476)	(18,460)	(21,505)
Total budgeted expenditures	\$ 295,530	\$ 310,480	\$ 327,124	\$ 343,270	\$ 376,135

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 295,530	\$ 310,480	\$ 327,124	\$ 343,270	\$ 376,135
Operations - Actual	205,837	281,134	282,819	298,657	



FINANCE
ORGANIZATION CHART



HUMAN RESOURCES

Overview:

The mission of the Human Resources Department is to recruit and retain employees by partnering with management to create best practices, consistent policies, standards, and a safe and welcoming working environment. The goal is to create programs and opportunities that will continue to develop and motivate employees, while strategically aligning their productivity with the goals and objectives of the Town. Human Resources' primary functions are: Recruiting & Retention, Employee Relations, Training & Programs, Benefits, Safety, Communication, and Strategic Management.

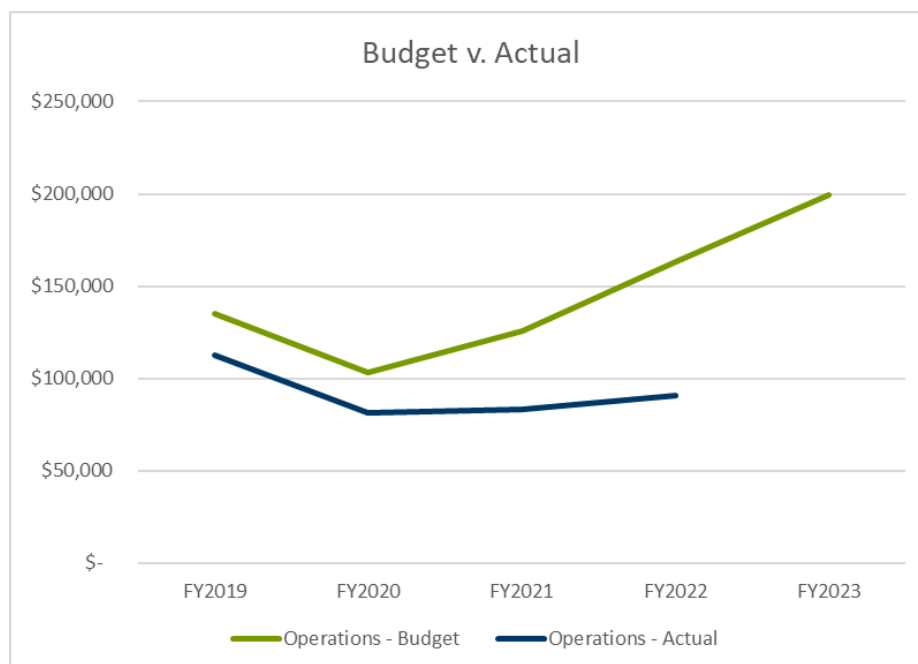
Notable changes:

- \$4,500 – Increase in holiday/summer employee appreciation events
- \$5,760 – Addition of compensation platform
- \$14,000 – Addition of applicant tracking and employee evaluation software
- \$85,715 – Addition of a Human Resources Specialist

Five-year budgeted expenditures:

HUMAN RESOURCES	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 57,750	\$ 52,750	\$ 59,200	\$ 75,450	\$ 137,500
Employee relations and education	60,220	79,850	100,050	81,700	86,200
Supplies and materials	5,630	5,100	2,450	3,200	1,600
Current obligations and services	2,790	2,790	2,870	2,750	2,975
Fixed charges and other services	8,860	6,955	11,535	47,780	33,270
Indirect cost allocation	-	(44,400)	(50,600)	(47,450)	(62,000)
Total budgeted expenditures	\$ 135,250	\$ 103,045	\$ 125,505	\$ 163,430	\$ 199,545

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 135,250	\$ 103,045	\$ 125,505	\$ 163,430	\$ 199,545
Operations - Actual	112,361	81,407	82,890	90,513	



HUMAN RESOURCES
ORGANIZATION CHART



INFORMATION TECHNOLOGY

Overview:

The Town of Harrisburg's Information Technology Department provides IT services to all departments within the Town. There are two main objectives within this Department; to enhance the Town's delivery of services to the public and to support critical business operations. The Department's underlying goals are to maintain a secure, reliable network and ensure the integrity of the Town's data systems.

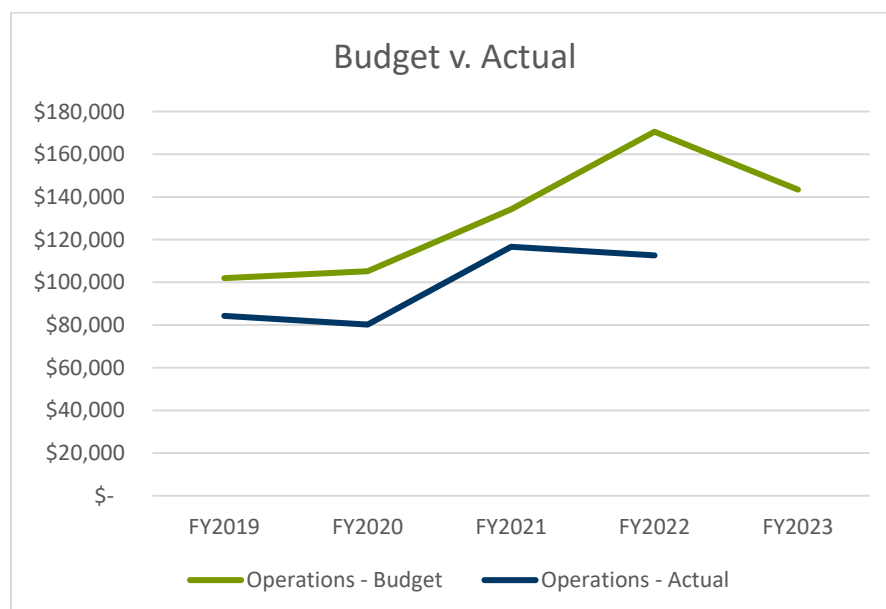
Notable changes:

- \$4,000 – Addition of workstation upgrades
- \$4,000 – Additional network storage
- (\$15,000) – Removal of in-house phone system conversion
- (\$15,000) – Removal of Transit Van purchased in FY2022
- (\$28,440) – Reduction in disaster support service hours

Five-year budgeted expenditures:

INFORMATION TECHNOLOGY	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 56,250	\$ 73,000	\$ 92,250	\$ 96,800	\$ 105,200
Employee relations and education	3,000	3,500	3,500	5,500	5,400
Supplies and materials	3,650	6,300	6,100	5,600	5,700
Current obligations and services	1,140	6,000	4,000	3,720	3,220
Fixed charges and other services	37,910	39,640	49,050	95,660	62,120
Indirect cost allocation	-	(23,250)	(20,700)	(36,750)	(38,200)
Capital outlay	27,000	61,538	4,000	16,439	-
Total expenditures	\$ 128,950	\$ 166,728	\$ 138,200	\$ 186,969	\$ 143,440

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 101,950	\$ 105,190	\$ 134,200	\$ 170,530	\$ 143,440
Operations - Actual	84,278	80,194	116,646	112,588	



**INFORMATION TECHNOLOGY
ORGANIZATION CHART**



COMMUNICATIONS

Overview:

The Communications Department is a key component of Council's goal of informing and engaging citizens and promoting Harrisburg. The Communications Department collaborates with all departments and effectively provides services in support of all Town initiatives. Key responsibilities include: all aspects of outreach to citizens, businesses, media outlets, community partnerships, and other appropriate connections, branding, digital communications, social media, publicity, media outreach, marketing, and all other forms of communication.

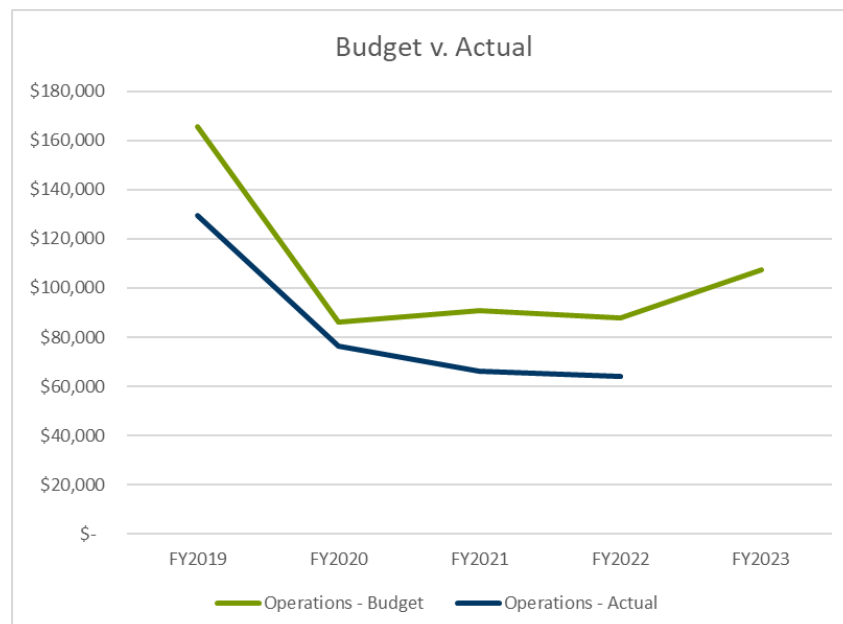
Notable changes:

- \$3,100 – Moving Youth Council meetings and supplies from Parks & Recreation
- \$5,000 – Addition of Burg Bot for the website
- (\$3,175) – reduction in recycling calendar and quarterly newsletter printing
- (\$4,000) – reduction in Wayfinding Sign M/R

Five-year budgeted expenditures:

COMMUNICATIONS	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 33,150	\$ 36,750	\$ 40,850	\$ 41,300	\$ 54,500
Employee relations and education	3,000	3,500	3,550	3,550	6,050
Supplies and materials	13,740	9,900	14,625	13,525	10,400
Current obligations and services	16,230	29,595	26,880	27,720	24,280
Fixed charges and other services	99,386	54,215	43,760	35,810	39,980
Indirect cost allocation	-	(47,750)	(38,650)	(34,050)	(27,950)
Capital outlay	153,000	131,498	-	-	-
Total expenditures	\$ 318,506	\$ 217,708	\$ 91,015	\$ 87,855	\$ 107,260

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 165,506	\$ 86,210	\$ 91,015	\$ 87,855	\$ 107,260
Operations - Actual	129,576	76,306	66,013	63,974	





ECONOMIC DEVELOPMENT

Overview:

The Planning and Economic Development Department contains the economic development function of the Town, which oversees commercial development, small business support, and workforce development in the Town of Harrisburg. The Department also manages the implementation of the Economic Development Strategic Plan through strategic development initiatives that align with Harrisburg's mission statement.

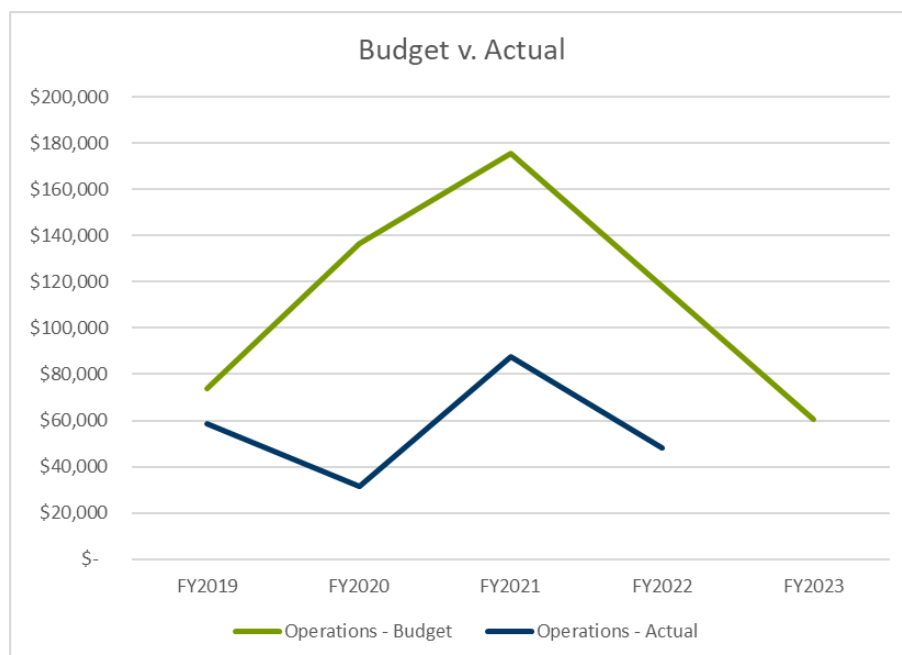
Notable changes:

- \$4,750 – Addition of HBA audit fee
- \$15,000 – Increase in Façade Grants
- (\$20,450) – Removal of Hwy 49 Corridor Plan carryover
- (\$50,000) – Removal of Retail Recruitment Study

Five-year budgeted expenditures:

ECONOMIC DEVELOPMENT	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ -	\$ 12,000	\$ 12,500	\$ 13,300	\$ 14,900
Employee relations and education	1,500	1,500	1,500	1,500	1,500
Supplies and materials	-	-	-	-	300
Current obligations and services	30,450	21,750	27,600	21,600	39,250
Fixed charges and other services	42,000	101,300	134,050	81,700	4,400
Total expenditures	\$ 73,950	\$ 136,550	\$ 175,650	\$ 118,100	\$ 60,350

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 73,950	\$ 136,550	\$ 175,650	\$ 118,100	\$ 60,350
Operations - Actual	58,477	31,665	87,644	48,190	





PLANNING & ZONING

Overview:

The Planning and Economic Development Department contains the planning and zoning function of the Town and is responsible for regulating development within the Town of Harrisburg. Planning staff performs site plan reviews, architectural plan reviews, rezoning cases, processes subdivisions, and addresses any questions regarding the development of land in Harrisburg. Zoning staff issues zoning compliance permits, performs regular inspections to ensure compliance with the Unified Development Ordinance, and investigates citizen complaints regarding possible zoning ordinance violations.

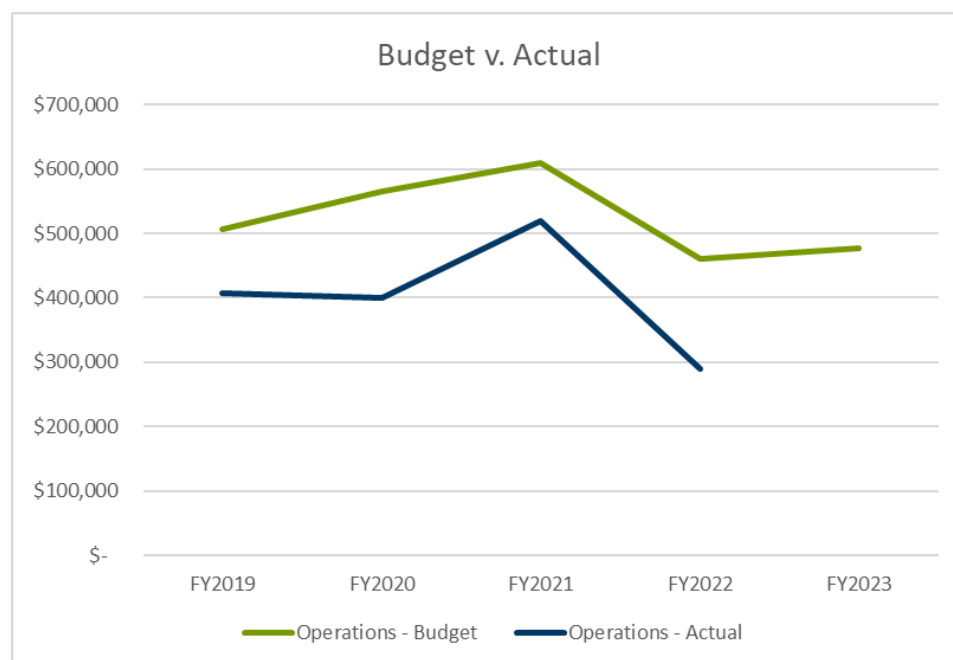
Notable changes:

- \$10,000 – Increase in legal services
- \$20,000 – Addition of UDO consultant services
- (\$32,154) – Removal of UDO update carryover

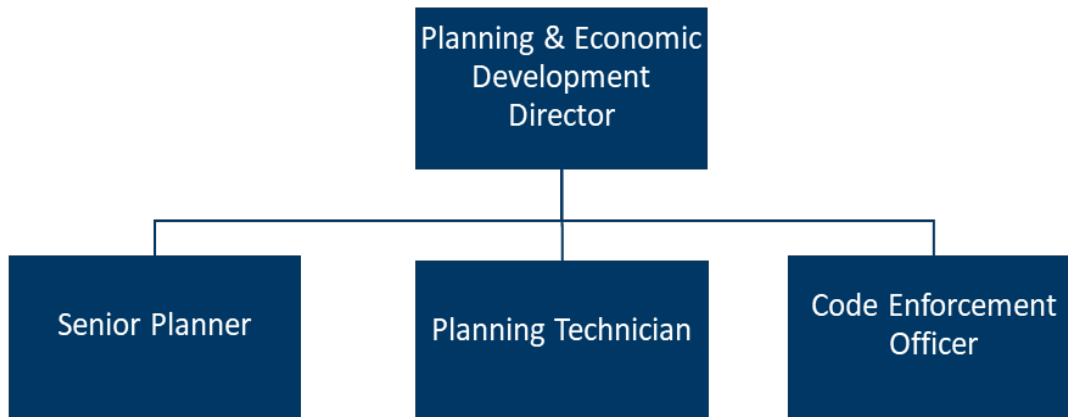
Five-year budgeted expenditures:

PLANNING	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 274,250	\$ 260,500	\$ 270,800	\$ 278,600	\$ 300,600
Employee relations and education	10,500	14,850	9,750	9,750	9,750
Supplies and materials	8,500	7,325	5,600	5,600	5,800
Current obligations and services	13,100	12,240	11,280	11,100	10,300
Fixed charges and other services	199,645	271,095	312,428	155,084	150,480
Total expenditures	\$ 505,995	\$ 566,010	\$ 609,858	\$ 460,134	\$ 476,930

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 505,995	\$ 566,010	\$ 609,858	\$ 460,134	\$ 476,930
Operations - Actual	408,230	399,281	520,411	290,466	



PLANNING & ECONOMIC DEVELOPMENT
ORGANIZATION CHART



ENGINEERING

Overview:

Engineering, a part of the Engineering and Public Works Department, is responsible for engineering and construction issues within the Town of Harrisburg. Engineering staff performs plan reviews, engineering design, subdivision reviews, construction and grading inspections, maintains G.I.S. systems, performs project management, and is the primary liaison for NCDEQ, NCDOT, and engineering consultants. Engineering staff is also responsible to ensure compliance with the federal, State, and local regulations, specifications, laws, and ordinances, as well as investigating citizen complaints regarding engineering issues.

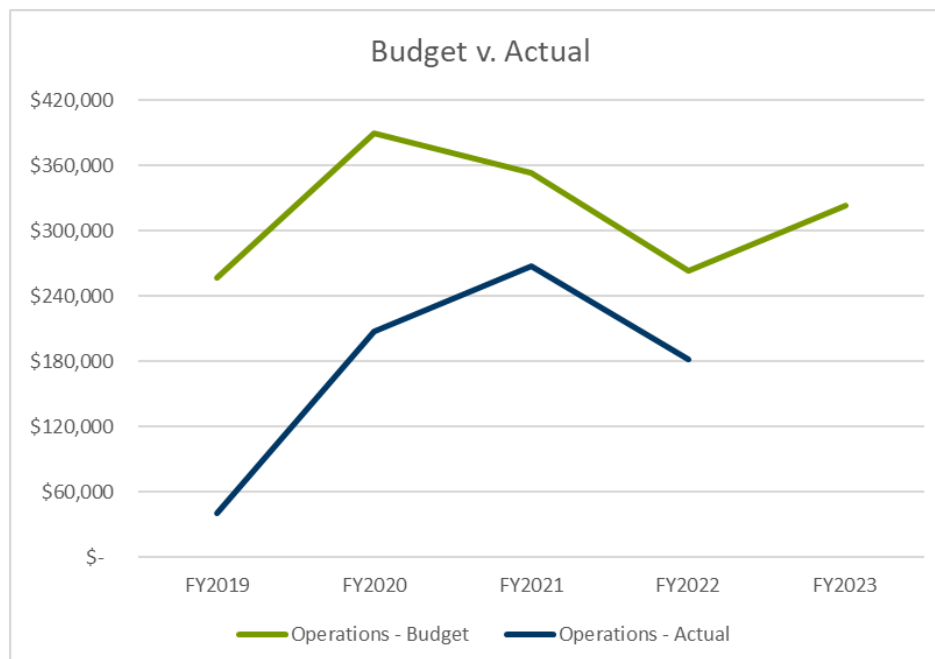
Notable changes:

- \$8,000 – Moving AutoCad subscriptions from Water and Sewer (2)
- (\$13,000) – Removal of consulting services carryover

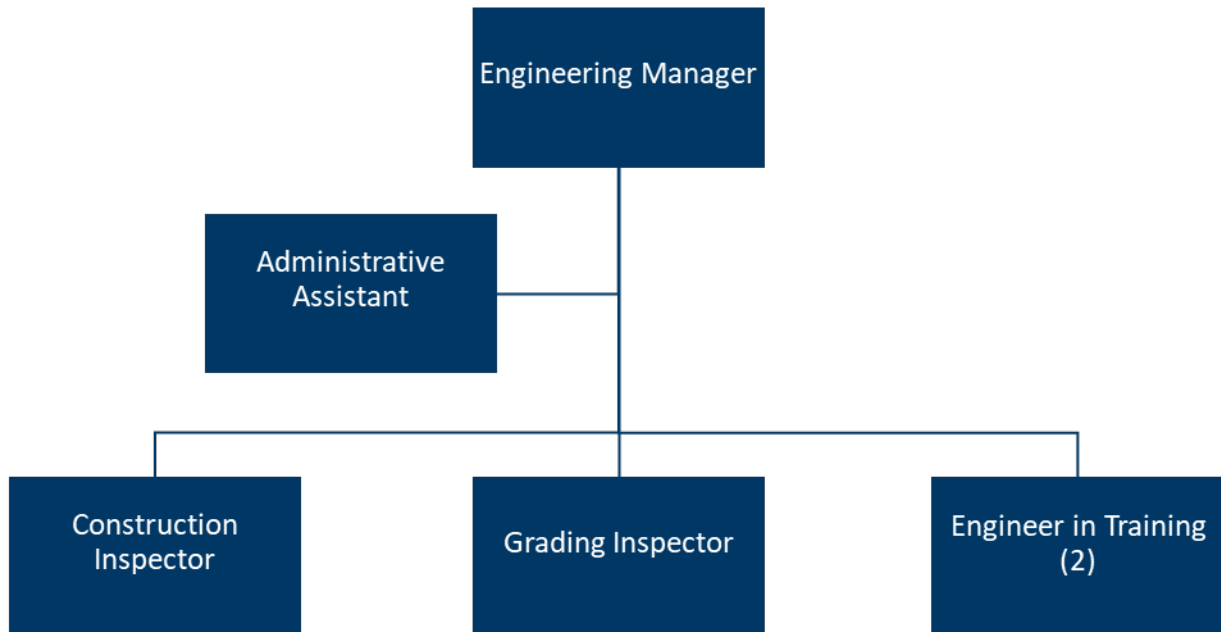
Five-year budgeted expenditures:

ENGINEERING	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 47,950	\$ 89,000	\$ 118,600	\$ 138,400	\$ 218,600
Employee relations and education	6,600	9,750	12,350	12,450	12,050
Supplies and materials	3,450	14,400	5,800	6,150	6,200
Current obligations and services	6,250	12,965	11,315	12,515	13,330
Fixed charges and other services	192,410	263,340	205,050	93,820	92,870
Indirect cost allocation	-	-	-	-	(19,350)
Capital outlay	19,000	35,000	40,000	42,500	50,000
Total expenditures	\$ 275,660	\$ 424,455	\$ 393,115	\$ 305,835	\$ 373,700

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 256,660	\$ 389,455	\$ 353,115	\$ 263,335	\$ 323,700
Operations - Actual	40,749	207,734	268,138	181,685	



ENGINEERING
ORGANIZATION CHART



DEPUTIES

Overview:

The Town contracts its law enforcement with the Cabarrus County Sheriff's Office. The Town currently funds 17 deputies and the County provides two additional deputies. The Town has requested to add one Town-paid position in FY2023 as a full-year hire and two Town-paid positions as mid-year hires, which would take the total number of Deputies in Harrisburg to 22. The Town provides select equipment to the deputies and reimburses the Sheriff's Office for salary and benefits, as well as vehicle purchases.

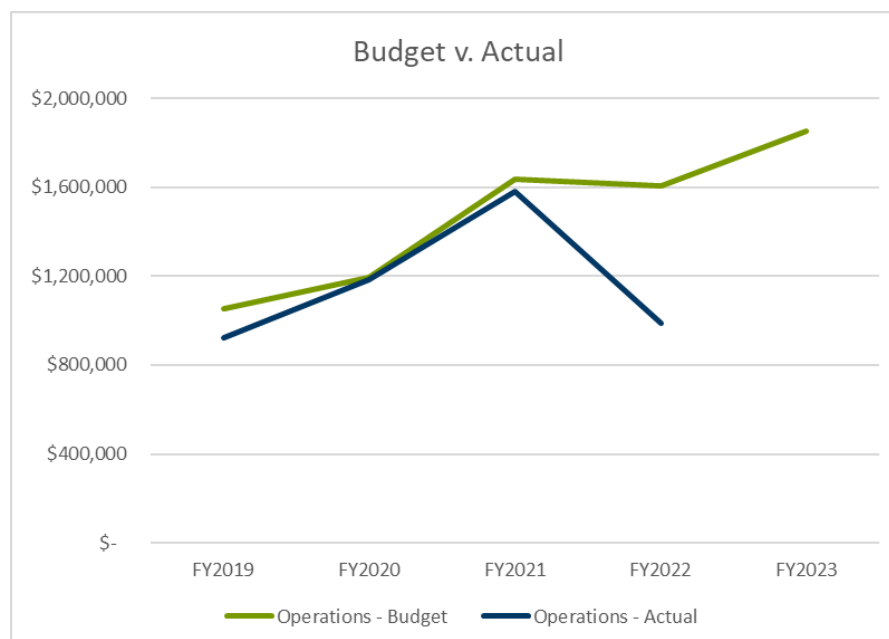
Notable changes:

- \$10,200 – Increase to full-year lease of mobile office building
- \$13,800 – Increase in fuel
- \$175,950 – Addition of a Captain
- \$193,400 – Addition of two Traffic Unit Deputies ½ year
- (\$110,000) – Removal of two County scheduled vehicle replacements

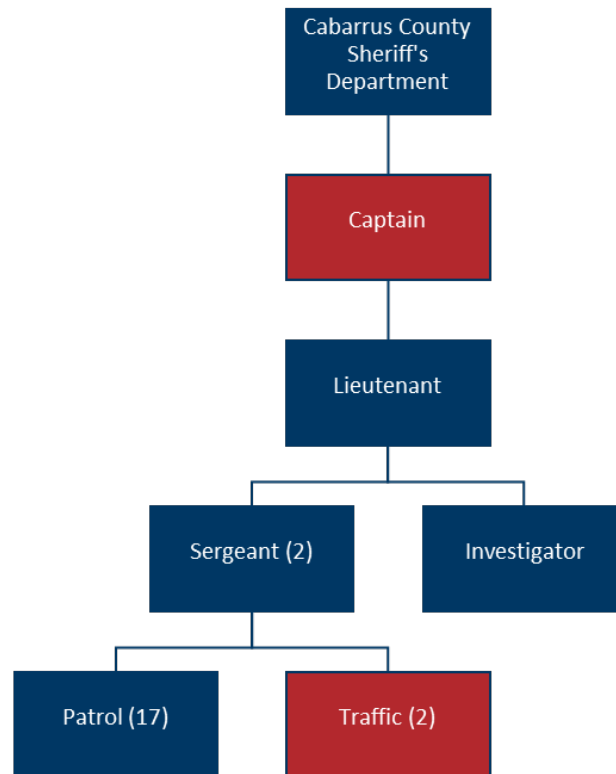
Five-year budgeted expenditures:

DEPUTIES	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Employee relations and education	\$ -	\$ 3,500	\$ 3,500	\$ 4,500	\$ 3,500
Supplies and materials	9,500	10,400	10,150	8,650	11,650
Current obligations and services	67,760	76,425	81,720	86,400	98,800
Fixed charges and other services	975,275	1,102,125	1,541,050	1,508,900	1,737,600
Capital outlay	190,400	170,000	68,000	-	-
Total budgeted expenditures	\$ 1,242,935	\$ 1,362,450	\$ 1,704,420	\$ 1,608,450	\$ 1,851,550

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 1,052,535	\$ 1,192,450	\$ 1,636,420	\$ 1,608,450	\$ 1,851,550
Operations - Actual	921,317	1,183,627	1,582,021	987,035	



DEPUTIES
ORGANIZATION CHART



FIRE

Overview:

The primary function of the Harrisburg Fire Department is to provide for the safety and well-being of the citizens of the Town and the Fire District. The Fire Department strives to provide exceptional fire protection and first responder service to the community through rapid response time and highly-trained professionals. The Fire Department also places great importance on preventative fire and life safety education programs in an effort to minimize the threat to life and property.

The Fire Department utilizes a combination of full-time and part-time employees. There are three fire stations that provide fire suppression, advanced life support emergency medical response, rescue services, and public and life safety education to the residents of the Town as well as residents of Cabarrus County.

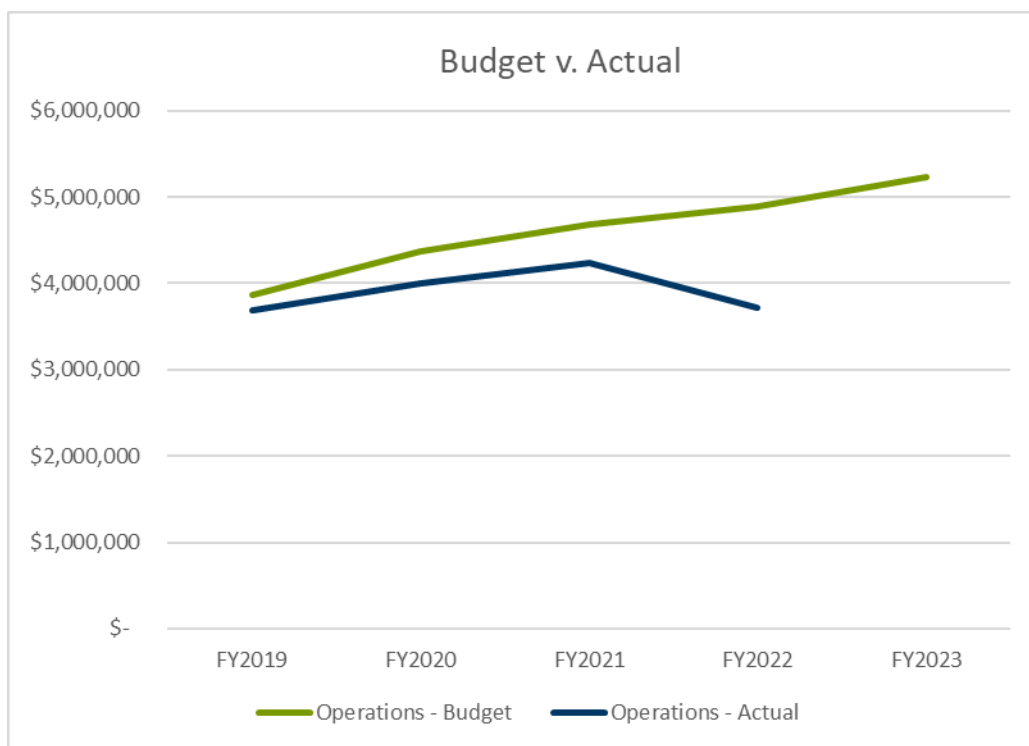
Notable changes:

- \$9,000 – Addition of workstation replacements (6)
- \$20,000 – Addition of fire reporting management software
- \$52,000 – Accelerated payoff of Engine #3 debt service
- \$112,500 – Additional debt service for Ladder Truck
- (\$2,100) – Reduction in interest on debt service on Engine #3
- (\$10,000) – Removal of training PPE carryover
- (\$18,000) – Removal of special equipment carryover
- (\$18,000) – Removal of rescue PFDs purchased in FY2022
- (\$30,000) – Removal of ballistic body armor for EMS assistance with County Deputies purchased in FY2022
- (\$33,500) – Removal of upgrades to Station #1 completed in FY2022
- (\$45,000) – Removal of uniforms carryover

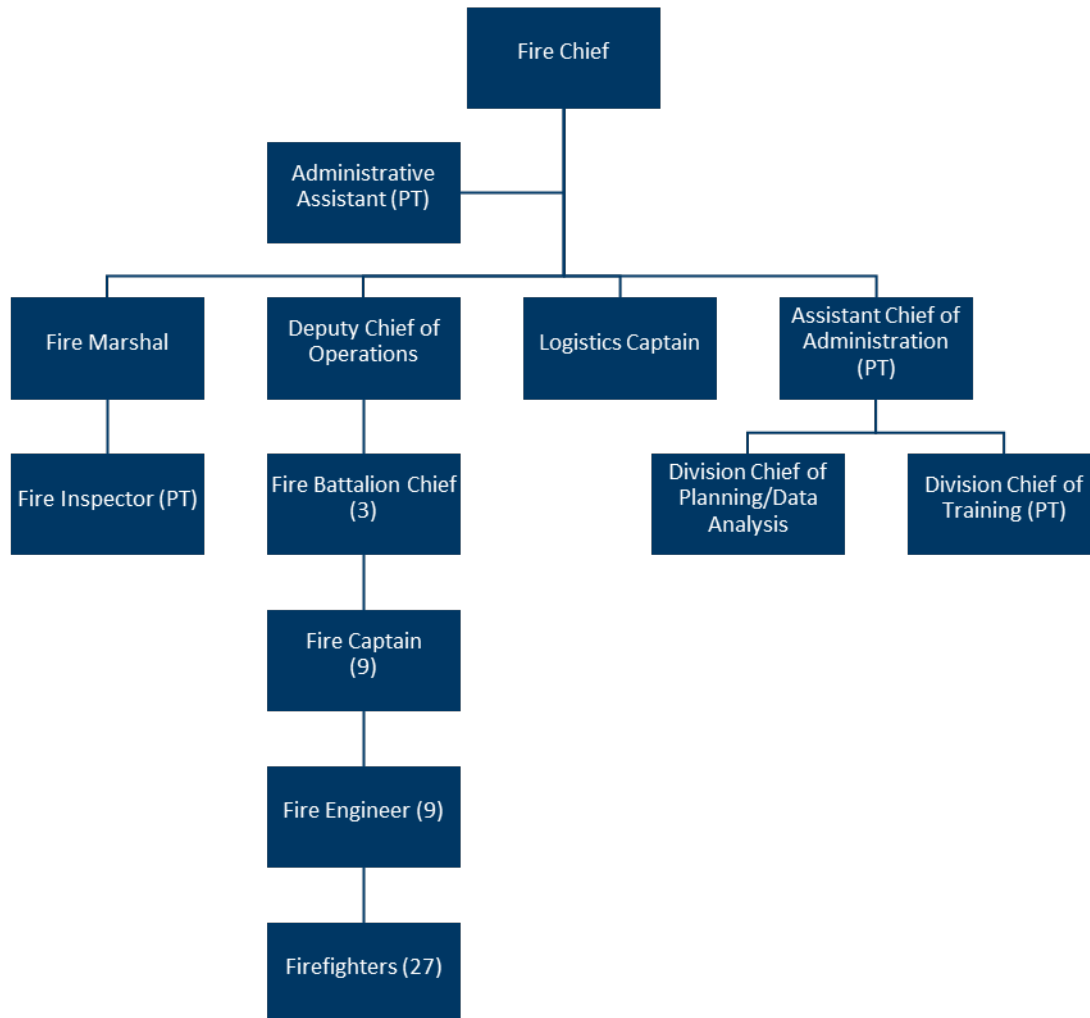
Five-year budgeted expenditures:

FIRE	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 3,185,875	\$ 3,614,750	\$ 3,876,650	\$ 4,015,150	\$ 4,498,100
Employee relations and education	61,120	83,125	81,455	95,144	83,030
Supplies and materials	219,150	191,974	229,225	293,352	156,670
Current obligations and services	296,730	331,300	331,640	366,285	341,220
Fixed charges and other services	104,390	143,275	167,675	124,025	155,990
Capital outlay	126,844	194,000	235,000	1,817,705	244,500
Debt service	814,000	826,500	2,046,300	763,750	913,300
Total expenditures	\$ 4,808,109	\$ 5,384,924	\$ 6,967,945	\$ 7,475,411	\$ 6,392,810
BUDGET V. ACTUAL - OPERATIONS					
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 3,867,265	\$ 4,364,424	\$ 4,686,645	\$ 4,893,956	\$ 5,235,010
Operations - Actual	3,693,920	4,005,706	4,232,288	3,719,684	

FIRE (continued)



FIRE
ORGANIZATION CHART





POWELL BILL

Overview:

Annual Powell Bill distributions are restricted in their use. Municipalities must use funds only for the purposes of maintaining, repairing, constructing, reconstructing, or widening of local streets; or for planning, construction, and maintenance of bikeways and sidewalks along public streets and highways.

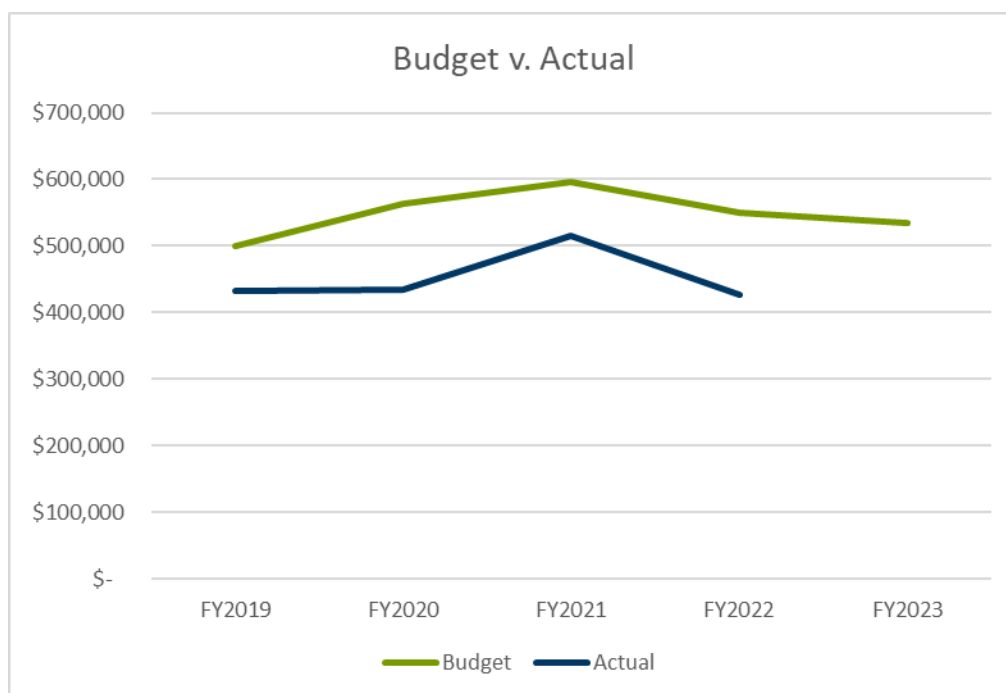
Notable changes:

- No notable changes

Five-year budgeted expenditures:

POWELL BILL	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Supplies and materials	\$ 17,300	\$ 7,300	\$ 17,250	\$ -	\$ -
Current obligations and services	61,000	7,815	15,000	-	-
Fixed charges and other services	13,000	13,000	8,750	-	-
Capital outlay	408,500	535,000	555,000	550,500	535,000
Total expenditures	\$ 499,800	\$ 563,115	\$ 596,000	\$ 550,500	\$ 535,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 499,800	\$ 563,115	\$ 596,000	\$ 550,500	\$ 535,000
Actual	432,985	434,559	514,518	425,854	





STREETS

Overview:

Streets expenditures relate to all street-related costs that do not qualify under the Powell Bill or exceed the funding amounts of that program. These funds will often complement Powell Bill projects to expand the scope of such projects.

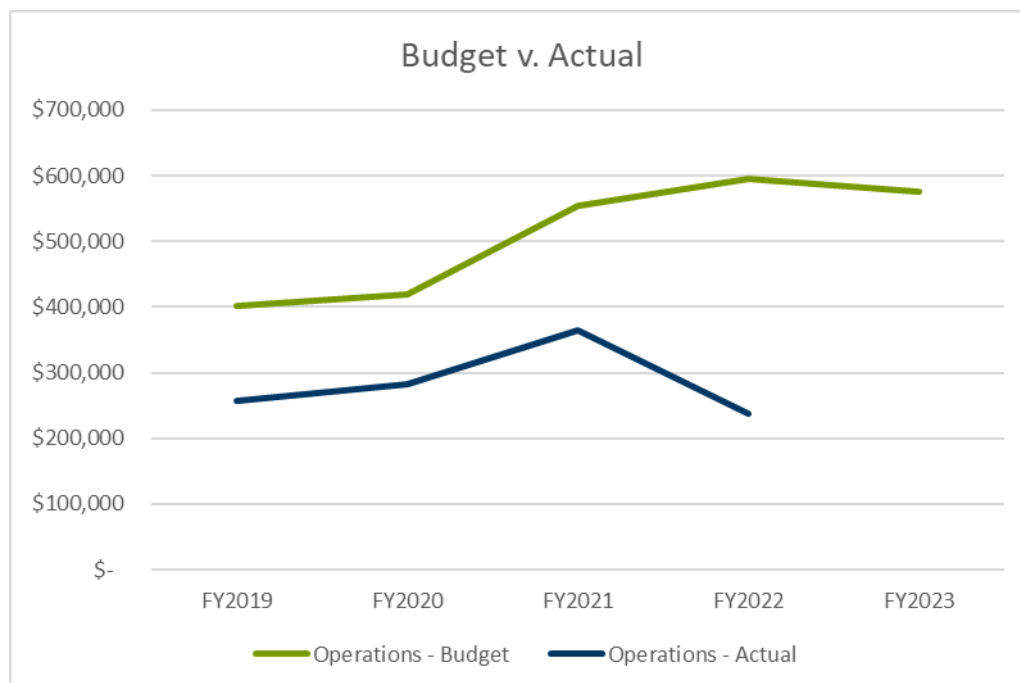
Notable changes:

- \$5,000 – Increase in street tree replacements
- \$200,000 – Addition of Lucas Ct. buildout
- (\$9,000) – Reduction in street light utilities

Five-year budgeted expenditures:

STREETS	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Supplies and materials	\$ -	\$ 7,100	\$ 2,500	\$ 19,750	\$ 21,750
Current obligations and services	363,150	382,600	522,200	470,000	461,000
Fixed charges and other services	38,200	30,000	30,000	104,750	93,750
Capital outlay	-	-	50,000	1,100,000	300,000
Debt service	-	47,500	47,500	123,000	123,750
Total expenditures	\$ 401,350	\$ 467,200	\$ 652,200	\$ 1,817,500	\$ 1,000,250

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 401,350	\$ 419,700	\$ 554,700	\$ 594,500	\$ 576,500
Operations - Actual	257,824	283,394	364,723	237,347	





ENVIRONMENTAL PROTECTION

Overview:

The Public Works Department is responsible for the maintenance and upkeep of all Town-owned property and infrastructure, oversight of Town-maintained streets and sidewalks, and sanitation and related services. The Public Works Department also staffs the Water and Sewer and Storm Water Departments.

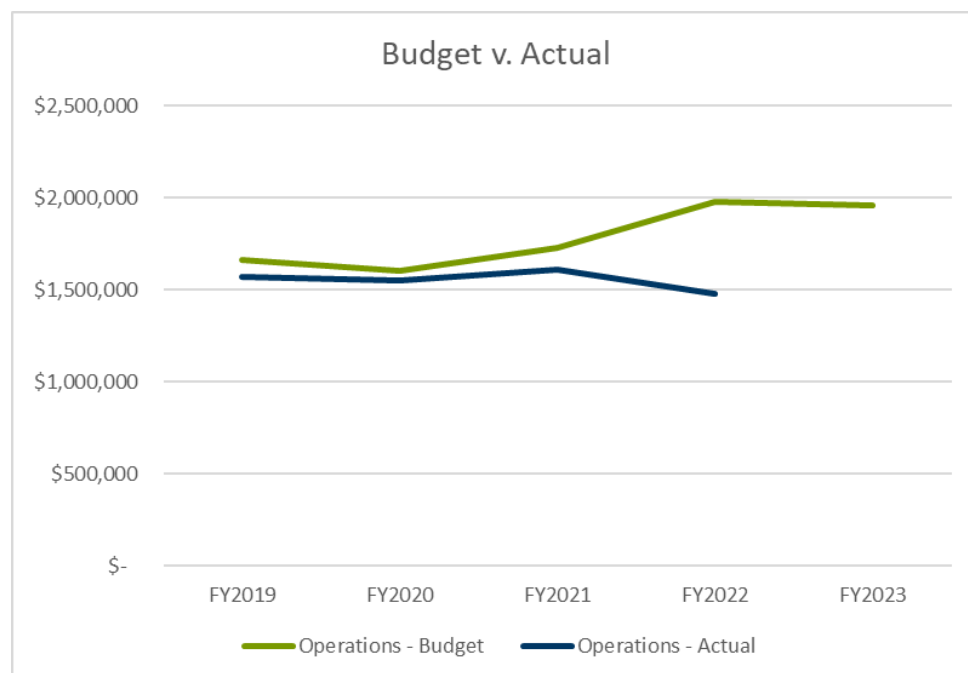
Notable changes:

- \$11,000 – Increase in fuel
- \$89,000 – Increase in sanitation costs
- \$275,000 – Addition of Freightliner Brush Truck
- (\$150,000) – Removal of Town Center compactor project completed in FY2022

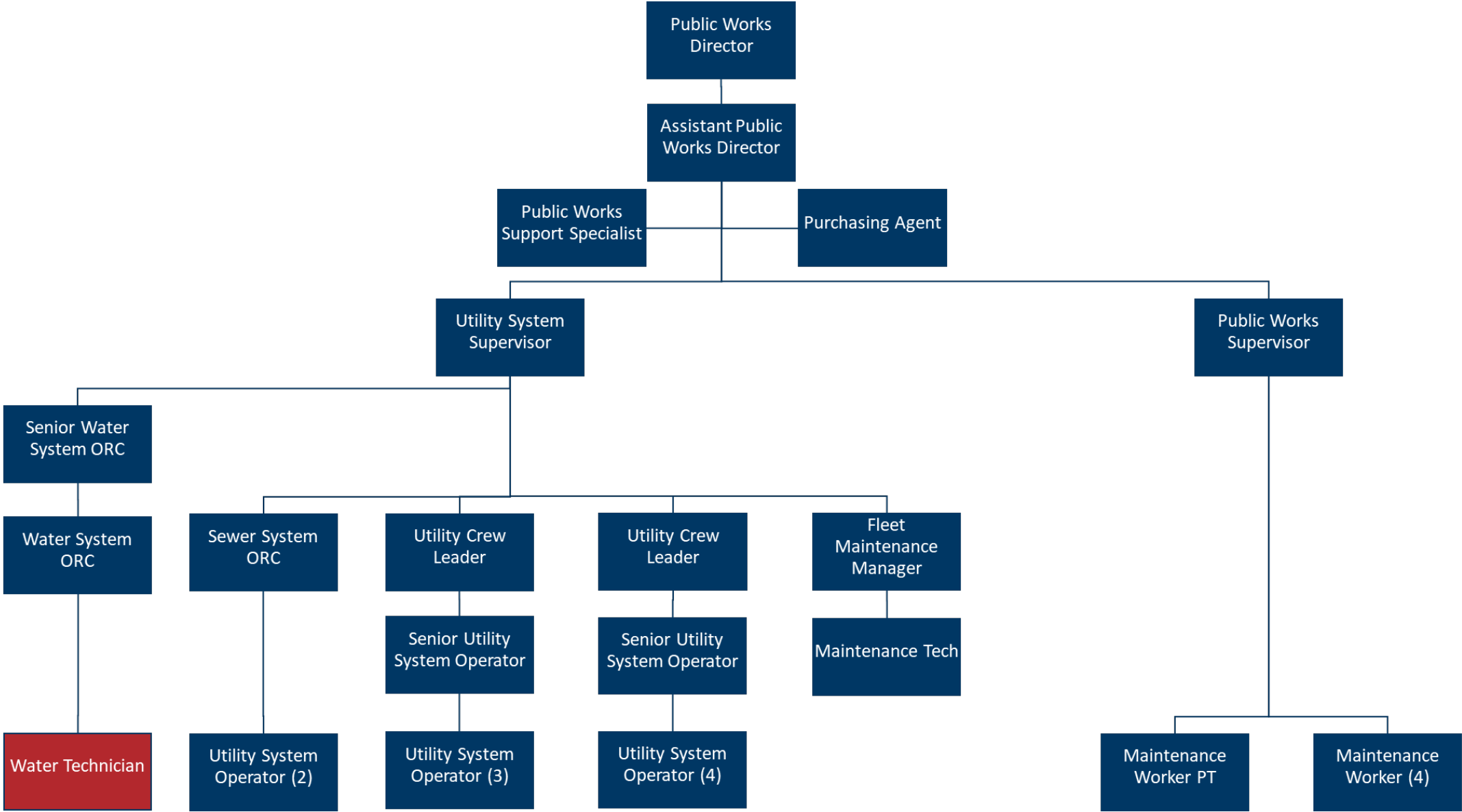
Five-year budgeted expenditures:

ENVIRONMENTAL PROTECTION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 584,500	\$ 547,000	\$ 641,700	\$ 693,600	\$ 721,600
Employee relations and education	3,100	3,650	3,650	3,650	3,900
Supplies and materials	4,825	4,950	4,850	4,850	5,350
Current obligations and services	37,700	41,500	46,250	53,350	62,250
Fixed charges and other services	1,033,300	1,007,700	1,032,250	1,223,525	1,165,100
Capital outlay	36,500	160,000	477,000	46,000	331,000
Total expenditures	\$ 1,699,925	\$ 1,764,800	\$ 2,205,700	\$ 2,024,975	\$ 2,289,200

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 1,663,425	\$ 1,604,800	\$ 1,728,700	\$ 1,978,975	\$ 1,958,200
Operations - Actual	1,568,521	1,548,134	1,608,114	1,480,657	



PUBLIC WORKS
ORGANIZATIONAL CHART



PARKS & RECREATION

Overview:

It is the mission of the Harrisburg Parks and Recreation Department to provide diverse, year-round leisure opportunities for the citizens of Harrisburg through the preservation of open space, park settings, recreational facilities, and programs. These leisure activities are designed to meet the physical, mental, cultural, and social needs of the Town's residents and visitors while enhancing the overall quality of life in Harrisburg. The Parks and Recreation Department offers a wide range of traditional recreation programs to Harrisburg residents and the surrounding community as well as special events, such as holiday celebrations, local vendor markets, and sports events designed to meet specific community needs.

Notable changes:

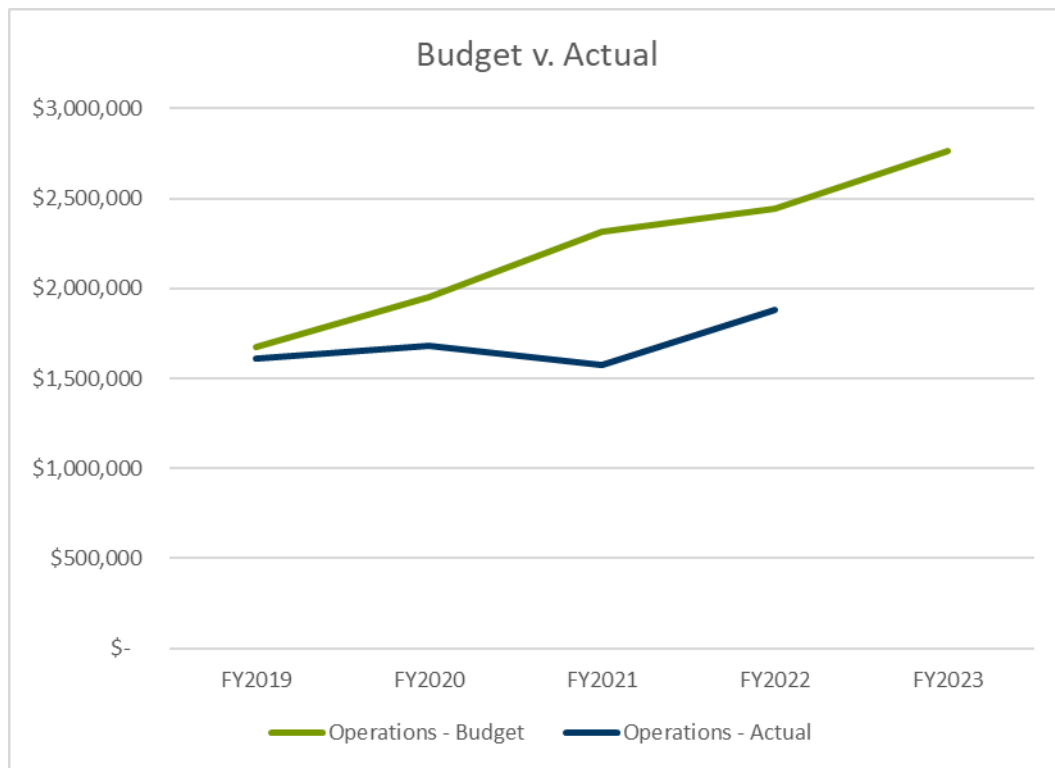
- \$5,000 – Additional concessions inventory
- \$7,500 – Increase in credit card fees
- \$7,000 – Increase in fuel
- \$26,900 – Increase in utilities
- \$48,450 – Increase in program costs for baseball, basketball, Pop Warner football, and soccer
- \$50,000 – Addition of Parks Master Plan update
- \$109,500 – Increase in event costs for 4th of July, Seasonal Concert Series, Halloween, and Christmas Tree Lighting
- (\$14,000) – Reduction in interest expense on debt service for Harrisburg Park
- (\$27,100) – Removal of Town Hall projects completed in FY2022

Five-year budgeted expenditures:

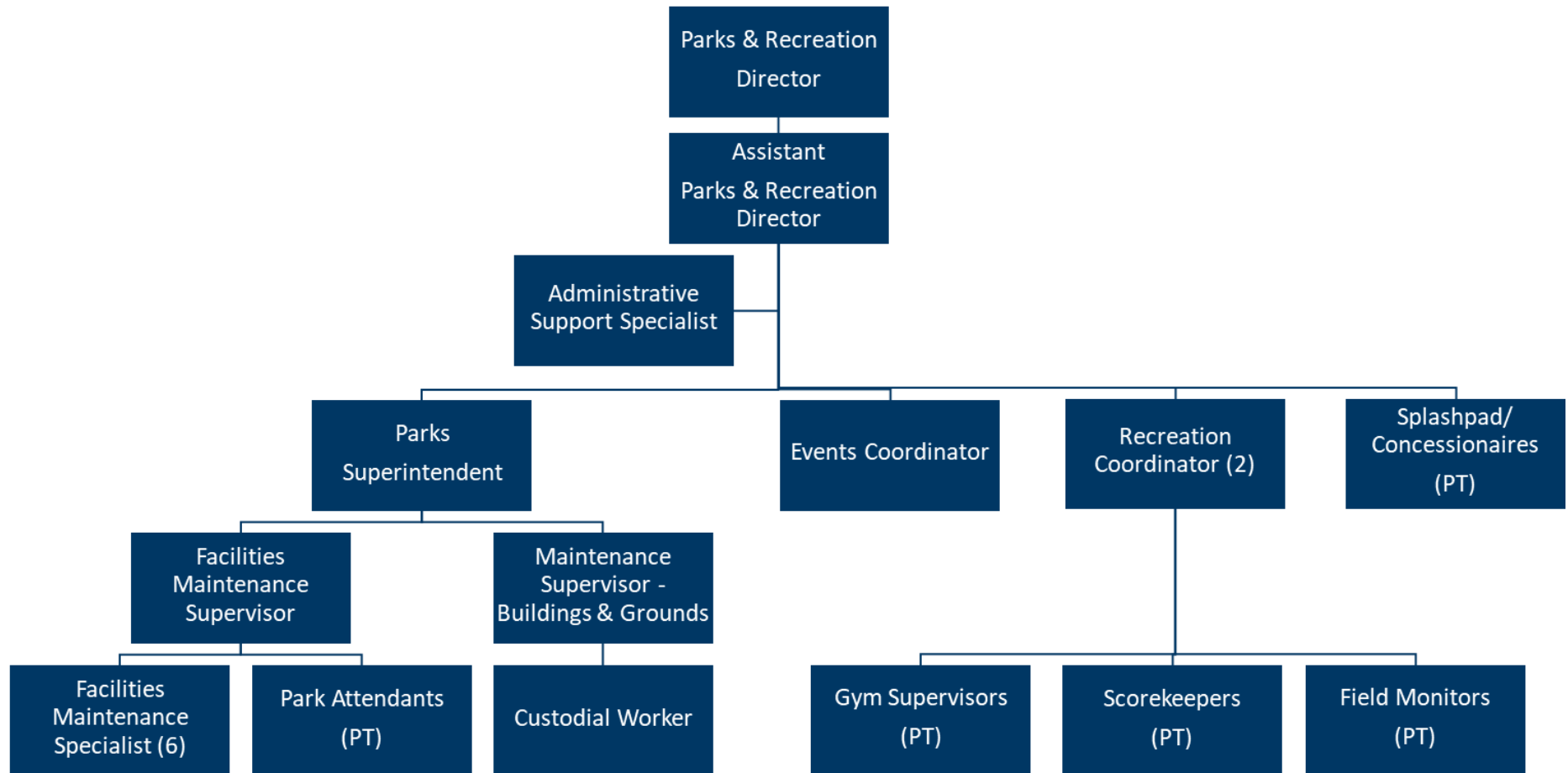
PARKS & RECREATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 744,000	\$ 924,100	\$ 1,125,800	\$ 1,219,100	\$ 1,305,000
Employee relations and education	9,000	9,250	10,250	16,800	18,300
Supplies and materials	49,675	49,400	99,450	105,197	110,950
Current obligations and services	793,319	905,855	1,001,690	1,034,430	1,210,480
Fixed charges and other services	80,710	62,395	74,875	67,580	121,870
Capital outlay	503,900	411,120	620,885	724,429	693,000
Debt service	-	505,000	780,000	764,750	750,750
Total expenditures	\$ 2,180,604	\$ 2,867,120	\$ 3,712,950	\$ 3,932,286	\$ 4,210,350

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 1,676,704	\$ 1,951,000	\$ 2,312,065	\$ 2,443,107	\$ 2,766,600
Operations - Actual	1,608,633	1,684,847	1,574,914	1,879,365	

PARKS & RECREATION (continued)



**PARKS & RECREATION
ORGANIZATION CHART**





NON-DEPARTMENTAL

Overview:

This section includes both transfers and contingency funds that are not listed in specific departments.

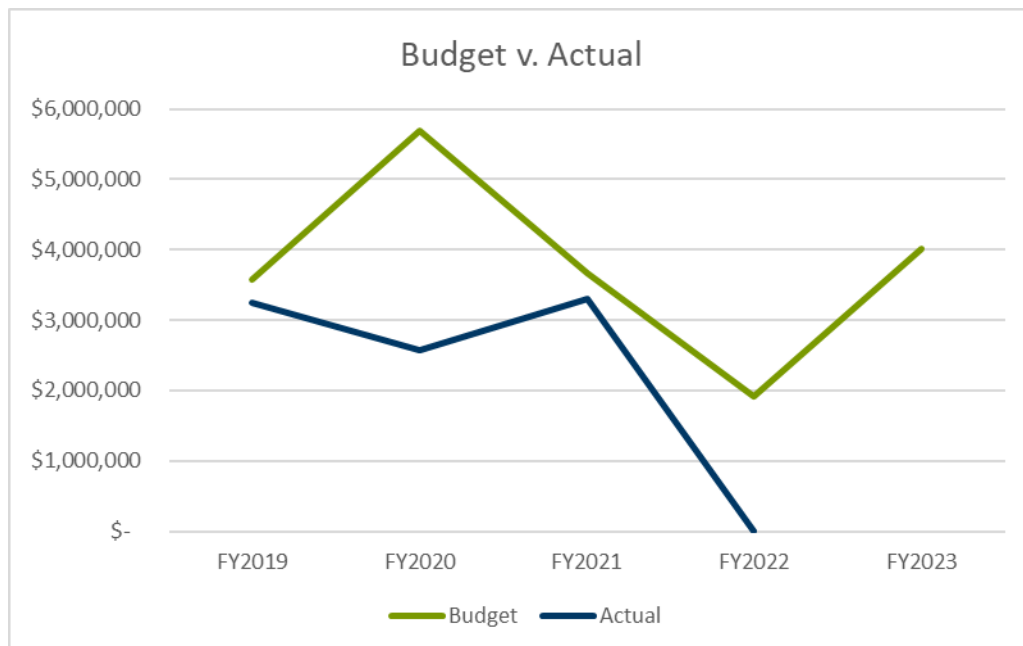
Notable changes:

- \$789,403 – Transfers to GF Capital Reserve Fund based on fund balance growth
- \$2,907,402 – Transfers to GF Capital Reserve Fund based on 40% fund balance policy
- \$316,000 – Remaining contingency for the General Fund, currently undedicated to any particular purpose

Five-year budgeted expenditures:

NON-DEPARTMENTAL	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 3,350,000	\$ 2,580,000	\$ 3,320,821	\$ 1,700,290	\$ 3,696,805
Debt Issued	-	3,000,000	-	-	-
Contingency	228,405	116,745	341,455	212,390	316,000
Total expenditures	\$ 3,578,405	\$ 5,696,745	\$ 3,662,276	\$ 1,912,680	\$ 4,012,805

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 3,578,405	\$ 5,696,745	\$ 3,662,276	\$ 1,912,680	\$ 4,012,805
Actual	3,242,557	2,580,000	3,308,110	-	



CAPITAL RESERVE FUND – GENERAL FUND

Overview:

This Fund's only expense is to transfer funds to the General Fund to cover the costs of General Fund capital outlay.

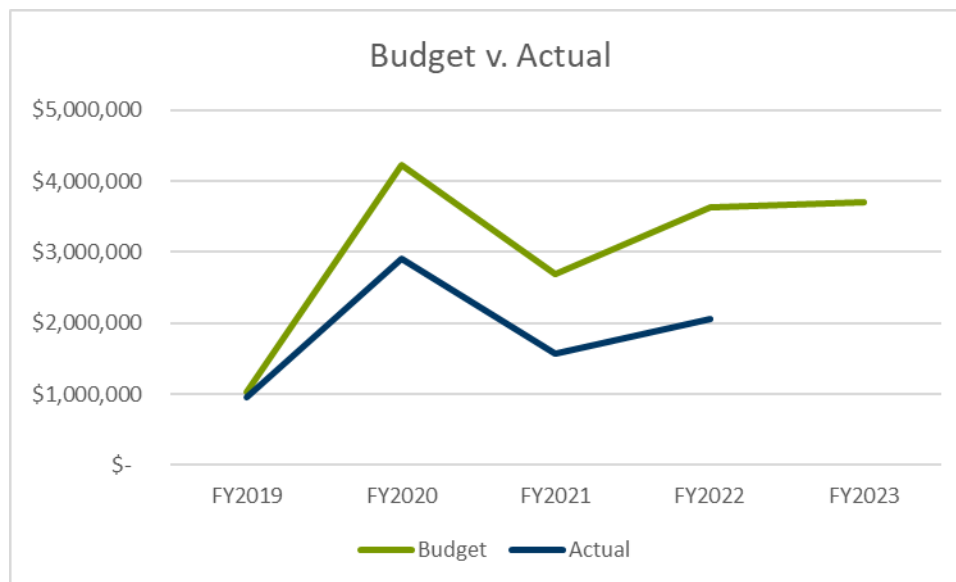
Notable changes:

- \$3,668,500 – Transfer to the General Fund for capital projects
- \$33,305 – Remaining contingency, currently undedicated to any particular purpose

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - GF	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 1,029,675	\$ 4,218,175	\$ 2,687,000	\$ 3,623,900	\$ 3,668,500
Contingency	-	825	-	-	33,305
Total expenditures	\$ 1,029,675	\$ 4,219,000	\$ 2,687,000	\$ 3,623,900	\$ 3,701,805

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 1,029,675	\$ 4,219,000	\$ 2,687,000	\$ 3,623,900	\$ 3,701,805
Actual	962,228	2,900,846	1,571,805	2,063,946	



SPECIAL REVENUE FUND – ARPA

Overview:

This Fund was established to provide a mechanism to house funds from the American Rescue Plan Act of 2021 federal grant funds received.

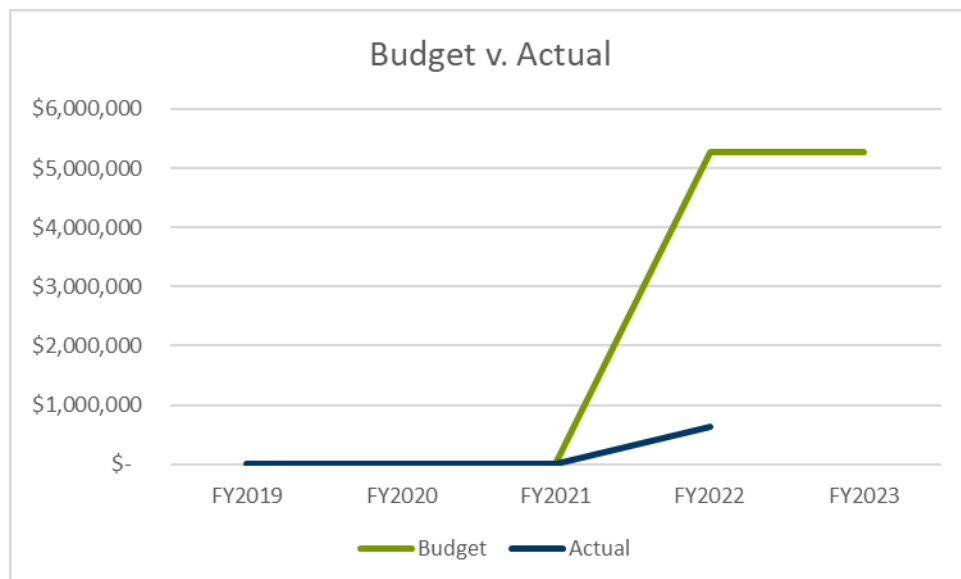
Notable changes:

- No notable changes

Five-year budgeted expenditures:

SPECIAL REVENUE FUND - ARPA	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ -	\$ -	\$ -	\$ 640,500	\$ 640,500
Fixed Charges and other services	-	-	-	4,500	4,500
Capital outlay	-	-	-	4,637,729	4,637,729
Total expenditures	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ -	\$ -	\$ -	\$ 5,282,729	\$ 5,282,729
Actual	-	-	-	642,543	



CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

Overview:

This Fund was established to provide a mechanism to house funds designated for economic development initiatives and/or incentives. As projects are identified that meet these needs, funds will be transferred to the General Fund.

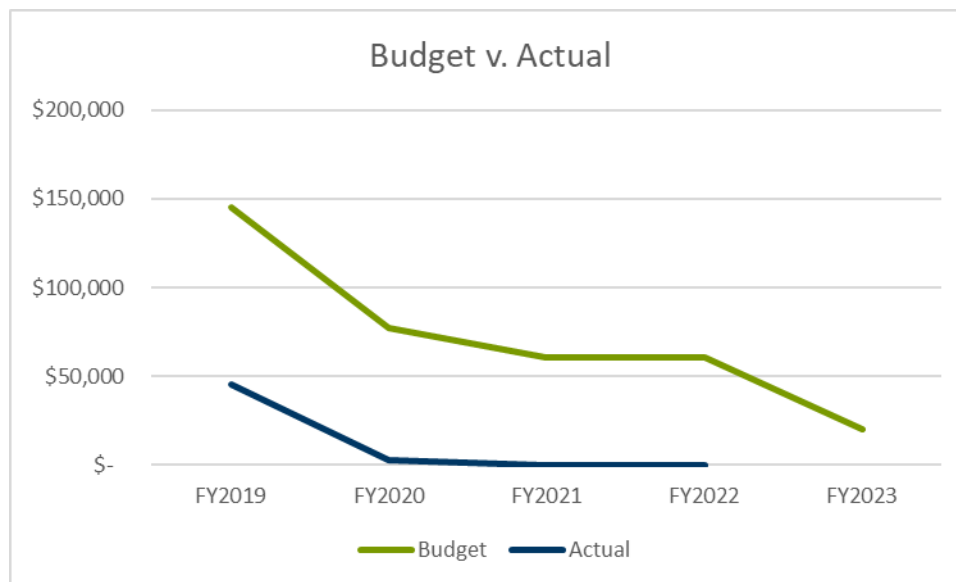
Notable changes:

- \$20,000 – Transfer of funds to the Economic Development department within the General Fund for façade grants

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 145,450	\$ 77,650	\$ 61,000	\$ 5,000	\$ 20,000
Economic Development	-	-	-	55,500	-
Total expenditures	\$ 145,450	\$ 77,650	\$ 61,000	\$ 60,500	\$ 20,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 145,450	\$ 77,650	\$ 61,000	\$ 60,500	\$ 20,000
Actual	45,450	2,650	-	-	-



CAPITAL RESERVE FUND – PARKS AND RECREATION

Overview:

This Fund was established to provide a mechanism to house funds designated for parks and recreation use only. Developers have the option, per Town ordinance, with new developments in Town, to either provide a certain amount of recreation space in the development or pay the Town a “fee in lieu of” amount that is required to go to parks and recreation and only be spent on such projects. As permitted uses of these funds are identified, these funds will be transferred to the General Fund.

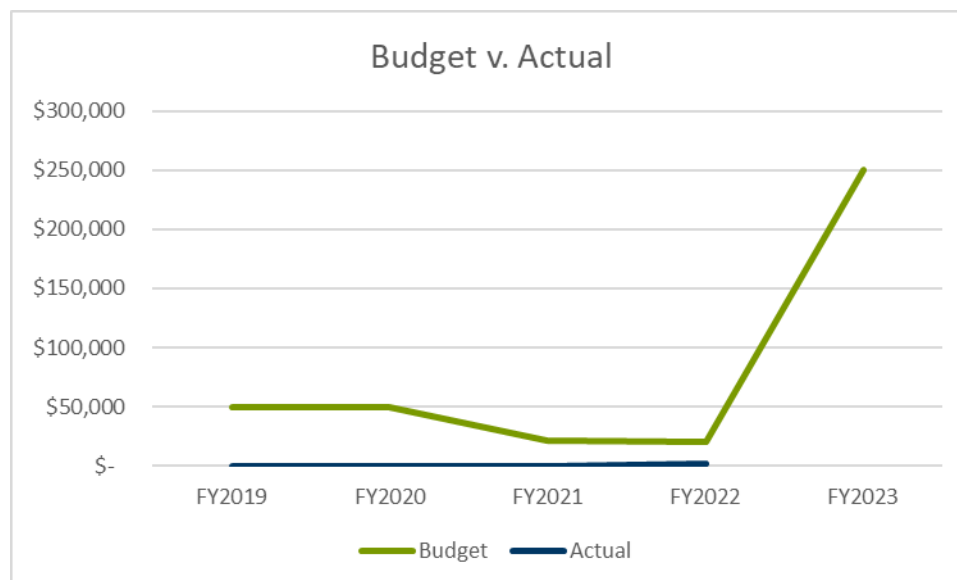
Notable changes:

- \$250,000 – Transfers to the General Fund to fund design, easement acquisition, and construction of greenways

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - RECREATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000
Total expenditures	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 50,000	\$ 50,000	\$ 21,000	\$ 20,000	\$ 250,000
Actual	-	-	-	2,180	



SPECIAL REVENUE FUND – HIGHWAY 49 CORRIDOR

Overview:

This Fund was established to provide a mechanism to house funds designated for a large underground utilities project along the Highway 49 Corridor. Developers have the option, per Town ordinance, with new developments along Highway 49, to either move all overhead utilities underground on their property or pay the Town a “fee in lieu of” amount that is required to be spent on such projects in the future. As permitted uses of these funds are identified, these funds will be transferred to the Capital Project Fund for Underground Utilities.

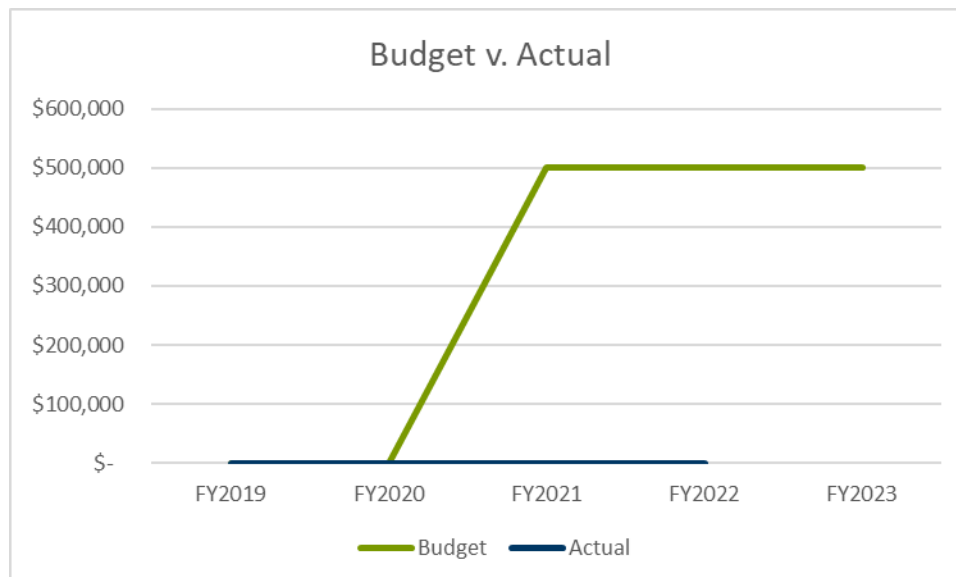
Notable changes:

- No notable changes

Five-year budgeted expenditures:

SPECIAL REVENUE FUND - HWY 49	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
Total expenditures	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ 500,000
Actual	-	-	-	-	-



CAPITAL PROJECTS FUND – PUBLIC SAFETY

Overview:

This Fund was established to account for the costs associated with the capital projects that span multiple years relating to public safety. Beginning in FY2017, the design and construction of the new Fire Station #2 and training facility was included. The training facility is anticipated to be completed in FY2023. Beginning in FY2020, fire engines are shown in this fund, as they typically take between 12-18 months from order to delivery.

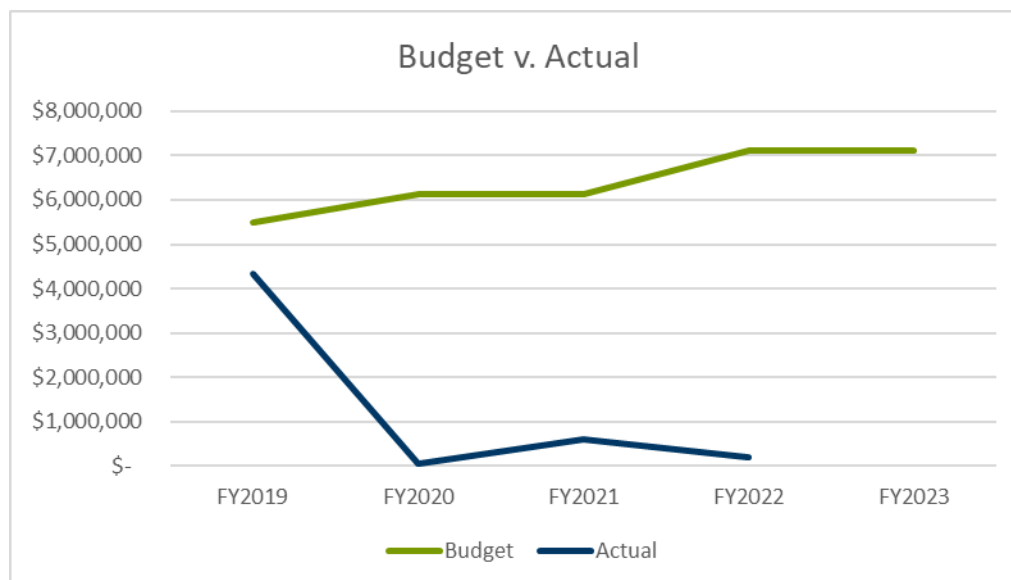
Notable changes:

- No notable changes

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Fixed charges and other services	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000
Capital outlay	5,200,000	5,828,103	5,815,000	6,800,000	6,800,000
Total expenditures	\$ 5,500,000	\$ 6,128,103	\$ 6,115,000	\$ 7,100,000	\$ 7,100,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 5,500,000	\$ 6,128,103	\$ 6,115,000	\$ 7,100,000	\$ 7,100,000
Actual	4,326,002	53,594	613,745	196,970	



CAPITAL PROJECTS FUND – TRANSPORTATION

Overview:

This Fund was established to account for the costs associated with the capital projects that span multiple years relating to streets and sidewalks. In the Fall of 2017, Harrisburg voters approved a \$4M transportation bond referendum. Projects with these bonds include sidewalks, street resurfacing, and intersection/roadway improvements throughout Town.

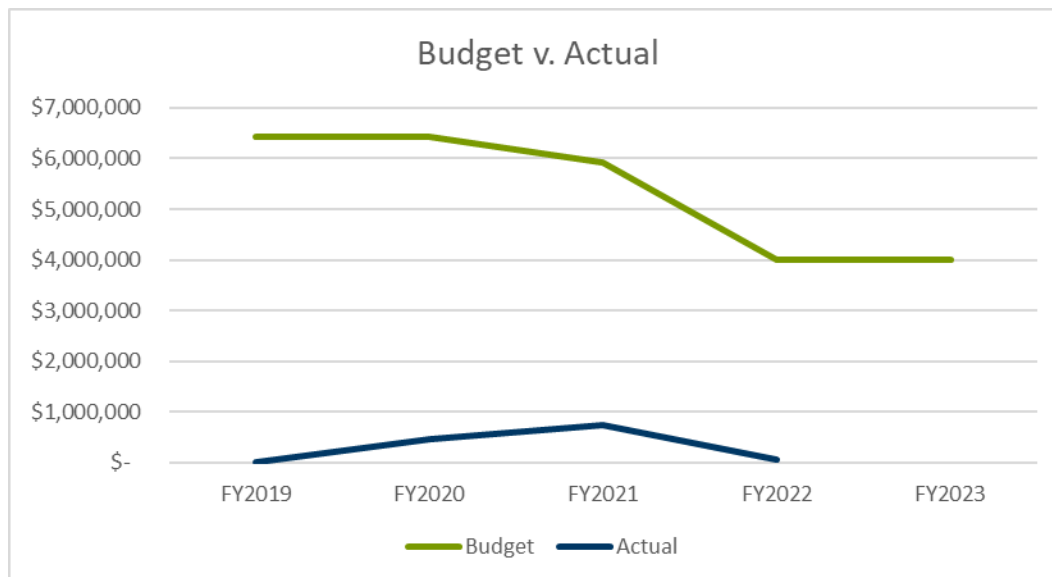
Notable changes:

- No notable changes

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Fixed charges and other services	\$ 830,000	\$ 830,000	\$ 635,000	\$ 535,000	\$ 635,000
Capital outlay	5,540,000	5,540,000	5,284,000	3,465,000	3,365,000
Contingency	67,000	67,000	-	-	-
Total expenditures	\$ 6,437,000	\$ 6,437,000	\$ 5,919,000	\$ 4,000,000	\$ 4,000,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 6,437,000	\$ 6,437,000	\$ 5,919,000	\$ 4,000,000	\$ 4,000,000
Actual	-	447,699	735,179	54,520	



CAPITAL PROJECTS FUND – RECREATION

Overview:

This fund was established to account for capital projects that span multiple years relating to recreation. The Town's commitment to funding a portion of the Harrisburg YMCA project is contained in this fund, beginning in FY2023 and ending in FY2030.

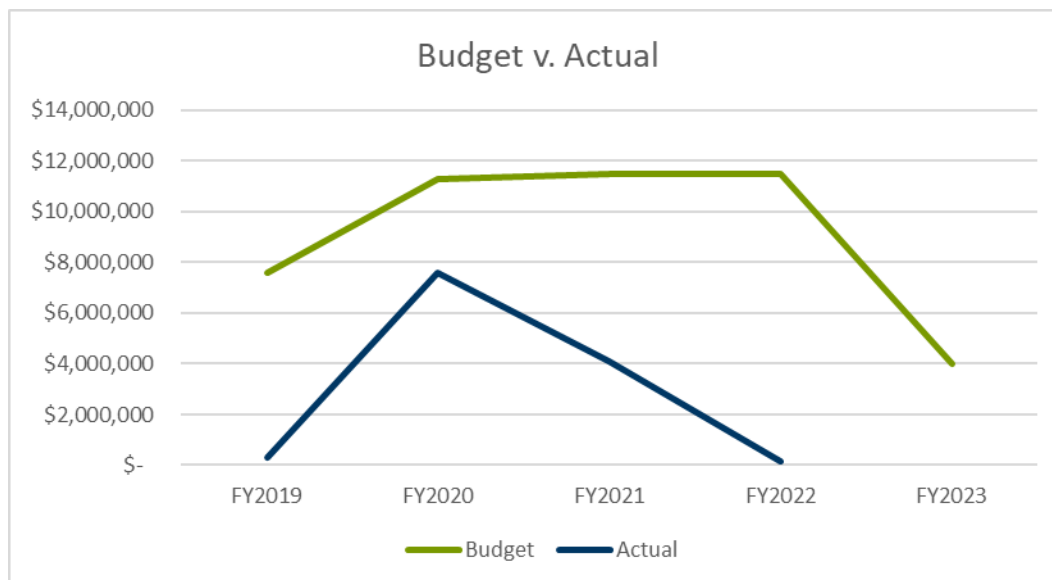
Notable changes:

- \$4,000,000 – Transfers for the YMCA contribution

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Fixed charges and other services	\$ 552,450	\$ 549,450	\$ 540,000	\$ 540,000	\$ -
Capital outlay	7,057,550	10,754,550	10,933,000	10,933,000	4,000,000
Total expenditures	\$ 7,610,000	\$ 11,304,000	\$ 11,473,000	\$ 11,473,000	\$ 4,000,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 7,610,000	\$ 11,304,000	\$ 11,473,000	\$ 11,473,000	\$ 4,000,000
Actual	325,229	7,587,017	4,092,129	166,886	



CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

Overview:

This fund was established to account for the costs associated with the construction of the Harrisburg Train Station.

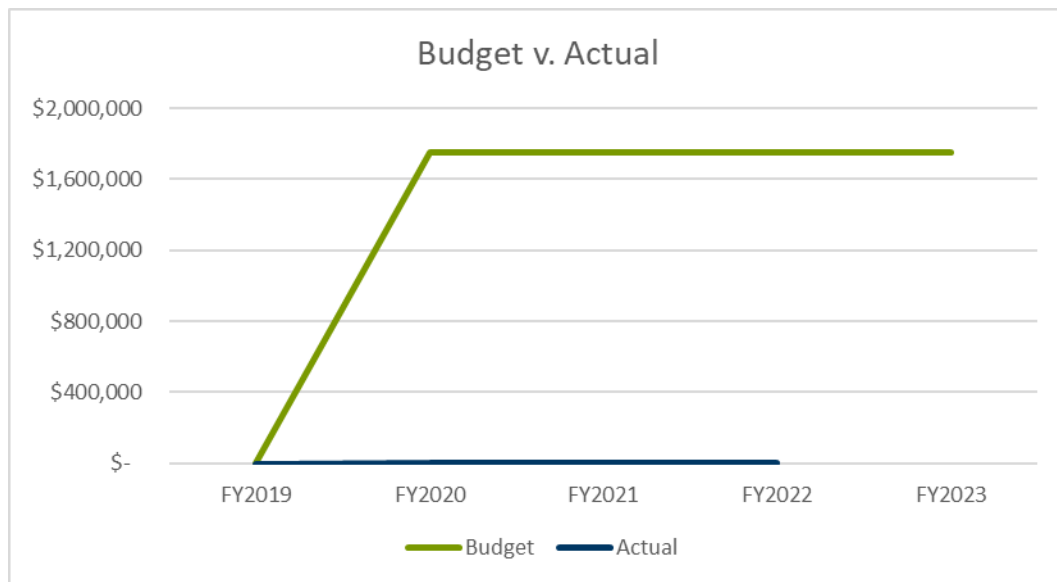
Notable changes:

- No notable changes

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - ECON DEV	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Capital outlay	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Total expenditures	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ -	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Actual	-	50	50	350	



WATER AND SEWER FUND

Overview:

This fund was established to account for the costs associated with the operation of the Town's water and sewer system. The Water and Sewer Department's responsibility is to maintain and improve the long-term quality and reliability of water and sewer services in the Town of Harrisburg. The primary goals are cost control, efficient delivery of service, and environmental protection. Accordingly, it is necessary for the Town to maintain and improve the water distribution and sewer systems, to establish and administer sound billing and collection practices that are fair and within North Carolina's General Statutes.

Notable changes:

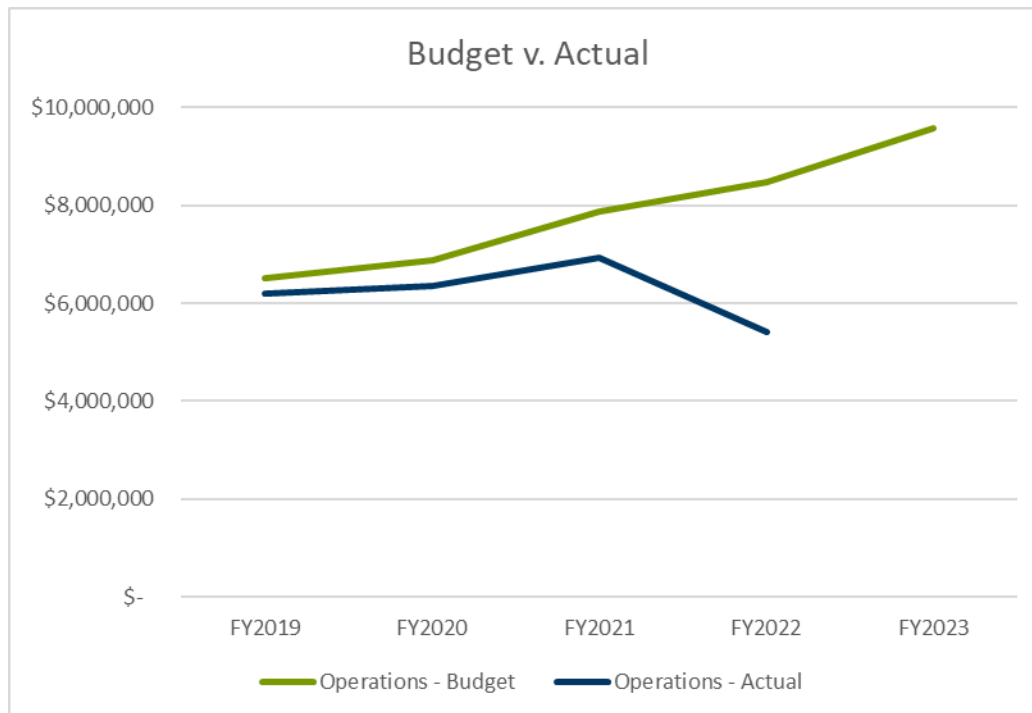
- \$5,000 – Addition of SCADA system software maintenance
- \$7,600 – Addition of certifications for crew members
- \$16,000 – Increase in credit card fees
- \$20,000 – Addition of a Summer internship program
- \$30,000 – Addition of water and sewer service tapping contract
- \$70,440 – Addition of a Water Technician
- \$100,000 – Addition of CIP engineering services
- \$150,000 – Addition of water model service
- \$240,000 – Addition of the salary study implementation
- \$284,520 – Increase in sewer treatment for WSACC Interceptor and expected residential growth
- (\$7,800) – Reduction in electric utilities
- (\$9,000) – Removal of completed or unused General Fund technology platforms closed out in FY2022
- (\$11,350) – Removal of meter service carryover
- (\$19,000) – Reduction in Kamstrup Meter annual fees
- (\$19,695) – Removal of meter purchase carryover
- (\$22,000) – Removal of GIS services carryover
- (\$72,550) – Reduction in debt service on 1st Floor of Town Hall, loan paid off in FY2022
- Capital outlay includes:
 - \$8,000 – 2280 Mahle Articpro R1234YF AC Machine
 - \$60,000 – Utility Relocation – Rail (Year 6 of 7)
 - \$62,000 – Replace existing Dump Truck
 - \$65,000 – Orchard Park Pump Station Upgrades
 - \$150,000 – Replace existing 308 CAT Excavator
- \$201,550 – transfer to Capital Reserve Fund - Water and Sewer Fund for future capital projects

WATER AND SEWER FUND (continued)

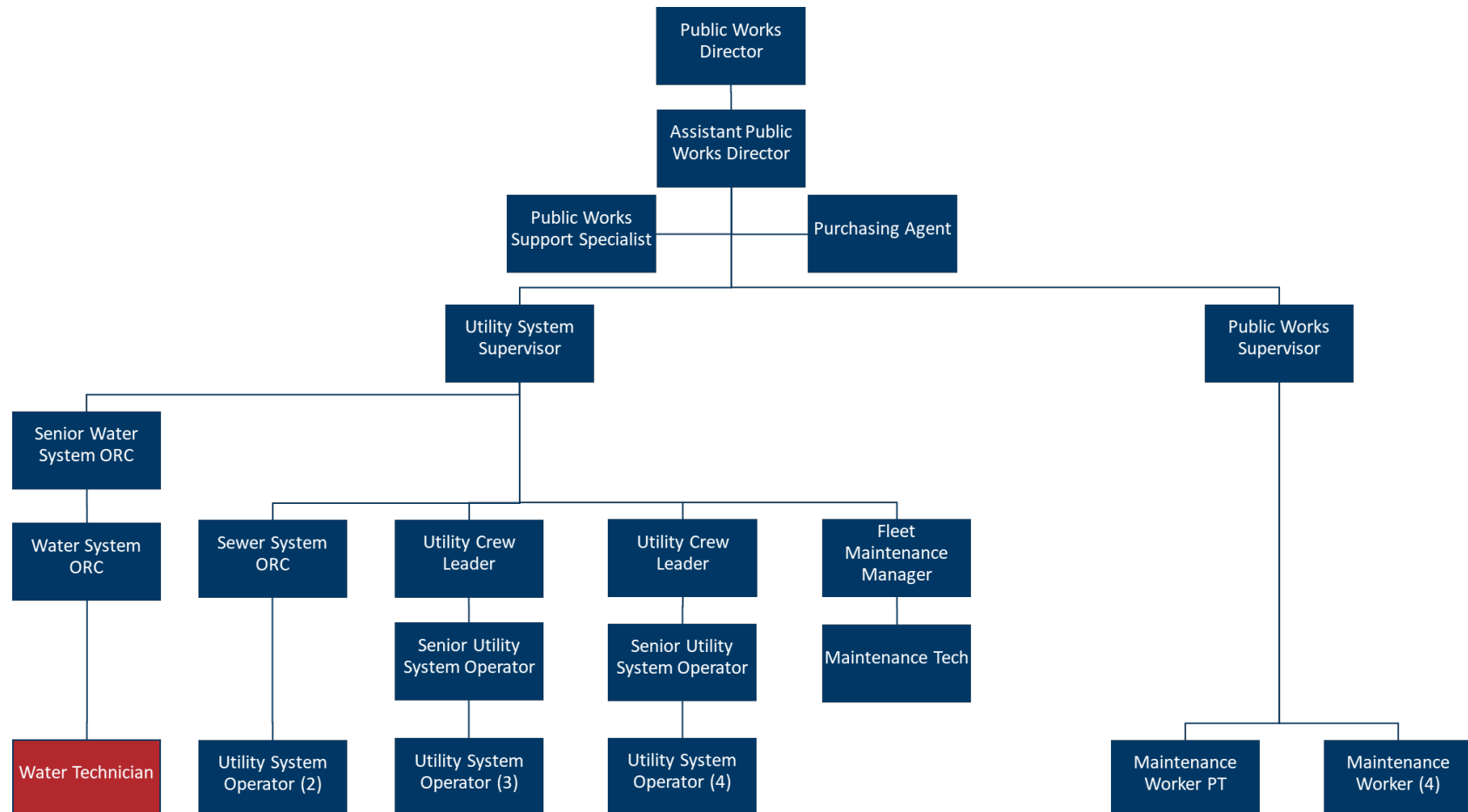
Five-year budgeted expenditures:

WATER AND SEWER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 1,692,000	\$ 2,036,250	\$ 2,407,100	\$ 2,464,900	\$ 3,026,200
Employee relations and education	19,075	21,950	19,550	21,550	28,000
Supplies and materials	210,000	222,715	336,850	360,895	343,620
Current obligations and services	4,293,170	4,005,800	4,446,330	5,072,960	5,385,480
Fixed charges and other services	303,760	269,692	379,800	261,606	503,580
Indirect cost allocation	-	311,745	278,551	288,135	291,070
Capital outlay	1,527,615	841,759	603,000	602,799	345,000
Debt service	1,678,750	1,913,000	9,372,200	2,192,550	1,965,750
Transfers	2,700,000	2,550,000	310,526	449,464	201,550
Contingency	174,955	426,965	103,893	252,456	287,000
Total expenditures	\$ 12,599,325	\$ 12,599,876	\$ 18,257,800	\$ 11,967,316	\$ 12,377,250

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 6,518,005	\$ 6,868,152	\$ 7,868,181	\$ 8,470,046	\$ 9,577,950
Operations - Actual	6,203,204	6,348,618	6,927,784	5,405,012	



WATER AND SEWER ORGANIZATION CHART





CAPITAL RESERVE FUND – WATER AND SEWER

Overview:

This fund's only expenses are to transfer funds to the Water and Sewer Fund and Capital Projects Fund – Water and Sewer to cover the costs of capital outlay.

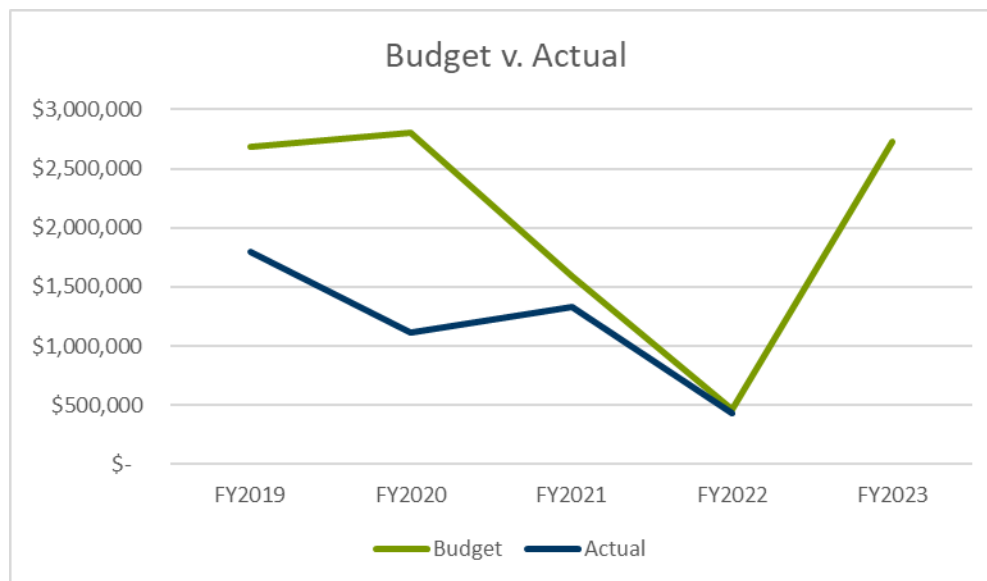
Notable changes:

- \$2,725,000 –Transfers to Water and Sewer Fund for capital projects

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - WATER & SEWER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 2,680,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000
Total expenditures	\$ 2,680,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 2,680,000	\$ 2,802,000	\$ 1,587,350	\$ 459,000	\$ 2,725,000
Actual	1,798,945	1,118,586	1,333,843	430,871	



CAPITAL RESERVE FUND – WATER AND SEWER – EXPANSION

Overview:

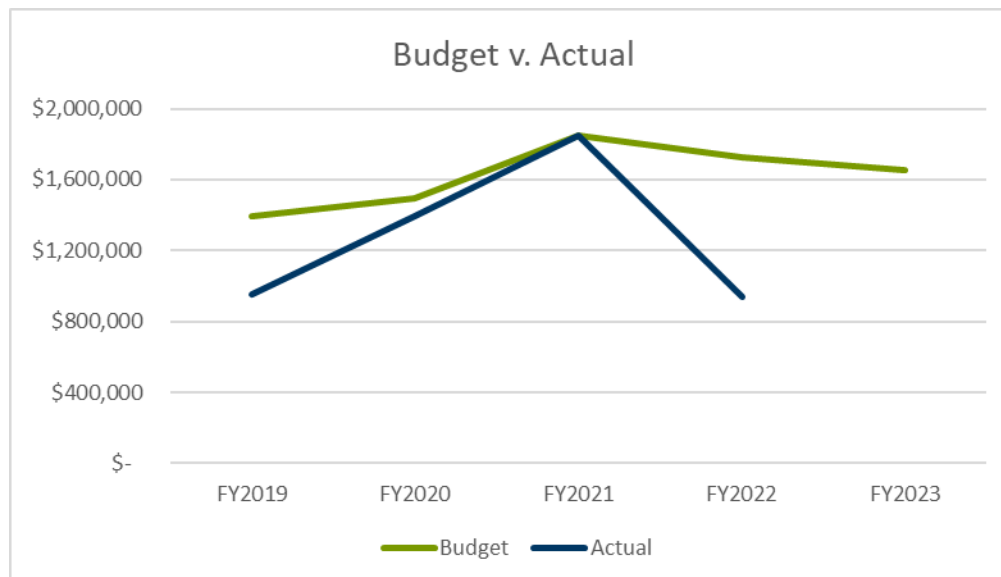
This fund's only expenses are to transfer funds to the Water and Sewer Fund and the Capital Projects Fund – Water and Sewer to cover the costs of capital outlay and debt service of expansion-related projects.

Notable changes:

- \$1,650,750 – Transfers to Water and Sewer Fund for capital purchases and debt service payments relating to water and sewer expansion projects

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - WSF - EXPANSION	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Transfers	\$ 1,372,000	\$ 1,392,500	\$ 1,850,000	\$ 1,700,000	\$ 1,650,750
Contingency	20,500	105,000	-	29,000	-
Total expenditures	\$ 1,392,500	\$ 1,497,500	\$ 1,850,000	\$ 1,729,000	\$ 1,650,750
BUDGET V. ACTUAL					
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 1,392,500	\$ 1,497,500	\$ 1,850,000	\$ 1,729,000	\$ 1,650,750
Actual	953,585	1,392,500	1,850,000	939,500	



CAPITAL PROJECTS FUND – WATER AND SEWER

Overview:

This fund was established to account for the costs associated with the capital projects that span multiple years relating to water and sewer.

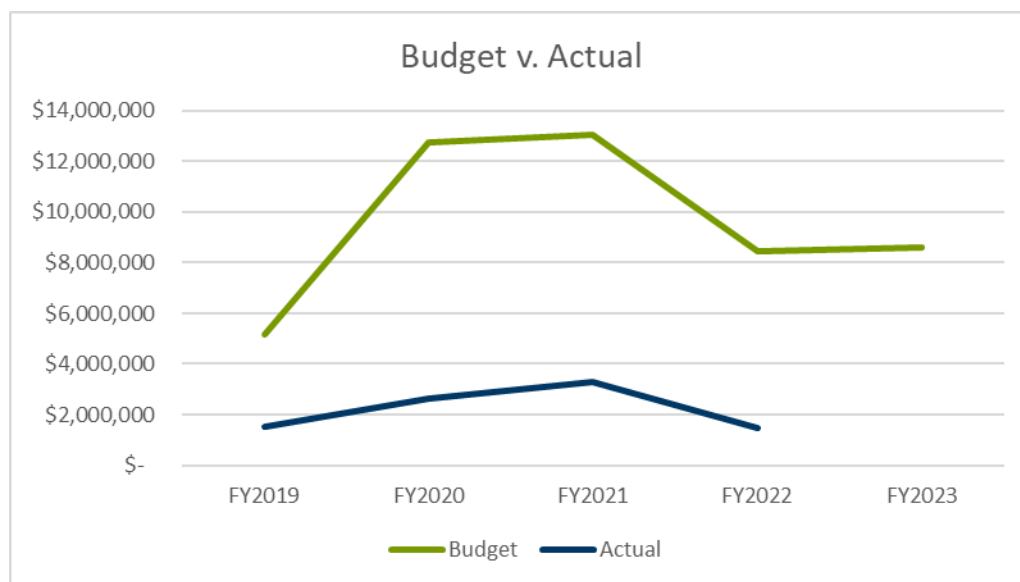
Notable changes:

- \$1,280,000 – addition of FY22/23 water line upgrades (Cabarrus Woods Phase II)
- \$800,000 – addition of Abbingdon Pump Station Decommissioning

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - WATER AND SEWER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Fixed charges and other services	\$ 675,000	\$ 1,898,000	\$ 2,127,000	\$ 1,255,000	\$ 1,375,000
Capital outlay	4,485,000	10,850,000	10,912,000	7,211,000	7,231,000
Total expenditures	\$ 5,160,000	\$ 12,748,000	\$ 13,039,000	\$ 8,466,000	\$ 8,606,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 5,160,000	\$ 12,748,000	\$ 13,039,000	\$ 8,466,000	\$ 8,606,000
Actual	1,510,366	2,633,419	3,275,374	1,473,186	





STORM WATER FUND

Overview:

This fund was established to account for the costs associated with maintaining, repairing, and improving the storm water system.

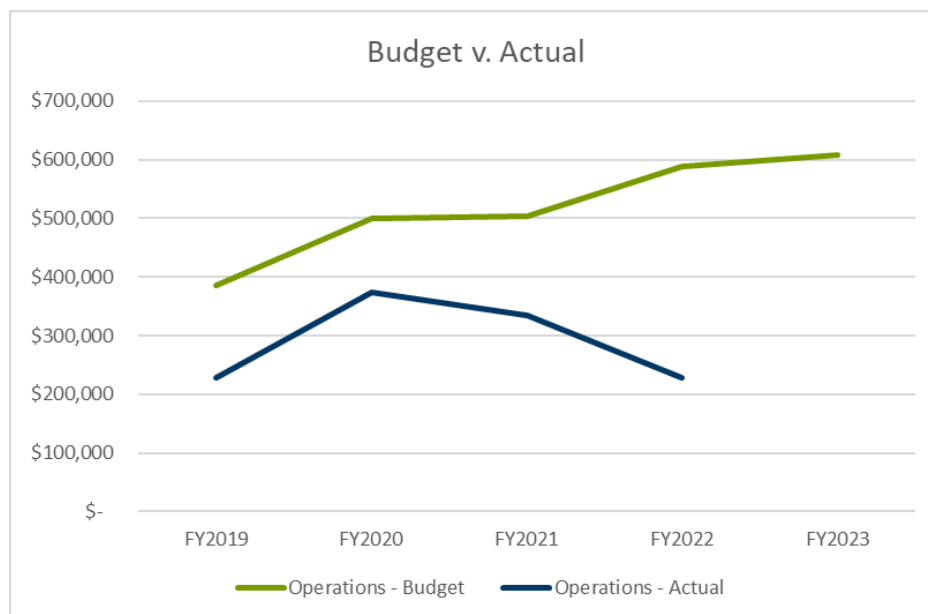
Notable changes:

- \$25,000 – Addition of storm water pond maintenance contract
- (\$29,000) – Removal of rate study carryover
- Capital outlay includes:
 - \$100,000 – Spot Improvements for Oakley Drive and Willow Lane

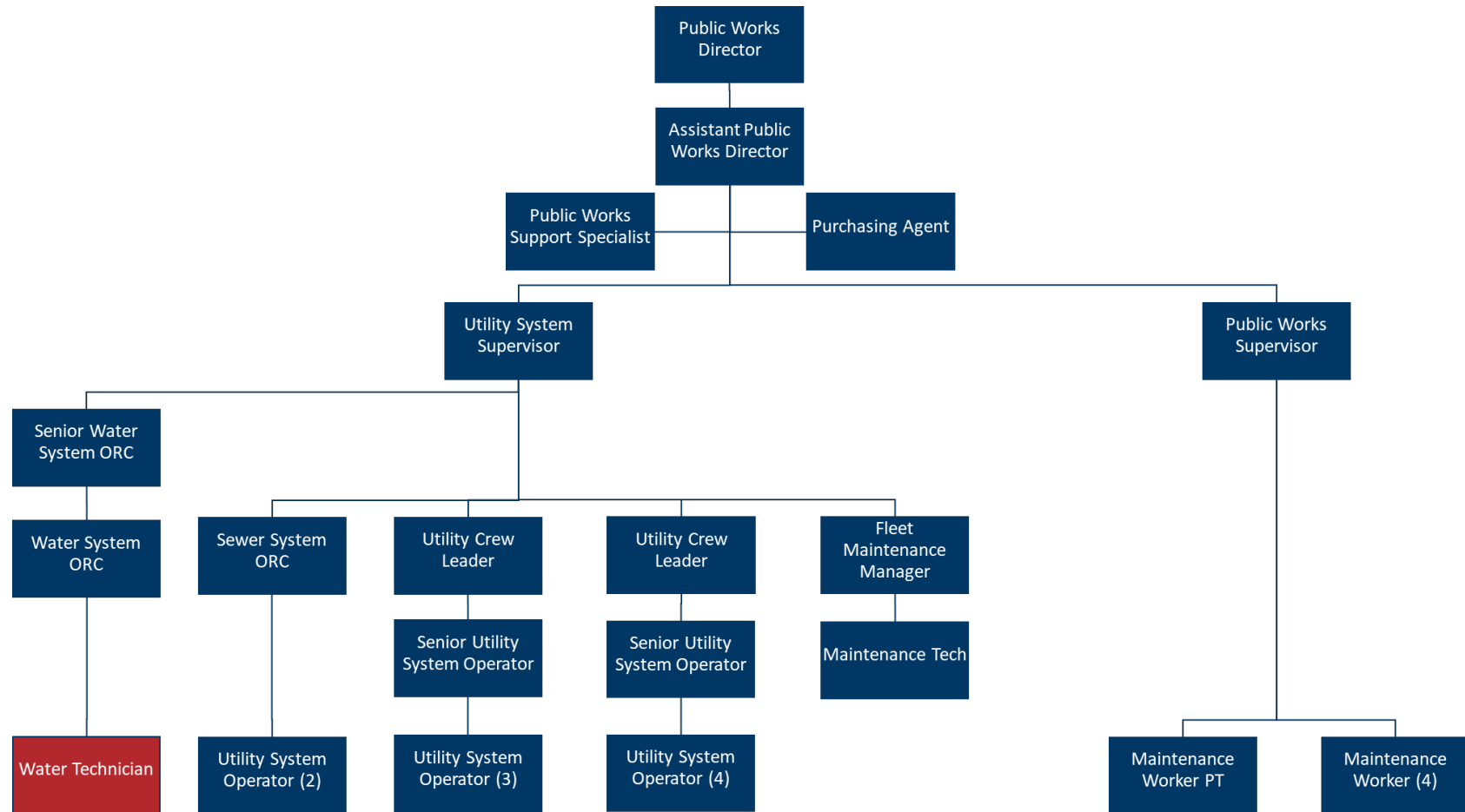
Five-year budgeted expenditures:

STORM WATER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Personal services	\$ 172,550	\$ 201,000	\$ 218,600	\$ 245,100	\$ 277,500
Employee relations and education	4,000	4,600	4,600	4,600	2,600
Supplies and materials	7,125	8,150	6,400	6,400	8,500
Current obligations and services	36,700	62,950	87,650	87,650	89,750
Fixed charges and other services	165,500	189,342	155,915	212,833	197,850
Indirect cost allocation	-	33,070	29,675	30,730	32,555
Capital outlay	-	-	-	-	100,000
Transfers	280,000	270,000	1,157,552	141,283	93,245
Contingency	27,125	26,880	14,873	16,387	18,000
Total expenditures	\$ 693,000	\$ 795,992	\$ 1,675,265	\$ 744,983	\$ 820,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2019	FY2020	FY2021	FY2022	FY2023
Operations - Budget	\$ 385,875	\$ 499,112	\$ 502,840	\$ 587,313	\$ 608,755
Operations - Actual	227,838	373,086	333,873	229,079	



STORM WATER ORGANIZATION CHART



CAPITAL RESERVE FUND – STORM WATER FUND

Overview:

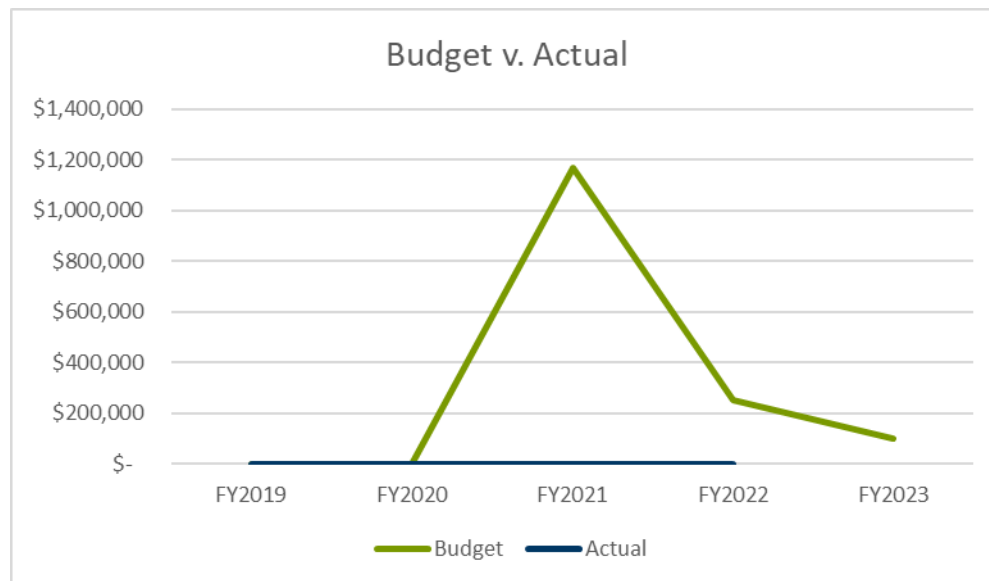
This fund's only expenses are to transfer funds to the Storm Water Fund and Capital Projects Fund – Storm Water to cover the costs of capital outlay.

Notable changes:

- \$100,000 – Transfers to the capital projects fund in the current year.

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - STORM WATER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Storm Water	\$ -	\$ -	\$ 1,046,302	\$ 250,571	\$ -
Transfers	-	-	120,000	-	100,000
Total expenditures	\$ -	\$ -	\$ 1,166,302	\$ 250,571	\$ 100,000
BUDGET V. ACTUAL					
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ -	\$ -	\$ 1,166,302	\$ 250,571	\$ 100,000
Actual	-	-	-	-	-



CAPITAL PROJECTS FUND – STORM WATER

Overview:

This fund was established to account for the costs associated with the capital projects that span multiple years relating to storm water.

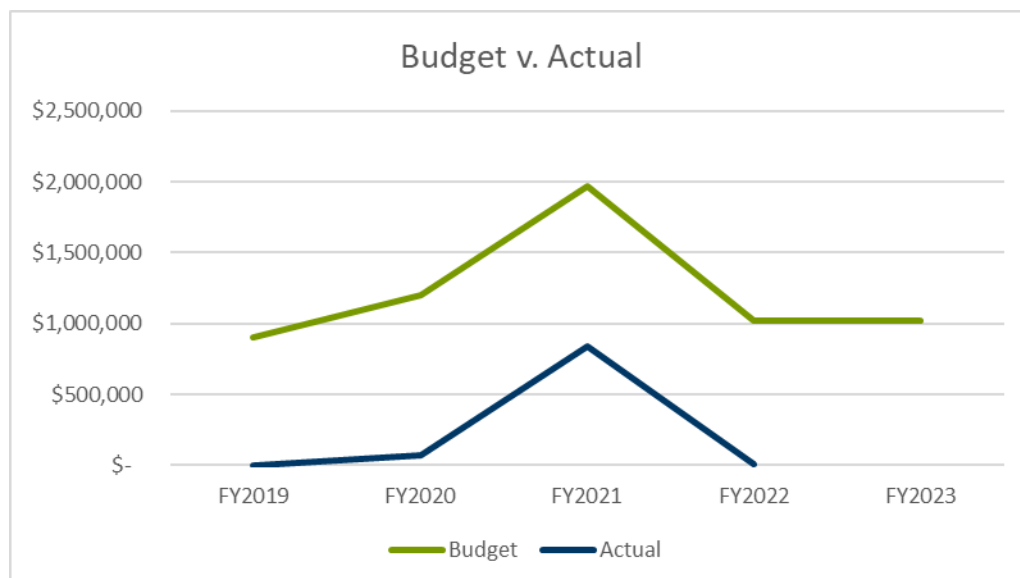
Notable changes:

- No notable changes

Five-year budgeted expenditures:

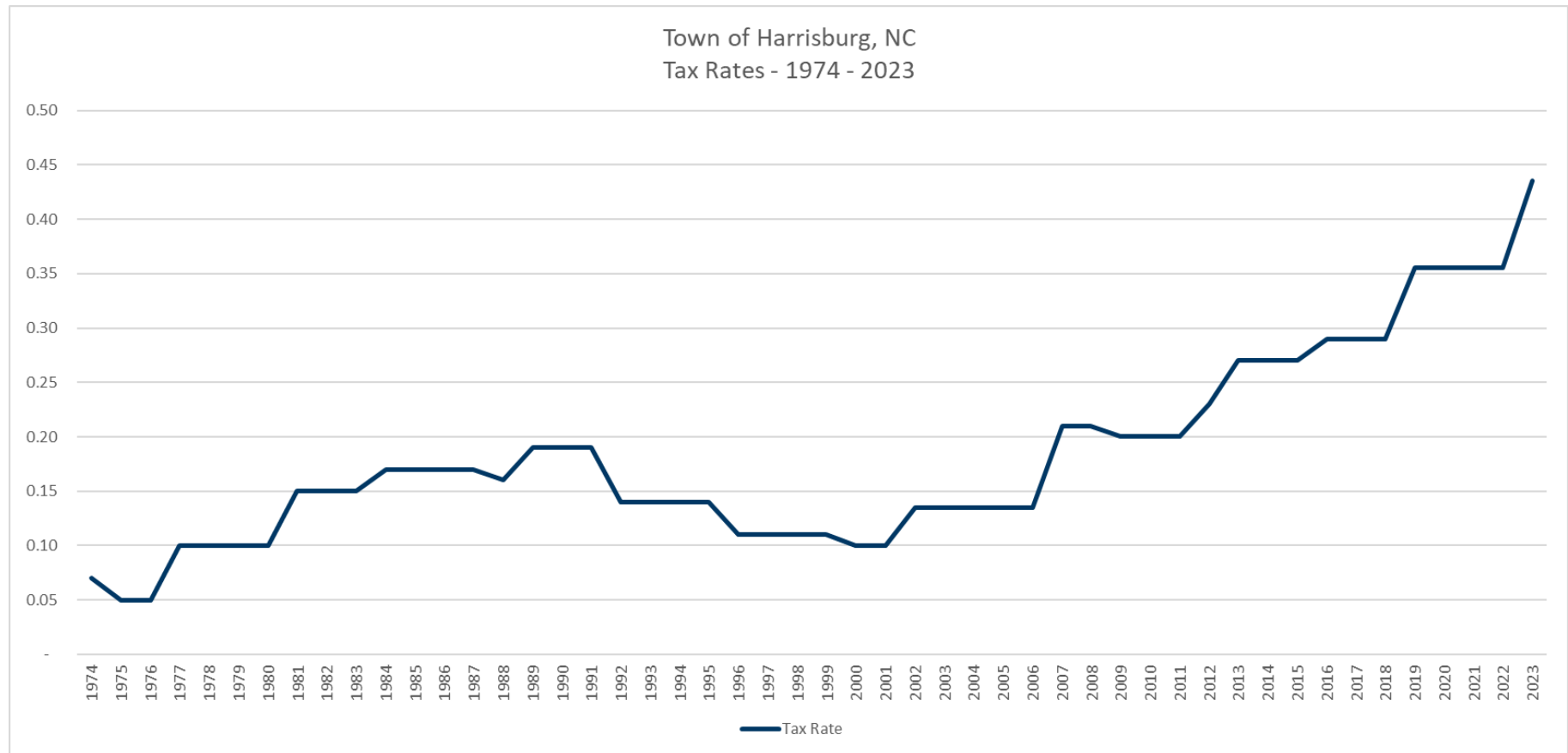
CAPITAL PROJECTS FUND - STORM WATER	BUDGET				
	FY2019	FY2020	FY2021	FY2022	FY2023
EXPENDITURES					
Fixed charges and other services	\$ 100,000	\$ 150,000	\$ 190,000	\$ 120,000	\$ 120,000
Capital outlay	800,000	1,050,000	1,780,000	900,000	900,000
Total expenditures	\$ 900,000	\$ 1,200,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000

	BUDGET V. ACTUAL				
	FY2019	FY2020	FY2021	FY2022	FY2023
Budget	\$ 900,000	\$ 1,200,000	\$ 1,970,000	\$ 1,020,000	\$ 1,020,000
Actual	3,797	75,778	836,128	9,900	



Appendix 1: Tax Rates

Historical Tax Rates – FY1974 to FY2022 and Proposed FY2023



Total property valuation for the Town in FY2022 was \$2,836,082,915 and a projected value for FY2023 is \$3,036,207,943. That is approximately a 7.06% increase in valuation from the prior year. The 2022 tax levy for FY2023 is anticipated to be \$13,195,000. This is approximately \$3,150,000 more than FY2022.

The current tax rate for FY2023 is increased \$0.08 from FY2022 at \$0.4350/\$100 of property valuation.

The value of one cent on the tax rate is calculated at \$303,000.

As an example, a \$300,000 home will generate a Town of Harrisburg tax bill of \$1,305.



Appendix 2: Debt Service Payments

Below are the debt service payments currently scheduled for all current debt and those capital expenditures in FY2023 that are budgeted to be financed with debt proceeds.

	Fiscal Year								
	2023	2024	2025	2026	2027	2028-2032	2033-2037	2038-2041	Total
General Fund Debt									
Town Hall - FY17 (50% WSF)	85,331	83,358	81,384	79,411	77,438	352,033	-	-	758,955
Fire Engine #3 - FY17	89,158	51,951	-	-	-	-	-	-	141,109
Fire Station #2 - FY18	444,792	434,028	423,264	412,500	401,736	1,840,630	1,570,363	282,015	5,809,328
Harrisburg Park Redevelopment									
Phase 1 - FY20	749,922	735,655	721,389	707,123	692,114	3,246,901	2,890,785	1,563,535	11,307,424
Fire Engine #2 - FY21	70,813	69,734	68,656	67,577	66,498	219,334	-	-	562,612
Fire Refunding Series 2021 - FY21	144,761	144,313	143,852	136,194	122,409	423,690	18,672	-	1,133,891
Transportation Bonds - FY21	123,725	121,556	119,386	117,216	115,046	542,685	488,441	351,698	1,979,753
105' Ladder Truck - FY22	112,500	219,200	212,800	206,400	200,000	904,000	81,600	-	1,936,500
	1,821,002	1,859,795	1,770,731	1,726,421	1,675,241	7,529,273	5,049,861	2,197,248	23,629,572
Water and Sewer Fund									
CMU Project - FY12	495,444	495,444	-	-	-	-	-	-	990,888
Town Hall - FY17 (50% GF)	85,331	83,358	81,384	79,411	77,438	352,033	-	-	758,955
W&S Lines - FY13	117,208	114,004	110,801	107,598	104,394	30,793	-	-	584,798
Elevated Water Storage Tank - FY20	244,849	240,192	235,534	230,876	225,975	1,060,113	943,841	510,494	3,691,874
Refunding Series 2021 - FY21	879,971	877,246	874,443	827,892	744,097	2,575,517	113,501	-	6,892,667
2021 Series Revenue Bonds - FY21	141,576	144,264	141,816	139,368	141,920	709,616	705,768	566,720	2,691,048
	1,964,379	1,954,508	1,443,978	1,385,145	1,293,824	4,728,072	1,763,110	1,077,214	15,610,230
Total	\$ 3,785,381	\$ 3,814,303	\$ 3,214,709	\$ 3,111,566	\$ 2,969,065	\$12,257,345	\$ 6,812,971	\$ 3,274,462	\$39,239,802

Note: The Town has one planned issuance of debt planned for FY2023 to fund the purchase of the Fire Department's new 105' Ladder Truck. Some projects in the current year may be financed by reimbursement in a future fiscal year.



Appendix 3: Staffing/FTEs

Below are all of the full-time equivalents (FTEs), per department. The FY2022 column includes all currently funded positions. The proposed positions are based on the FY2023 proposed budget.

Department	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023 Proposed
Town Clerk	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Administration	1.5	2.5	4.0	2.0	2.0	2.0	2.5
Finance	7.0	7.0	7.5	7.5	7.5	7.5	7.0
① Human Resources	1.0	1.0	1.0	1.0	1.0	1.0	2.0
Information Technology	-	1.0	1.0	1.5	2.0	2.0	2.0
Communications	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Economic Development	1.0	-	-	-	-	-	-
Planning and Zoning	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Engineering	2.0	2.0	2.5	6.0	6.0	6.0	6.0
Fire	43.5	43.5	47.5	48.0	53.0	54.0	54.0
Parks & Recreation	11.0	11.0	11.0	15.5	15.5	16.0	16.0
② Public Works	22.0	23.0	21.5	25.5	28.0	28.5	29.5
	<u>95.0</u>	<u>97.0</u>	<u>102.0</u>	<u>113.0</u>	<u>121.0</u>	<u>123.0</u>	<u>125.0</u>

① Addition of HR Specialist.

② Addition of Water Technician.



Appendix 4: Budget Ordinance & Fee Schedule



BUDGET ORDINANCE OF THE TOWN OF HARRISBURG FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, as follows:

SECTION 1. The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

General government:	
Town Council	\$ 330,550
Town Clerk	78,040
Administration	772,535
Finance	376,135
Human Resources	199,545
Information Technology	143,440
Communications	107,260
Planning and Economic Development:	
Economic Development	60,350
Planning and Zoning	476,930
Engineering	373,700
Public safety:	
Deputies	1,851,550
Fire	5,479,510
Transportation:	
Powell Bill	535,000
Streets	876,500
Environmental protection:	
Public Works	2,289,200
Cultural and recreation:	
Parks and Recreation	3,459,600
Debt service	1,873,550
Transfers:	
Capital Reserve Fund - General Fund	3,696,805
Contingency appropriation	316,000
Total appropriations	<u>\$ 23,296,200</u>

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Taxes	\$ 13,195,000
Interest earnings	10,000
Powell Bill	534,750
Sales and franchise tax	4,683,000
Fire unincorporated taxes	1,580,500
Permits and fees	549,750
Sales and services	886,150
Other revenues	218,550
Transfers from Capital Reserve Fund	1,638,500
Total estimated revenues	<u>\$ 23,296,200</u>

SECTION 3. The following amounts are hereby appropriated in the General Fund Capital Reserve for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	\$ 3,668,500
Contingency appropriation	33,305
Total appropriations	<u>\$ 3,701,805</u>

SECTION 4. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Transfers from General Fund	\$ 3,696,805
Interest earnings	5,000
Total estimated revenues	<u>\$ 3,701,805</u>

SECTION 5. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	\$ 20,000
Total appropriations	<u>\$ 20,000</u>

SECTION 6. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Appropriated fund balance	\$ 19,500
Interest earnings	500
Total estimated revenues	<u>\$ 20,000</u>

SECTION 7. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to General Fund	\$ 250,000
Total appropriations	<u>\$ 250,000</u>

SECTION 8. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Appropriated fund balance	\$ 250,000
Total estimated revenues	<u>\$ 250,000</u>

SECTION 9. The following amounts are hereby appropriated in the Special Revenue Fund – Highway 49 Corridor for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Construction	\$ 500,000
Total appropriations	<u>\$ 500,000</u>

SECTION 10. It is estimated that the following revenues will be available in the Special Revenue Fund – Highway 49 Corridor for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Contribution - Fee in lieu of	\$ 500,000
Total estimated revenues	<u>\$ 500,000</u>

SECTION 11. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Parks and Recreation Capital Project Fund. The project authorized is the Harrisburg YMCA that shall span the fiscal years beginning July 1, 2022 and ending June 30, 2030.

Project - Harrisburg YMCA	
Construction	4,000,000
Total appropriations	<u>\$ 4,000,000</u>

SECTION 12. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2022 and ending June 30, 2030 as they relate to the Parks and Recreation Capital Project Fund:

Project - Harrisburg YMCA	
Transfers from:	
Capital Reserve Fund - General Fund	\$ 4,000,000
Total estimated revenues	<u>\$ 4,000,000</u>

SECTION 13. The following amounts are hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

Water and sewer operations	\$ 9,922,950
Debt service	1,965,750
Transfer to Capital Reserve Fund - Water and Sewer Fund	201,550
Contingency appropriation	<u>287,000</u>
Total appropriations	<u>\$ 12,377,250</u>

SECTION 14. It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Usage charges:	
Water	\$ 5,340,000
Sewer	4,536,000
Transfers from:	
Capital Reserve Fund - Water and Sewer Fund	345,000
Capital Reserve Fund - Water and Sewer Fund - Expansion	1,650,750
Other revenues	<u>505,500</u>
Total estimated revenues	<u>\$ 12,377,250</u>

SECTION 15. The following amounts are hereby appropriated in the Storm Water Fund for the operation of the storm water mitigation for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

Storm Water operations	\$ 708,755
Transfer to Capital Reserve Fund - Storm Water Fund	93,245
Contingency appropriation	<u>18,000</u>
Total appropriations	<u>\$ 820,000</u>

SECTION 16. It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Storm water fees	\$ 719,000
Other revenues	<u>101,000</u>
Total estimated revenues	<u>\$ 820,000</u>

SECTION 17. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 345,000
Capital Projects Fund - Water and Sewer	<u>2,380,000</u>
Total appropriations	<u><u>\$ 2,725,000</u></u>

SECTION 18. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Transfer from Water and Sewer Fund	\$ 201,550
Interest earnings	5,000
Appropriated Fund Balance	<u>2,518,450</u>
Total estimated revenues	<u><u>\$ 2,725,000</u></u>

SECTION 19. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 1,650,750
Total appropriations	<u><u>\$ 1,650,750</u></u>

SECTION 20. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Permits and fees:	
Water system development charges	\$ 973,750
Sewer system development charges	675,000
Interest earnings	<u>2,000</u>
Total estimated revenues	<u><u>\$ 1,650,750</u></u>

SECTION 21. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Water and Sewer Capital Project Fund. The projects authorized are the decommissioning of the Abbingdon Pump Station and water main upgrades throughout Cabarrus Woods and shall span the fiscal years beginning July 1, 2022 and ending June 30, 2025.

Project - FY23/24 (Cabarrus Woods) Water Line Upgrades:	
Professional fees	180,000
Construction	1,100,000
Project - Abbingdon PS Decommissioning:	
Professional fees	150,000
Construction	650,000
Project - FY23 Annual Sanitary Sewer Rehab:	
Construction	250,000
Total appropriations	<u>\$ 2,330,000</u>

SECTION 22. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2022 and ending June 30, 2025 as they relate to the Water and Sewer Capital Project Fund:

Project - FY23/24 (Cabarrus Woods) Water Line Upgrades:	
Transfer from Capital Reserve Fund - Water and Sewer	1,280,000
Project - Abbingdon PS Decommissioning:	
Transfer from Capital Reserve Fund - Water and Sewer	800,000
Project - FY23 Annual Sanitary Sewer Rehab:	
Transfer from Capital Reserve Fund - Water and Sewer	250,000
Total estimated revenues	<u>\$ 2,330,000</u>

SECTION 23. Tax Levy

There is hereby levied a tax at the following rates per one hundred dollars (\$100) valuation of property, as listed for taxes as of January 1, 2022 for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimate of revenue.

General Fund

--\$ 0.4350

The rate is based on a total valuation of property for the purposes of taxation of \$3,036,207,943 and an estimated rate of collection of 99.63%. The estimated rate of collection is based on historical collection trends.

SECTION 24. Funds appropriated in the FY2021-2022 budget and encumbered at June 30, 2022, shall be authorized as part of the FY2022-2023 budget appropriation by adoption of this budget ordinance.

SECTION 25. The Town Manager or a designee is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Transfers between line item expenditures within a department without limitation and without a report being required. These changes must not result in increases in recurring obligations such as salaries.
- b. Interdepartmental transfers in the same fund, not to exceed 5% of the appropriated monies for the department whose allocation is reduced.
- c. Inter-fund transfers, which are already established in the budget document, may be accomplished without recourse to the Town Council.
- d. The Town Manager, by designation of Town Council under NC General Statute 159-13, shall be authorized to appropriate and/or transfer up to \$50,000 in contingency funds. The transfer must be recorded by budget amendment at the next regularly scheduled Town Council meeting.

SECTION 26. The Town Manager or a designee may make cash advances between funds for periods not to exceed 60 days without reporting to the Town Council. Any advances that extend beyond 60 days must be approved by the Town Council. All advances that will be outstanding at the end of the fiscal year must be approved by the Town Council.

SECTION 27. Copies of this Budget Ordinance shall be furnished to the Clerk to the Town Council and to the Budget Officer and Finance Officer, to be kept on file by them for their direction in the disbursement of funds. No purchases or budget revisions shall be made until reviewed and pre-audited by the Finance Officer.

SECTION 28. The accompanying Schedule of Fees for Fiscal Year 2023 is hereby adopted and all references to these fees in the Town Code of Ordinances are amended to reflect these schedules and fees as appropriate.

SECTION 29. The accompanying Capital Improvement Plan for Fiscal Years 2023 - 2032 is hereby adopted.

SECTION 30. That this ordinance shall be effective upon its passage. Adopted this 13th day of June 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk





Town of Harrisburg, North Carolina

Schedule of Fees

Fiscal Year 2023

GENERAL FEES	
--------------	--

Copy Machine Fee	\$0.25 per copy
Passport Acceptance Fee	\$35 per Application
Renewal fee	\$7.50 per Application
Electric Vehicle Charging Station	
Town Hall - 5.5 kW Charger	\$0.60 per hour
Harrisburg Park - 6.6 kW Charger	\$0.70 per hour
Solicitation Permit Application Fee	\$25 per Application
Credit Card Fees	Convenience Fee - \$2.00 per transaction Surcharge - 2.00% of amount of charge
Copy of Recorded Town Sponsored Meeting (DVD)	\$5

Miscellaneous Zoning Fees

Copy of UDO	\$50
Map Fees	
17" x 22" Maps (ANSI C)	\$15
22" x 34" Maps (ANSI D)	\$20
34" x 44" Maps (ANSI E)	\$25

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

PLANNING

Subdivision Case Fees

Annexation Fee	\$300 per application; additional \$25 per acre for tracts larger than 5 acres
Conveyance Plat	\$25 per new lot
Preliminary Plat Review	\$1,500 plus \$25 per lot
Preliminary Plat	Applicant Appeal to Elected Board - \$350
Preliminary Plat	Minor Revision - \$500 (no board hearing required)
Preliminary Plat	Major Revision - \$1,000 (board hearing required)
Final Plat Review (Major Subdivision)	\$350 per map sheet (If a third submittal is required an additional review fee will be collected)
Final Plat Review (Minor Subdivision)	\$150 per map sheet (If a third submittal is required an additional review fee will be collected)
Recombination Plats	\$150 per map sheet
Letter of Credit Review	\$250 + Engineer's cost (Includes partial release requests)
Time Extension for Plat Approval	\$150
Sketch Plat Review	\$450
Construction Plans	\$2,000 plus \$50 per acre

ZONING

Zoning Case Fees

Vested Rights	\$400
Vested Rights Extension	\$150
Zoning Map Amendment (Residential - less than 10 acres)	\$500 plus \$10 per acre
Zoning Map Amendment (Residential - 10 or more acres)	\$2,500 plus \$25 per acre
Combined Residential Rezoning/Preliminary Plat Expedited Request	\$4,000 plus \$25 per lot
Zoning Map Amendment (Non-Residential/Mixed Use)	\$1,500 plus \$25 per acre
Text Amendment to UDO	\$500
Applicant Appeal to Elected Board	\$300 plus advertised costs
Conditional District Rezoning	\$2,500 plus \$25 per acre ¹
Appeal to Elected Board by Applicant	\$300 plus advertising costs
Neighborhood Meeting Notices (Adjoining owners within 300 feet)	\$100 plus \$0.50 per mailing address
Town Council Public Hearing Notices and Legal Advertising (Adjoining owners within 300 feet)	\$400 plus \$0.50 per mailing address
Re-advertising Cost (due to applicant action)	\$300 plus \$0.50 per mailing address for notices
Appeal of Planning and Zoning Board Decision Regarding Architectural Review	\$250
Architectural Review (Non-Residential)	\$300
Street Name Change Petition (privately initiated)	\$500 + cost of new street sign(s)

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

¹ *Conditional Rezoning Fees are in addition to the base fees for a zoning map amendment.*

ZONING

Zoning Permit Fees

Single, Two Family structures and mobile homes	\$100
Single Family attached/Multi-Family	\$200 plus \$5 per unit
Residential Addition/Accessory Structures	\$100
Commercial, Institutional and Industrial	\$250
Temporary Construction Trailers	\$75
Temporary Use Permits	\$75
Home Occupation Permits	\$75
Certificate of Compliance - Non-Residential	\$100
Certificate of Compliance - Residential	\$50
Zoning Verification Letter	\$100
Certificate of Non-Conformity Adjustment	\$400
Golf Cart Registration	\$20
Sign Permits	
Permanent Sign	\$100
Outdoor Advertising Sign (Billboard)	\$1,000
Zoning Site Plan Review	
Site Plan Review (If a third submittal is required, an additional fee will be collected)	\$500 plus \$5 per acre
Board of Adjustment Fees	
Conditional Use Application	\$1,000 plus \$5 per acre
Variance Application	
Residential	\$500
Non-Residential	\$600
Appeal of Administrator	
Decision/Interpretation Request	\$250

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

WATER & SEWER

Water and sewer charges shall be as authorized by Code Sections 50.44, 51.30 and 51.31, of the Town Code of Ordinances.

**Water & Sewer Rates
(Inside Town Limits)**

Residential Water Rates	0-2,000 - \$12.52 (first 2,000 gallons) 2,001-6,000 - \$7.68 per additional 1,000 gallons 6,001-9,000 - \$8.91 per additional 1,000 gallons 9,001 and above - \$10.26 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$9.99 (first 2,000 gallons) 2,001 and above - \$8.46 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$25.79 (first 2,000 gallons) 2,001-15,000 - \$9.12 per additional 1,000 gallons 15,001 and above - \$10.65 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$17.19 (first 2,000 gallons) 2,001 and above - \$9.96 per additional 1,000 gallons

**Water & Sewer Rates
(Outside Town Limits)**

Residential Water Rates	0-2,000 - \$17.91 (first 2,000 gallons) 2,001 and above - \$11.83 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$14.75 (first 2,000 gallons) 2,001 and above - \$12.06 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$36.92 (first 2,000 gallons) 2,001-15,000 - \$11.40 per additional 1,000 gallons 15,001 and above - \$12.48 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$25.30 (first 2,000 gallons) 2,001 and above - \$13.49 per additional 1,000 gallons
Flat Sewer Rates	\$63.03

Storm Water Charge

Charge Per Equivalent Residential Unit (ERU)	\$5.62 / Month
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WATER & SEWER

Other Water and Sewer Charges and Fees

Account Delinquency Fee

Charge for water/sewer account after delinquency due to nonpayment	\$100
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Late Fee

Late fee (will be charged on accounts with unpaid balances beyond the 15th of the month)	\$10
--	------

NSF Fee

After customer has been charged an NSF fee three times, the Town will no longer accept checks from that customer	\$25
--	------

Water and Sewer Deposit/Set-up Fee

W/S Deposit (refundable)	\$45
W/S Set-up fee (one-time fee, non-refundable)	\$30

Meter Test Charges

Meter Test Charge (only if meter is working properly; no charge if meter is not working)	\$25
Interrogate Meter - Customer Requested (First request at no cost)	\$50
Testing Meter - Customer Requested	\$100

Other Water and Sewer Charges

Non-emergency after hours water reconnections	\$100
Meter Change Out - Customer Requested	\$275
Water use permit for tank/tankers	\$50
Move existing water service to another location on the same property	At cost (labor, equipment and materials)

Fees for Violations of Mandatory Water Restrictions (When Applicable)

Residential	
First offense	\$100
Second and subsequent offense	\$300
Commercial/Industrial	
First offense	\$500
Second and subsequent offense	\$1,500

WATER & SEWER

Water Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8	\$3,895	\$545	\$0	\$4,440	\$1,115
1	\$9,755	\$760	\$0	\$10,515	\$1,165
1 1/2	\$19,510	\$955	\$0	\$20,465	\$1,890
2	\$31,215	\$1,410	\$0	\$32,625	\$2,140
3	\$62,445	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$97,565	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$195,140	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$312,230	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Sewer Charges

Meter Size (in.)	Sewer Service Size (in.)	Sewer System Development Fees	Connection Charge ¹
5/8	4	\$2,700	\$1,115
1	4	\$6,750	\$1,165
1 1/2	4	\$13,505	\$1,890
2	4	\$21,610	\$2,140
3	4	\$43,220	To Be Determined
4	4	\$67,525	To Be Determined
6	4	\$135,050	To Be Determined
8	4	\$216,090	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

WATER & SEWER

Irrigation Service Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8" T-Splice	\$3,895	\$545	\$0	\$4,440	\$0
5/8	\$3,895	\$545	\$0	\$4,440	\$1,115
1	\$9,755	\$760	\$0	\$10,515	\$1,165
1 1/2	\$19,510	\$955	\$0	\$20,465	\$1,890
2	\$31,215	\$1,410	\$0	\$32,625	\$2,140
3	\$62,445	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$97,565	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$195,140	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$312,230	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Temporary Hydrant Meter Charge

Construction use for 60 days or less

Temporary meter service charge	\$200
Security deposit	\$1,000

Monthly charges consist of:

- Service charge for meter size
- Usage rates based on meter reading and size

Hydraulic Fire Flow Testing (per test)	\$225
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Private Fire Protection Service Charges

Meter Size (in.)	Fee
<4	\$55
4	\$55
6	\$100
8	\$150
10	\$225
12	\$350

Traffic Control

Temporary traffic control for parades, block parties and special events

Barricades	\$5/day
Detour signs	\$5/day
Cones	\$0.50 each/day

ENGINEERING

Residential & Commercial Construction Plans

Water and Sewer	\$3,000 plus \$100 per acre of entire site
Roadway and Storm Water System	\$3,000 plus \$100 per acre of entire site
Storm Water Quality and Detention	\$2,500 plus \$100 per acre of entire site
Grading and Erosion Control	\$1,000 plus \$100 per acre of entire site

Other Engineering Review & Inspection Fees

Expedited Review Fee	\$2,150 Minor Commercial Plan ¹ \$6,500 Residential Subdivision/Major Commercial Plan
Revision to Approved Plan	20% of original review fee
Harrisburg Encroachment Application Review	\$250
NC Utility Encroachment Application Review	\$100
NCDOT Driveway Permit Review	\$50
NCDENR - Division of Water Quality Application Review/Execution	\$100
NCDENR - Division of Public Water Supply Application Review/Execution	\$100
"Letter of Intent to Serve" with Water and Sewer (If the proposed site requires a Water Model be run, the fee will be assessed)	\$500
Conditional Re-zoning Plat Review	\$200
Preliminary Plat Review	\$300
Annual Storm Water BMP Inspection/Certification Review	\$300
Town of Harrisburg Inspection (Failure to submit report)	Actual cost incurred by Town plus 2x the certification fee
Infrastructure Inspections	
Roadway	\$1.00 per LF
Storm Sewer	\$1.00 per LF
Water Line	\$1.00 per LF
Sanitary Sewer	\$1.00 per LF
Final Grading	\$50 per acre
Bridge or Culvert, 42" or greater	\$10 per LF
Greenway	\$0.25 per LF
Lot Grading	
Permit	\$250
Inspection	\$150
Third Part Testing / Inspections	Actual cost incurred by Town

Review fees cover initial submittal and the second submittal addressing comments. If a third submittal is required, an additional fee will be collected. Fees are due at time of submittal for review to commence.

¹ *In addition to the actual costs.*

PARKS & RECREATION

For all Parks and Recreation fees, "Resident" refers to participants who are taxpayers of the Town of Harrisburg.

Athletics

	Town ¹	
	Resident ²	Non-Resident
Pewee Sports (Age 3/4)	\$45	\$75
Baseball	\$85	\$115
Basketball	\$85	\$115
Cheerleading	\$125	\$155
Flag Football (Age 5/6)	\$85	\$115
Football	\$155	\$185
Soccer	\$85	\$115
Late Registration Fee	\$25	\$25

¹ Refunds of registration fees are subject to a \$10 administrative fee.

² There is a \$250 per family, per season maximum for all sports registration fees. This \$250 maximum does not apply to Pop Warner registration or Out-of-County residents.

Note: Hardship Fee may be considered (requires verification and staff approval)

Facilities Rental³

	Town	
	Resident	Non-Resident
Small Shelter Rental		
Hourly Rate	\$20	\$30
Half Day	\$80	\$120
Full Day	\$120	\$180
Large Shelter Rental		
Hourly Rate	\$30	\$40
Half Day	\$100	\$140
Full Day	\$140	\$200
Field Rental		
Field Rental Per Field Hourly Rate	\$50	\$100
Light Fee per Field	\$15	\$25
Amphitheater⁴		
Half Day	\$3,000	\$5,000
Security Deposit	\$300	\$300
Full Day	\$7,500	\$10,000
Security Deposit	\$500	\$500

³ Refunds of rental fees are subject to a \$10 administrative fee.

⁴ Revenue sharing with the Town on fund raising or revenue-based events will be negotiated on a case by case basis.

PARKS & RECREATION

Facilities Rental¹ (continued)
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	Town	
	Resident	Non-Resident
SplashPad		
Two (2) Hour Individual Pass	\$0.00	\$3.00
Group Rental - per person	\$3.00	\$3.00
Municipal Complex (Occupancy Max - 50)		
Meeting space - 800 square feet	\$25 per hour + Cleaning Deposit (non-refundable)	
Key Deposit	\$25 (refundable)	
Set-up/Breakdown & Cleaning Fee	\$50	
Audio/Visual	\$25 (laptop not included)	
8 Foot Table	\$5 each	
6 Foot Table	\$4 each	
4 Foot Table	\$3 each	
Chairs	\$1.25 each	

¹ Refunds of facilities rental fees are subject to a \$10 administrative fee.

FIRE

Fire Inspection Program Fees

Periodic Inspection, State Mandated	\$0.00 1st and 2nd inspections \$25 for the 3rd inspection plus \$150 for each violation not corrected
Foster Care Safety Inspection	\$25
Group Home Safety Inspection	\$25
Daycare State License Inspection	\$50
Fire Certificate of Occupancy (Final Inspection)	\$100
ABC Permit Inspection	\$150

Commercial Building and Site Plan Review Fees¹

Commercial Plans or Commercial Up-fit Plan Reviews are Done by Square Footage (Sq Ft).

Less than 4,999	\$300
5,000 to 9,999	\$350
10,000 to 24,999	\$450
25,000 to 49,000	\$600
50,000 or greater	\$0.020 per Sq Ft
Fire Site Review for Rezoning Commercial/Subdivision	\$250
Fire Site Review for Commercial / Subdivisions	\$250

¹ For Multi-Tenant Buildings, Fees are per Tenant

If a third submittal is required, an additional review fee of \$150 will be collected.

Plans Review¹

Fixed Fire Suppression System (Hood Systems-Ansul)	\$200 - plus \$100 performance test
Fire Alarm System	\$250 - plus \$100 performance test
Sprinkler System	\$250 - plus \$100 performance test
Residential Sprinkler System (1 & 2 Family Dwellings)	\$200 - plus \$100 performance test
Stand Pipe System	\$200 - plus \$100 performance test
Fire Pump & Related Equipment	\$200 - plus \$100 performance test

¹ For Multi-Tenant Buildings, Fees are per Tenant

FIRE

Fire Prevention Education Program Fees

Public Education Events	None
Fire Prevention for Business/Industry	\$25 / hour plus Material Cost Reimbursement

Installation, Construction and Operation Permit Fees

Blasting - 90 days	\$250 (per site)
Explosive Storage	\$200
Carnivals & Fairs	\$200
Covered Mall Buildings	\$200
Exhibits & Trade Shows	\$150 (each)
Fireworks Display: Outdoor/Indoor	\$300 (per day)
Pyrotechnical Special Effects Materials	\$200
Hydrant Flow Test	\$50 (per hydrant)
Spraying & Dipping Operations	\$150
Temporary Membrane Structure, Tents/Canopies	\$50 (each)
Under/Above Ground Storage Tank Installation, Upgrade or Removal	\$200 (per tank)
Fumigation & Thermal Insecticidal Fogging	\$150
Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	\$150 (per vehicle)

FIRE

Fines

Occupying a Structure Without a Certificate of Occupancy	\$500 (each day)
Life Safety Violations of Chapter 10 Involving Exit Obstructions as Described in the North Carolina Fire Code	\$500 (each)
All Open Burning Violations as Described in the Fire Protection Ordinance	\$100 (each)
All Other Violations of the North Carolina Fire Code	\$150 (each)
Parking in a Marked Fire Lane	\$100
Life Safety Equipment Installed without Permit or Plans	\$500

Any system installation prior to plans being reviewed or permit issued will result in fees doubled.

Appendix 5: Capital Improvement Plan

The following pages include the ten-year capital improvement plan from FY2023 – FY2032. The projects in FY2023 have been included in this budget.

Item	Fiscal Year										Totals
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:											
General Fund	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000
Water and Sewer Fund	3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
Storm Water Fund	500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
Total project expenditures	7,493,500	5,496,000	9,474,000	11,179,000	4,367,000	6,397,000	20,095,000	4,001,000	2,255,000	11,763,500	82,521,000
Financing Sources:											
Capital Reserve Fund	1,813,500	2,676,000	2,634,000	1,729,000	1,824,000	1,687,000	1,779,000	1,451,000	1,755,000	1,263,500	18,612,000
Capital Reserve Fund - Capital Project Fund	3,080,000	2,820,000	2,940,000	2,120,000	780,000	2,060,000	1,016,000	500,000	500,000	3,500,000	19,316,000
Capital Reserve Fund - Parks & Rec	250,000	-	-	-	-	-	-	-	-	-	250,000
Installment financing	2,350,000	-	3,900,000	7,330,000	1,763,000	2,650,000	17,300,000	2,050,000	-	7,000,000	44,343,000
Total financing sources	7,493,500	5,496,000	9,474,000	11,179,000	4,367,000	6,397,000	20,095,000	4,001,000	2,255,000	11,763,500	82,521,000

Appendix 5: Capital Improvement Plan (continued)

General Fund

Item	Fiscal Year										Totals
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:											
Admin	-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
IT	-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Comm	-	-	125,000	-	-	-	-	-	-	-	125,000
Engineering	50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Total General Government	50,000	75,000	455,000	2,572,000	70,000	140,000	50,000	50,000	40,000	50,000	3,552,000
Planning & Economic Development	-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Public Safety	244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
Environmental Protection	331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Streets and Transportation	2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
Parks and Recreation	693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	3,064,000	10,758,000
Total project expenditures	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000
Financing Sources:											
Capital Reserve Fund	1,368,500	1,787,000	1,628,000	1,427,000	1,105,000	1,274,000	1,541,000	1,009,000	1,227,000	649,500	13,016,000
Capital Reserve Fund - Capital Project Fund	-	100,000	975,000	655,000	-	300,000	-	-	-	3,000,000	5,030,000
Capital Reserve Fund - Parks & Rec	250,000	-	-	-	-	-	-	-	-	-	250,000
Installment financing	2,350,000	-	-	2,500,000	-	1,150,000	15,800,000	2,050,000	-	7,000,000	30,850,000
Total financing sources	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000

Appendix 5: Capital Improvement Plan (continued)

Administration

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Upfit Town Hall, both floors (50% WSF) (CPF) ^[1]		-	-	300,000	2,500,000	-	-	-	-	-	-	2,800,000
Vehicles												
1002 2013 Ford Explorer (50% WSF) ^[2]		-	-	-	-	20,000	-	-	-	-	-	20,000
6077 2021 Ford F150		-	-	-	-	-	50,000	-	-	-	-	50,000
1003 2013 Dodge Charger (50% WSF)		-	-	-	-	-	-	-	-	-	-	-
1001 2014 Ford Taurus (50% WSF)		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures		-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
Financing Sources:												
Capital Reserve Fund		-	-	-	-	20,000	50,000	-	-	-	-	70,000
Capital Reserve Fund - Capital Project Fund		-	-	300,000	-	-	-	-	-	-	-	300,000
Installment financing		-	-	-	2,500,000	-	-	-	-	-	-	2,500,000
Total financing sources		-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.												
Projects split between General Fund and Water & Sewer Fund												
^[1] \$600,000 total in FY2025; \$5,000,000 total in FY2026												
^[2] \$40,000 total in FY2027												

Appendix 5: Capital Improvement Plan (continued)

Information Technology

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Equipment													
	Server Replacement (50% WSF) ^[1]		-	25,000	-	-	-	30,000	-	-	-	-	55,000
	Backup & Disaster Recovery (50% WSF) ^[2]		-	-	30,000	-	-	35,000	-	-	40,000	-	105,000
Vehicles													
1014	2019 Ford Transit Van (50% WSF) ^[3]		-	-	-	-	-	25,000	-	-	-	-	25,000
Total project expenditures			-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Financing Sources:													
	Capital Reserve Fund		-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Capital Reserve Fund - Capital Project Fund			-	-	-	-	-	-	-	-	-	-	-
Installment financing			-	-	-	-	-	-	-	-	-	-	-
Total financing sources			-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Projects split between General Fund and Water & Sewer Fund													
^[1] \$50,000 total in FY2024; \$60,000 total in FY2028													
^[2] \$60,000 total in FY2025; \$70,000 total in FY2028; \$80,000 total in FY2031													
^[3] \$50,000 total in FY2028													

Appendix 5: Capital Improvement Plan (continued)

Communications

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Buildings and Grounds												
Branded Gateway Sign - Rocky River Road		-	-	125,000	-	-	-	-	-	-	-	125,000
Total project expenditures		-	-	125,000	-	-	-	-	-	-	-	125,000
Financing Sources:												
Capital Reserve Fund		-	-	125,000	-	-	-	-	-	-	-	125,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	-	125,000	-	-	-	-	-	-	-	125,000

Appendix 5: Capital Improvement Plan (continued)

Planning & Economic Development

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment												
1402 Plotter		-	20,000	-	-	-	-	-	-	-	-	20,000
Vehicles												
1401 2018 Chevrolet Silverado 1500 - Code Enforcement		-	-	35,000	-	-	-	-	-	40,000	-	75,000
Total project expenditures		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Financing Sources:												
Capital Reserve Fund		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000

Appendix 5: Capital Improvement Plan (continued)

Engineering

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment												
1505 Plotter - Printer/Scanner (50% WSF) ^[1]		-	-	-	10,000	-	-	-	-	-	-	10,000
xxxx Survey Equipment		-	-	-	12,000	-	-	-	-	-	-	12,000
Vehicles												
1506 2017 Chevrolet 1500 Ext Cab - Inspector [Rep 1503]	2023-1500-001	50,000	-	-	-	-	-	50,000	-	-	-	100,000
1502 2017 Ford Explorer		-	50,000	-	-	-	-	-	50,000	-	-	100,000
1504 2018 Chevrolet Colorado		-	-	-	50,000	-	-	-	-	-	50,000	100,000
1501 2019 Ford F150 - Grading		-	-	-	-	50,000	-	-	-	-	-	50,000
Total project expenditures		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Financing Sources:												
Capital Reserve Fund		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$20,000 total in FY2026												

Appendix 5: Capital Improvement Plan (continued)

Fire

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Buildings & Grounds													
	Fire Station #1 Upgrades	2023-2100-001	39,500	-	-	-	-	-	-	-	-	39,500	
	Fire Training Facility (CPF)		-	100,000	675,000	-	-	-	-	-	-	775,000	
	Fire Station #3 Warning Light		-	-	60,000	-	-	-	-	-	-	60,000	
	Fire Station #1 & Admin Complex (CPF)		-	-	-	-	300,000	14,000,000	-	-	-	14,300,000	
	Logistics Building Remodel (Old Station 1)		-	-	-	-	-	-	150,000	-	-	150,000	
	New Fire Station 4 Construction (CPF)		-	-	-	-	-	-	-	-	7,000,000	7,000,000	
Fire Apparatus													
FD401	2007 Chevrolet 3500 Brush Unit		-	95,000	-	-	-	-	-	-	-	95,000	
FD101	2005 Engine 2000 Pumper - Reserve (CPF)		-	-	-	655,000	-	-	-	-	-	655,000	
FD301	2008 Spartan Rescue (CPF)		-	-	-	-	-	1,150,000	-	-	-	1,150,000	
FD103	2017 Spartan Engine 2000 Pumper - Front (CPF)		-	-	-	-	-	-	800,000	-	-	800,000	
FDxxx	New Ladder 105' (CPF)		-	-	-	-	-	1,800,000	-	-	-	1,800,000	
FD106	2013 Spartan Engine 2000 Pumper - Reserve (CPF)		-	-	-	-	-	-	-	-	-	-	
FD201	2005 Spartan 2000 Ladder 105' - Front (CPF)		-	-	-	-	-	-	-	-	-	-	
FD102	2020 Spartan Engine 2000 Pumper - Front (CPF)		-	-	-	-	-	-	-	-	-	-	
FD103R	1994 Spartan Engine Pumper		-	-	-	-	-	-	-	-	-	-	
FD104	1988 Ford Engine Pumper		-	-	-	-	-	-	-	-	-	-	
Equipment													
21028	Portable Radios (5 years)	2020-2100-003	70,000	80,000	-	-	-	-	90,000	90,000	90,000	420,000	
21037	Update Extrication - Rescue	2023-2100-002	20,000	-	-	-	-	-	-	-	-	20,000	
xxxxx	HVAC Dehumidifiers at Stations #1, #2, and #3	2023-2100-003	15,000	-	-	-	-	-	-	-	-	15,000	
xxxxx	MCT Replacements (4)	2023-2100-004	20,000	-	-	-	-	-	-	-	-	20,000	
xxxxx	MCT for Asst. Chief and Div. Chief	2023-2100-005	10,000	-	-	-	10,000	-	-	-	-	10,000	
xxxxx	Training Room Projector and Video Conference Bar	2023-2100-006	5,000	-	-	-	-	-	-	-	-	5,000	
xxxxx	3D Camera and Software for Preplans/Investigations		-	25,000	-	-	-	-	-	-	-	25,000	
xxxxx	Auto-Pulse CPR Device		-	16,000	-	-	-	-	-	-	-	16,000	
FD791	Lawn Mower Station 1		-	6,000	-	-	-	-	-	-	-	6,000	
xxxxx	SCBA Cascade System (Rescue 1)		-	48,000	-	-	-	-	-	-	-	48,000	
xxxxx	Replace Air Lifting Bags		-	30,000	-	-	-	-	-	-	-	30,000	
xxxxx	Update Light Tower & Scene		-	12,000	-	-	-	-	-	-	-	12,000	
xxxxx	SCBA Cascade System (Station 1)		-	-	155,000	-	-	-	-	-	-	155,000	
xxxxx	Replace Self-Contained BA (2 years)		-	-	-	180,000	180,000	-	-	-	-	360,000	
xxxxx	Replace Struts Rescue		-	-	-	10,000	-	-	-	-	-	10,000	
FD552	Utility Vehicle/Golf Cart		-	-	-	-	25,000	-	-	-	-	25,000	
FD792	Lawn Mower Station 3		-	-	-	-	10,000	-	-	-	-	10,000	
xxxxx	Replace all Battery Extrication Equipment		-	-	-	-	-	-	250,000	-	-	250,000	
xxxxx	Replace AEDs		-	-	-	-	-	-	-	60,000	-	60,000	
xxxxx	Replace SRT Boats		-	-	-	-	-	-	-	-	30,000	30,000	
FD793	Lawn Mower Station 2		-	-	-	-	-	-	-	-	10,500	10,500	
FD553	Ranger 500 UTV		-	-	-	-	-	-	-	-	25,000	25,000	

Appendix 5: Capital Improvement Plan (continued)

Fire (continued)

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Vehicles													
FD707	2017 Chevrolet Tahoe - FM	2023-2100-007	65,000	-	-	-	-	-	75,000	-	-	-	140,000
FD708	2019 Dodge Charger - FC		-	-	60,000	-	-	-	-	-	70,000	-	130,000
FD702	2013 Chevrolet Silverado - Logistics		-	-	-	-	75,000	-	-	-	-	-	75,000
FD602	2015 Chevrolet Silverado - Training Cap		-	-	-	-	-	-	75,000	-	-	-	75,000
FD705	2021 Chevrolet Suburban - DC		-	-	-	-	-	75,000	-	-	-	-	75,000
FD701	2021 Chevrolet Suburban LS		-	-	-	-	-	75,000	-	-	-	-	75,000
FD706	2016 Chevrolet Silverado - BC1		-	-	-	-	-	-	80,000	-	-	-	80,000
FD802	2016 Chevrolet Silverado - Training Chief		-	-	-	-	-	-	-	75,000	-	-	75,000
FDxxx	Swiftwater Rescue Truck		-	-	-	-	-	-	-	-	65,000	-	65,000
FD704	1997 Ford F350 - Staff Reserve		-	-	-	-	-	-	-	-	-	-	-
FD703	2007 Chevrolet Tahoe - Staff Reserve		-	-	-	-	-	-	-	-	-	-	-
FD801	2008 Ford Crown Victoria - Inspect Reserve		-	-	-	-	-	-	-	-	-	-	-
FD901	2003 Ford F450 Utility		-	-	-	-	-	-	-	-	-	-	-
FD901R	1999 Ford E450 Medical Transport		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures			244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
Financing Sources:													
	Capital Reserve Fund		244,500	312,000	275,000	190,000	255,000	185,000	230,000	565,000	285,000	155,500	2,697,000
	Capital Reserve Fund - Capital Project Fund		-	100,000	675,000	655,000	-	300,000	-	-	-	-	1,730,000
	Installment financing		-	-	-	-	-	1,150,000	15,800,000	800,000	-	7,000,000	24,750,000
Total financing sources			244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
CPF - The budget and funding for these projects will be shown in the Public Safety Capital Projects Fund.													

Appendix 5: Capital Improvement Plan (continued)

Streets

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Sidewalks												
Sidewalk/ADA Program	2023-3001-001	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Lucas Ct. Buildout	2023-3001-002	200,000	-	-	-	-	-	-	-	-	-	200,000
Pedestrian Facility for Parallel, Plaza		-	200,000	-	-	-	-	-	-	-	-	200,000
2017 Transportation Bonds (CPF)												
Hickory Ridge Road Sidewalk	2019-3001-004	525,000	-	-	-	-	-	-	-	-	-	525,000
Greenways	2019-3001-005	525,000	-	-	-	-	-	-	-	-	-	525,000
Traffic Congestion Mitigation	2019-3001-006	800,000	-	-	-	-	-	-	-	-	-	800,000
Hwy 49 Median Closure; Financial Way Extension	2019-3001-007	500,000	-	-	-	-	-	-	-	-	-	500,000
Total project expenditures		2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
Financing Sources:												
Capital Reserve Fund		300,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,400,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		2,350,000	-	-	-	-	-	-	-	-	-	2,350,000
Total financing sources		2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.												

Appendix 5: Capital Improvement Plan (continued)

Environmental Protection (Public Works)

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment - Mowers												
4108 2007 Toro 72" Diesel Zero-Turn Mower		-	-	-	-	20,000	-	-	-	-	-	20,000
4111 2019 Exmark 60" Zero-Turn Mower		-	-	-	-	-	-	20,000	-	-	-	20,000
4114 2021 Kubota Tractor (50% WSF) ^[1]		-	-	-	-	-	-	-	-	60,000	-	60,000
4117 2021 Hustler 60" Zero-Turn Mower		-	-	-	-	-	-	-	-	20,000	-	20,000
Vehicles - Leaf Truck												
4102 2016 Freightliner Leaf Truck		-	-	230,000	-	-	-	-	-	-	-	230,000
4115 2020 Freightliner M21 Leaf Truck		-	-	-	-	-	-	-	-	250,000	-	250,000
Vehicles - Limb and Brush Truck												
4122 2004 Freightliner Brush Truck [Rep 4105]	2023-4100-001	275,000	-	-	-	-	-	-	-	-	280,000	555,000
4110 2018 Freightliner M2 Brush Truck		-	-	-	265,000	-	-	-	-	-	-	265,000
Vehicles - Other												
4112 2015 Chevrolet Silverado 3500 Crew Cab [Rep 4101]	2023-4100-002	56,000	-	-	-	-	-	60,000	-	-	-	116,000
4116 2013 Ford F-550 Dump Truck w/ Gate		-	80,000	-	-	-	-	-	-	90,000	-	170,000
4103 2021 Chevrolet Silverado		-	-	-	-	-	68,000	-	-	-	-	68,000
xxxx 20xx Bucket Truck (50% WSF) ^[2]		-	-	-	-	-	-	40,000	-	-	-	40,000
Total project expenditures		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Financing Sources:												
Capital Reserve Fund		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment Financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$120,000 total in FY2031												
^[2] \$80,000 total in FY2029												

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Park & Facility Improvements												
Greenway Easement Acquisition	2023-5000-001	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Greenway Design and Construction (CRF - P&R)	2023-5000-002	250,000	-	150,000	150,000	-	-	-	-	-	-	550,000
Tennis Court Resurfacing - Stallings Park	2023-5000-003	50,000	-	-	-	-	-	-	-	-	-	50,000
Pond Improvements - Harrisburg Park	2023-5000-004	200,000	-	-	-	-	-	-	-	-	-	200,000
Power Roll Up Doors for Maintenance Garage	2023-5000-005	15,000	-	-	-	-	-	-	-	-	-	15,000
Amphitheater Greenroom Architectural Design - Harrisburg Park	2023-5000-006	20,000	-	-	-	-	-	-	-	-	-	20,000
Storage Building - Town Hall		-	10,000	-	-	-	-	-	-	-	-	10,000
Playground Replacement - Pharr Mill Park - Phase I&II		-	350,000	-	150,000	-	-	-	-	-	-	500,000
Historic Pharr Mill Reconstruction - Construction		-	250,000	-	-	-	-	-	-	-	-	250,000
Parking Lot Resurfacing - Pharr Mill Park		-	-	125,000	-	-	-	-	-	-	-	125,000
Concrete Work - Veterans Park		-	50,000	-	-	-	-	-	-	-	-	50,000
Tennis Court Lights LED Conversion - Stallings Park		-	30,000	-	-	-	-	-	-	-	-	30,000
Light Racks - Harrisburg Park		-	20,000	-	-	-	-	-	-	-	-	20,000
Playground Improvements/ Shade Structure - Harrisburg Park		-	-	100,000	-	-	-	-	-	-	-	100,000
Shelter/Restroom Facility - Holcomb Woods		-	-	50,000	250,000	-	-	-	-	-	-	300,000
Land Acquisition - Zmax Property		-	-	-	-	-	500,000	500,000	-	-	-	1,000,000
Announcer Booth/Storage Room - Harrisburg Park		-	-	200,000	-	-	-	-	-	-	-	200,000
Library HVAC replacement		-	-	40,000	-	-	-	-	-	-	-	40,000
Rocky River Greenway - Design, Phase I-V		-	-	-	-	150,000	150,000	150,000	150,000	150,000	-	750,000
Parking Lot Resurfacing - Stallings Park		-	-	-	100,000	-	-	-	-	-	-	100,000
Field Lights - Holcomb Woods		-	-	-	-	300,000	-	-	-	-	-	300,000
Town Hall Civic Memorial		-	-	-	-	-	-	250,000	-	-	-	250,000
Library Renovations (remodel work, roofing, windows, etc.)		-	-	-	-	150,000	-	-	-	-	-	150,000
Community Room / Building - Harris Depot (CPF)		-	-	-	-	-	-	-	1,250,000	-	-	1,250,000
Athletics Fields - Artificial Turf - Harrisburg Park (CPF)		-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Heavy Equipment - Mowers												
5040 2017 Zero Turn Mower 72" [Rep 5023]	2023-5000-007	18,000	-	-	-	-	-	20,000	-	-	-	38,000
5026 2015 Ex-Mark Walk Behind Mower		-	12,000	-	-	-	-	13,000	-	-	-	25,000
5027 2018 Zero Turn Mower 60"		-	15,000	-	-	-	-	-	18,000	-	-	33,000
5028 2018 Zero Turn Mower 60"		-	15,000	-	-	-	-	-	18,000	-	-	33,000
5035 2019 Zero Turn Mower 72"		-	-	18,000	-	-	-	-	-	18,000	-	36,000
5029 2020 Zero Turn Mower 60"		-	-	-	15,000	-	-	-	-	-	-	15,000

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation (continued)

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Heavy Equipment - Other												
5041	2005 John Deere Tractor [Rep 5013]	2023-5000-008	50,000	-	-	-	-	-	-	-	-	50,000
5042	2006 Kubota RTV 900 [Rep 5014]	2023-5000-009	30,000	-	-	-	-	-	-	33,000	-	63,000
5030	2000 Gator		-	20,000	-	-	-	-	-	22,000	-	42,000
xxxx	Aera-vator Tractor Implement		-	10,000	-	-	-	-	-	-	-	10,000
xxxx	Fertilizer Spreader for Tractor		-	6,000	-	-	-	-	-	-	-	6,000
xxxx	Equipment Trailer		-	10,000	-	-	-	-	-	-	-	10,000
xxxx	Boom Lift		-	60,000	-	-	-	-	-	-	-	60,000
5017	2014 Kubota Tractor		-	-	40,000	-	-	-	-	-	-	40,000
xxxx	2005 John Deere Loader [Rep 5013 attachment]		-	-	-	75,000	-	-	-	-	-	75,000
5016	2009 Ball Field Groomer		-	-	-	-	27,000	-	-	-	-	27,000
5004	2002 John Deere Backhoe		-	-	-	-	-	-	-	-	-	-
xxxx	Excavator from PW		-	-	-	-	-	-	-	-	-	-
5021	2015 John Deere Gator		-	-	-	-	-	-	-	-	-	-
5036	2016 John Deere Infield Groomer		-	-	-	-	-	-	-	-	-	-
5019	2021 John Deere Infield Groomer		-	-	-	-	-	-	-	-	-	-
5031	2020 Clubcar Golf Cart		-	-	-	-	-	-	-	-	-	-
5032	2020 Clubcar Golf Cart		-	-	-	-	-	-	-	-	-	-
Vehicles												
5043	2014 Ford F-250 [Rep 5001]	2023-5000-010	40,000	-	-	-	-	44,000	-	-	-	84,000
5002	2014 Ford F-250		-	40,000	-	-	-	44,000	-	-	-	84,000
5003	2015 Ford-250		-	42,000	-	-	-	-	44,000	-	-	86,000
5005	2016 Ford Explorer		-	40,000	-	-	-	-	44,000	-	-	84,000
5008	2018 Ford F150		-	-	38,000	-	-	-	-	44,000	-	82,000
5009	2019 Chevrolet 3500 Dump Truck		-	-	52,000	-	-	-	-	55,000	-	107,000
5006	2016 Chevrolet Silverado 1500		-	-	-	40,000	-	-	-	-	44,000	84,000
5010	2021 Chevrolet Silverado 1500		-	-	-	-	40,000	-	-	-	-	40,000
5011	2021 Chevrolet Silverado 1500 - B/G		-	-	-	-	-	42,000	-	-	-	42,000
5012	2021 Chevrolet Silverado 1500		-	-	-	-	-	42,000	-	-	-	42,000
5015	2007 Chevrolet Silverado 1500		-	-	-	-	-	-	-	-	-	-
Total project expenditures			693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	10,758,000
Financing Sources:												
	Capital Reserve Fund		443,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	294,000	342,000	6,258,000
	Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	3,000,000	3,000,000
	Capital Reserve Fund - Parks & Rec		250,000	-	-	-	-	-	-	-	-	250,000
	Installment financing		-	-	-	-	-	-	-	1,250,000	-	1,250,000
Total financing sources			693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	10,758,000
CPF - The budget and funding for these projects will be shown in the Parks and Recreation Capital Projects Fund.												

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Buildings/Improvements													
Utility Relocation - Rail Project	2017-6000-008	60,000	60,000	-	-	-	-	-	-	-	-	-	120,000
Water Projects													
FY 22/23 Cabarrus Woods Phase I WL Upgrades (CPF)	2022-6000-009	1,100,000	-	-	-	-	-	-	-	-	-	-	1,100,000
FY 22/23 Cabarrus Woods Phase II WL Upgrades (CPF)	2023-6000-001	180,000	1,100,000	-	-	-	-	-	-	-	-	-	1,280,000
FY 24/25 WL Upgrades (CPF)		-	190,000	1,000,000	-	-	-	-	-	-	-	-	1,190,000
Water Treatment Plant (CPF)		-	450,000	2,900,000	-	-	-	-	-	-	-	-	3,350,000
FY 25/26 WL Upgrades (CPF)		-	-	190,000	1,050,000	-	-	-	-	-	-	-	1,240,000
FY 26/27 WL Upgrades (CPF)		-	-	-	180,000	850,000	-	-	-	-	-	-	1,030,000
FY 27/28 WL Upgrades (CPF)		-	-	-	-	130,000	720,000	-	-	-	-	-	850,000
Water Expansion Projects													
Sequoia Hills Drive/Pharr Mill Loop (CPF)	2022-6000-010	300,000	-	-	-	-	-	-	-	-	-	-	300,000
Hickory Ridge Road 12 inch WL Phase 2 of 3 (4,000 LF) (CPF)		-	-	-	-	-	540,000	-	-	-	-	-	540,000
Hickory Ridge Road 12 inch WL Phase 3 of 3 (4,000 LF) (CPF)		-	-	-	-	-	-	516,000	-	-	-	-	516,000
Sewer Projects													
Millbrook Pump Station Decommissioning (1,600 LF of 8-inch gravity line) (CPF)	2022-6000-011	700,000	-	-	-	-	-	-	-	-	-	-	700,000
Abbington Pump Station Decommissioning (2,200 LF of 8-inch gravity line) (CPF)	2023-6000-002	150,000	650,000	-	-	-	-	-	-	-	-	-	800,000
Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects) (CPF)	2023-6000-003	250,000	250,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,500,000
Orchard Park Pump Station Upgrades	2023-6000-004	65,000	-	-	-	-	-	-	-	-	-	-	65,000
Kensington Pump Station Decommissioning (1,500 LF of 8-inch gravity line) (CPF)		-	80,000	450,000	-	-	-	-	-	-	-	-	530,000
Morehead West Sewer Phase II (CPF)		-	-	525,000	1,280,000	-	-	-	-	-	-	-	1,805,000
Flow Metering and Monitoring Throughout System		-	-	250,000	-	-	-	-	-	-	-	-	250,000
Orchard Park Pump Station Decommissioning (CPF)		-	-	-	50,000	150,000	-	-	-	-	-	-	200,000
Sequoia Hills Sewer (8,500 LF of gravity) (CPF)		-	-	-	335,000	913,000	-	-	-	-	-	-	1,248,000
New Harrisburg Main off of Reedy Creek Interceptor (13,000 LF of 12-inch gravity main) (CPF)		-	-	-	-	-	1,500,000	1,500,000	-	-	-	-	3,000,000
Equipment - Generators													
xxxx Heatherstone Well Generator 7/2006 Olympian G80F3 NG		-	60,000	-	-	-	-	-	-	-	-	-	60,000
xxxx Town Center Generator 8/2007 Olympian G30F3 NG		-	50,000	-	-	-	-	-	-	-	-	-	50,000
xxxx Stalling Glenn Generator Olympian G30F3 NG		-	50,000	-	-	-	-	-	-	-	-	-	50,000
xxxx Well #3 Generator 3/2009 Cummins GGLB 150 NG		-	65,000	-	-	-	-	-	-	-	-	-	65,000
xxxx 2000 Kohler 135 Generator(Tagalong) [Rep 4104]		-	-	85,000	-	-	-	-	-	-	-	-	85,000
xxxx Abbington Generator 5/2006 Olympian G100F3 NG (if Sewer CPF is not performed)		-	-	55,000	-	-	-	-	-	-	-	-	55,000
xxxx Kensington Generator 1/2005 Olympian D50P3 Diesel (if Sewer CPF is not performed)		-	-	-	45,000	-	-	-	-	-	-	-	45,000
xxxx Well #1 Generator 3/2012 Generac SG175 NG		-	-	-	-	85,000	-	-	-	-	-	-	85,000

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Equipment - Other													
6076	2016 308 CAT Excavator [Rep 6021]	2023-6000-005	150,000	-	-	-	-	-	-	-	-	150,000	
6077	2280 Mahle Articpro R1234YF AC Machine	2023-6000-006	8,000	-	-	-	-	-	-	-	-	8,000	
6004	2010 Skid Steer Caterpillar 277C w/Bucket		-	-	90,000	-	-	-	-	-	-	90,000	
6008	2011 Wacker RT 82-SC 32" Trench Roller		-	-	24,000	-	-	-	-	-	-	24,000	
4109	2011 Air Compressor Sullair 185		-	-	24,000	-	-	-	-	-	-	24,000	
6011	2013 FX-30 Ditch Witch Vacuum - Replace with Jetter/Sewer Vac Truck		-	-	280,000	-	-	-	-	-	-	280,000	
6016	2016 Hudson Trailer 20' HTD18C 12 Ton		-	-	-	24,000	-	-	-	-	-	24,000	
6012	2013 Volvo DD15 Compactor Double Drum		-	-	-	-	34,000	-	-	-	-	34,000	
6017	2012 Doosan Forklift Model G25P5		-	-	-	-	23,000	-	-	-	-	23,000	
6025	2018 Hudson Trailer 20' HTD18C 12 Ton		-	-	-	-	24,000	-	-	-	-	24,000	
6045	2021 Bravo Aires Pathfinder Camera & Trailer		-	-	-	-	-	-	124,000	-	-	124,000	
6028	2019 DYNA-VAC RH-750 Easement Machine		-	-	-	-	-	-	-	68,000	-	68,000	
6034	2021 Kubota RTV-900 4x4		-	-	-	-	-	-	-	24,000	-	24,000	
6039	2017 Caterpillar 914M Compact Wheel Loader		-	-	-	-	-	-	-	-	150,000	150,000	
6013	2014 305 CAT Mini Excavator		-	-	-	-	-	-	-	-	130,000	130,000	
6047	2021 Ditch Witch Vacuum & Trailer		-	-	-	-	-	-	-	-	90,000	90,000	
6050	2021 Kaufman 22' Trailer		-	-	-	-	-	-	-	-	12,000	12,000	
6038	2006 FX-30 Ditch Witch Vacuum		-	-	-	-	-	-	-	-	-	-	
6009	2011 Kaufman Tilt 22' Trailer		-	-	-	-	-	-	-	-	-	-	
6027	2019 Caterpillar 305.E2 Excavator - (Projected 2033 - \$90k)		-	-	-	-	-	-	-	-	-	-	
6029	2019 Skid Steer Caterpillar 289D2 - (Projected 2034 \$80k)		-	-	-	-	-	-	-	-	-	-	
6002	2006 Kubota RTV-900		-	-	-	-	-	-	-	-	-	-	
6021	2016 Caterpillar 308 Excavator		-	-	-	-	-	-	-	-	-	-	
6035	2021 Caterpillar Compactor		-	-	-	-	-	-	-	-	-	-	
6014	2014 Aries Pathfinder Camera & Trailer Model VRLC6X12TE2		-	-	-	-	-	-	-	-	-	-	
Vehides													
6078	2014 Ford F-550 Super Duty Reg Cab Dump Truck [Rep 6041]	2023-6000-007	62,000	-	-	-	-	-	68,000	-	-	130,000	
6043	2016 Freightliner M2106 Dump Truck		-	124,000	-	-	-	-	-	130,000	-	254,000	
6018	2016 Ford F-450 Diesel Crew Cab		-	73,000	-	-	-	-	-	78,000	-	151,000	
6020	2016 Ford F-350 Reg Cab		-	52,000	-	-	-	-	-	60,000	-	112,000	
6042	2015 Freightliner Dump Truck		-	-	125,000	-	-	-	130,000	-	-	255,000	
6019	2016 Chevrolet 2500 Reg Cab 4x4		-	-	43,000	-	-	-	-	-	46,000	89,000	
6044	2019 F450 Crew Truck		-	-	-	79,000	-	-	-	-	82,000	161,000	
6007	2011 Chevrolet Silverado 2500 Reg Cab		-	-	-	48,000	-	-	-	-	50,000	98,000	
6023	2017 Chevrolet 2500 Reg Cab Service Bed		-	-	-	48,000	-	-	-	-	50,000	98,000	
6022	2017 Chevrolet 1500 Reg Cab Short Bed		-	-	-	48,000	-	-	-	-	50,000	98,000	
6026	2019 Kenworth T440 w/800-HPR-ECO Sewer Jet Machine		-	-	-	-	260,000	-	-	-	-	260,000	
6024	2018 Freightliner M2106 Diesel Dump Truck		-	-	-	-	128,000	-	-	-	-	128,000	
6031	2020 Chevrolet Silverado 3500 Reg Cab Crane Body		-	-	-	-	80,000	-	-	-	-	80,000	
6032	2020 Chevrolet Silverado 2500 Reg Cab 4x4 Service Body		-	-	-	-	48,000	-	-	-	-	48,000	
6033	2021 Chevrolet 2500 Crew Cab		-	-	-	-	50,000	-	-	-	-	50,000	
6010	2012 Ford F-150 Reg Cab		-	-	-	-	48,000	-	-	-	-	48,000	
6040	2021 Chevrolet 3500 Crew Cab		-	-	-	-	-	56,000	-	-	-	56,000	
6030	2020 Freightliner M2 Dump Truck		-	-	-	-	-	130,000	-	-	-	130,000	
6074	2022 Chevrolet Silverado 2500		-	-	-	-	-	56,000	-	-	-	56,000	
6015	2015 Chevrolet Silverado 2500 HD		-	-	-	-	-	-	-	-	-	-	
6001	2004 Series 2 Sewer Jet Rodder Machine		-	-	-	-	-	-	-	-	-	-	
6075	2022 Chevrolet Silverado 2500		-	-	-	-	-	-	-	-	-	-	

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Cost Share - General Fund Assets												
Server Replacement (50% GF) ^[1]		-	25,000	-	-	-	30,000	-	-	-	-	55,000
Backup & Disaster Recovery (50% GF) ^[2]		-	-	30,000	-	-	35,000	-	-	40,000	-	105,000
Upfit Town Hall, both floors (CPF) (50% GF) ^[3]		-	-	300,000	2,500,000	-	-	-	-	-	-	2,800,000
6060 Plotter - Printer/Scanner (50% GF) ^[4]		-	-	-	10,000	-	-	-	-	-	-	10,000
1002 2013 Ford Explorer (50% GF) ^[5]		-	-	-	-	20,000	-	-	-	-	-	20,000
6072 2019 Ford Transit Van (50% WSF) ^[6]		-	-	-	-	-	25,000	-	-	-	-	25,000
xxxx 20xx Bucket Truck (50% GF) ^[7]		-	-	-	-	-	-	40,000	-	-	-	40,000
6054 2021 Kubota Tractor (50% GF) ^[8]		-	-	-	-	-	-	-	-	60,000	-	60,000
1003 2013 Dodge Charger (50% GF)		-	-	-	-	-	-	-	-	-	-	-
1001 2014 Ford Taurus (50% GF)		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures		3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
Financing Sources:												
Capital Reserve Fund - Operating Capital		345,000	559,000	1,006,000	302,000	719,000	413,000	238,000	392,000	238,000	614,000	4,826,000
Capital Reserve Fund - Capital Project Fund		2,680,000	2,720,000	1,965,000	1,065,000	780,000	1,760,000	1,016,000	500,000	500,000	500,000	13,486,000
Installment financing		-	-	3,900,000	4,830,000	1,763,000	1,500,000	1,500,000	-	-	-	13,493,000
Total financing sources		3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
CPF - The budget and funding for these projects will be shown in the Water and Sewer Capital Projects Fund.												
Projects split between General Fund and Water & Sewer Fund												
^[1] \$50,000 total in FY2024; \$60,000 total in FY2028												
^[2] \$60,000 total in FY2025; \$70,000 total in FY2028; \$80,000 total in FY2031												
^[3] \$600,000 total in FY2025; \$5,000,000 total in FY2026												
^[4] \$20,000 total in FY2026												
^[5] \$40,000 total in FY2027												
^[6] \$50,000 total in FY2028												
^[7] \$80,000 total in FY2029												
^[8] \$120,000 total in FY2031												

Appendix 5: Capital Improvement Plan (continued)

Storm Water

Item	Project Number	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Totals
Project and acquisition expenditures by function:												
Storm water projects												
System A Phase 3 (CPF)	2021-7000-001	400,000	-	-	-	-	-	-	-	-	-	400,000
Spot Improvements (Oakley, Willow)	2023-7000-001	100,000	-	-	-	-	-	-	-	-	-	100,000
Regional Detention (CPF)		-	-	-	400,000	-	-	-	-	-	-	400,000
Storm Water Improvements - System B - Phase 1 (CPF)		-	-	-	-	-	-	-	-	-	-	-
Vehicles												
7001 2018 Ford Explorer		-	50,000	-	-	-	-	-	50,000	-	-	100,000
7002 2013 Freightliner Street Sweeper		-	280,000	-	-	-	-	-	-	290,000	-	570,000
Total project expenditures		500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
Financing Sources:												
Capital Reserve Fund		100,000	330,000	-	-	-	-	-	50,000	290,000	-	770,000
Capital Reserve Fund - Capital Project Fund		400,000	-	-	400,000	-	-	-	-	-	-	800,000
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
CPF - The budget and funding for these projects will be shown in the Storm Water Capital Projects Fund.												





TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 4, 2022, Town Council Budget Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 4, 2022, Town Council Budget Meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. April 4, 2022 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, APRIL 4, 2022
6:00 PM**

MINUTES

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

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr., Councilmembers Diamond Staton-Williams, Rick Russo, Ian Patrick, Rodney Dellinger, Ron Smith and Altyn Cotell

ABSENT:

1A.

ZOOM NOTIFICATION

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

2A.

NEW BUSINESS

Town Manager Rob Donham gave an overview of the transition into the Draft 2 of the FY 2022-2023 Manager's Recommended Budget. This meeting will be informational, and Council will be given time to review the materials over the next two weeks before decisions need to be made for each department.

Budget Discussions. Discussion included the following:

- General Fund Summary
 - Proposed tax rate increase of \$0.06 (from \$0.355 to \$0.415)
 - Expansion of Cabarrus County Deputy Contract
 - National inflation rates
 - Implementation of the Town's Compensation Study (\$400,000 incorporated)
 - New positions requested for FY2023
 - Discussion of why the tax rate increase is suggested.
 - Councilmember Patrick - Request to look into how ARPA funds can be used instead.
 - Debt Financing – 105' Ladder Truck for Fire Department
 - Operational changes
 - Assuming 4% growth in tax base
 - Explanation of Motor Vehicle Tag Fee
- Budget Summary – Water Sewer
 - Proposed rate increase of 5%
 - Average home usage expected to increase from \$63.00 to \$66.15
 - Also applies to System Development Charges paid by developers
 - Necessary to fund WSACC share of plant expansion
 - Increase in water purchasing costs
 - National inflation rates
 - Implementation of the Town's Compensation Study
 - Additional positions
- Review of Financial Models
- Councilmember Staton-Williams would like more clarification of what the hourly use of facilities includes. Town Manager Rob Donham will discuss further with Parks and Recreation Director Jim Spina.
- Review of financial tax rate exercise for Councilmembers to complete independently and return to Finance Director Brian Lee by this Friday, April 8th.

3.
CLOSED SESSION
None

ADJOURNMENT:

MOTION:

There being no further business, Councilmember Russo made a motion to adjourn the meeting. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 11, 2022, Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 11, 2022, Town Council meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. April 11, 2022 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, APRIL 11, 2022
6:00 PM**

MINUTES

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

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr., Councilmembers Diamond Staton-Williams, Ian Patrick, Rick Russo, Rodney Dellinger, Altyn Cotell and Ron Smith

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

Two changes were proposed for tonight's agenda:

- Move Item 5E, 2017 Transportation Bond Project Update, to next month
- Move Item 2H (H2021-06-R) to 6C tonight

MOTION:

Councilmember Smith made a motion to approve the agenda with the proposed changes. Second was made by Councilmember Dellinger. **The motion passed 7-0.**

1C.

INVOCATION

Ray Helms conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- Harrisburg Business Alliance (HBA) – Mark Allen presented information about the vision, history, recent activities and goals of the HBA.

1F.

PUBLIC COMMENT

- John Paul, PO Box 554, Harrisburg – introduced himself, Republican running for office in Cabarrus County
- Ray Helms, Robinson Church Road, Concord - spoke against having beer and wine served in the parks
- Pastor Jordan, 134 Love Street, Concord – wants to have a street in Harrisburg named for Dr. Martin Luther King, Jr.
- Benji Layman, representing Isaacs Group, 8720 Red Oak Blvd., Charlotte – available to answer any questions regarding the item that was moved to 6C

2.

CONSENT AGENDA

- A. Consider the minutes of the March 1, 2022, Town Council Budget Meeting
- B. Consider the minutes of the March 14, 2022, Town Council Meeting
- C. Consider the minutes of the March 23, 2022, Town Council Budget Meeting

- D. Consideration of approval of the FY2021 Waterline Construction Contract with Carolina Siteworks and related Declaration of Intent to Reimburse.
- E. Consideration of approval of the Spring 2022 Street Resurfacing Contract and related FY2022 Budget Ordinance Amendment
- F. Consideration of approval of resolution for request of State Grant Assistance for Water and Wastewater Projects through ARPA
- G. Consideration of FY2022 Budget Ordinance Amendment for Safety Grant Proceeds
- H. H2021-06-R – Set a public hearing for May 9, 2022, to consider annexation of properties off Robinson Church Road and Peach Orchard Road
- I. Consideration of approval of the Wastewater Service Agreement with WSACC

MOTION:

Councilmember Dellinger made a motion to approve the Consent Agenda, minus Item 2H, that was moved to Item 6C earlier in the meeting. Second was made by Councilmember Smith. **The motion passed 7-0.**

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

- Had a request from a resident at 602 Autumn Drive concerning business use – that has been handled by the Planning department
- Lucas Court project – we are securing rights-of-way and the plat is being developed
- Harmony Roundabout – they anticipate a summer start date and will operate out of the current entrance. Won't connect to neighborhood until complete.
- Camilla Gardens – they anticipate a fall start date, utility relocation hold-up currently.
- Signal light – submitting construction documents this month
- Housing #s – we will be getting this on the website soon
- Bicycle accident in Town Center – there was no direct lighting component involved in this accident, however, we have hired an electrician to get the ball rolling on all lighting outages in Town Center. Engineering is also looking into who owns the lights and whether we need additional lights.
- COVID update – we have had some new cases with employees this week
- There was some expectation of a presentation concerning stormwater issues, but would prefer to respond to the resident directly rather than take up time at the Council meeting for things like this

Council asked for Courtyards at Robinson Church update – construction documents have been submitted and they are working on getting signal approved.

Council asked about rumor that Orchard Ridge subdivision could not get sewer rights and so that project is not moving forward. Mr. Donham stated that the developer is moving forward with the project, but the builder pulled out. They are looking for a new builder, but as far as we know, there have been no sewer rights issues.

Finance Report:

Finance Director Brian Lee presented the Finance report.

Law Enforcement Report:

Ashley Edwards presented the Law Enforcement report.

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- Held the ribbon cutting for the Pump Track at Harrisburg Park. This is the only pump track in Cabarrus County. Thanked everyone who had a part in bringing this facility to Harrisburg.

- Volunteered at the Special Olympics last week. It was great to see how excited all the kids were to get to be back out in person. Hope to see more elected officials out there in the future.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

Councilmember Staton-Williams

- Participated in the Big Brother Big Sister Bowling event with the Youth Council on March 26th.
- Attended the 18th Peggy Freeman Fleming Sisterhood Luncheon. Someone mentioned that they had emailed the Town a couple of times about the event but had gotten no response. Would like to see a process where we can make sure these requests are being seen.

4A.

PUBLIC HEARING

None

5A.

OLD BUSINESS

H2021-13-R - Consider a conditional rezoning and annexation request to add a portion of parcel to modify the previously approved Farmington PUD. MVP Properties, on behalf of the property owners of parcel 5506-13-9416 has submitted a request to rezone a portion of this parcel, approximately 1.557 acres of land located along the edge of Farmington PUD off Farmington Ridge Pkwy. The applicant proposes to rezone/annex and develop the parcel as part of the established Planned Unit Development (PUD) for Farmington. To achieve this, the applicant is requesting that the property be rezoned from Cabarrus County OI (Office/Institutional) to Town of Harrisburg PUD (Planned Unit Development). It is part of the land swap associated with another Rezoning H2021-14-R that will take away a portion of the original PUD.

The property in question is in the County and requires annexation. The Planning and Zoning Board reviewed and recommended approval of the request at their February 15, 2022, meeting. The Town Council held a public hearing at the March meeting.

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 Construction Document (CDs) reviews. Staff is recommending approval of the annexation and rezoning request with conditions included in the staff report.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve the annexation and conditional rezoning request from Cabarrus County OI (Office/Institutional) to Town of Harrisburg PUD (Planned Unit Development) as requested by the applicant for the related property in application H2021-13 (R). Second was made by Councilmember Cotell. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

Based on the application submitted to the Town, the staff report, comments at the public hearing, and the conditions included in the staff report, this rezoning is consistent with the provisions of the Harrisburg Area Land Use Plan and therefore is reasonable and in the public interest.

MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. The second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

5B.

OLD BUSINESS

H2021-14-R - Consider a rezoning request to remove a portion of parcel and modify the previously approved Farmington PUD. MVP Properties, on behalf of the property owners of parcel 5506-12-7903 has submitted a request to rezone a portion of this parcel, approximately 1.38 acres of land located along the edge of Farmington PUD off Farmington Ridge Pkwy. The applicant proposes to develop the parcel as Office and Institutional and be removed from originally approved Farmington PUD. This particular parcel is proposed to be office or institutional. To achieve this, the applicant is requesting that the property be rezoned from Town of Harrisburg PUD (Planned Unit Development) to O-I (Office and Institutional). It is part of the land swap associated with Rezoning H2021-13-R that will add a new parcel into the PUD.

The property in question is in the Town Limits and does not require annexation, upon rezoning and removal from the PUD the property will remain within Town 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 Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request. Town Council held the public hearing at the March meeting.

After some discussion, the following action was taken:

MOTION:

Mayor Pro-Tem Price made a motion to approve the rezoning request from Town of Harrisburg PUD (Planned Unit Development) to O-I (Office and Institutional), as requested by the applicant for the related property in application H2021-14 (R). Second was made by Councilmember Smith. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT

Based on the application presented to the Town, the staff report and comments this rezoning is consistent with the provisions of the Harrisburg Area Land Use Plan and is therefore reasonable and in the public interest.

MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. The second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

5C.

OLD BUSINESS

H2022-01-R - Consider a rezoning and annexation of 2 parcels off of Paul Linker PL associated with an annexation request. The property owners of parcel 5527-12-6235 and 5527-12-7291 have submitted a request to rezone these parcels, approximately 4.233 acres of land located off Paul Linker PL. The applicant proposes to annex two parcels into the Town of Harrisburg town limits to have access to a Towns' sewer services for each lot. The two lots are currently in Cabarrus County. To achieve this, the applicant is requesting that the properties be rezoned from County LDR (Low Density Residential) to RL (Residential Low Density). The RL district has a maximum density of 1 dwelling unit per acre. The proposed density is 0.47 dwelling units per acre and the lot meets the RL dimension requirements per the UDO.

The property in question is in the County and requires annexation. A staff report has been provided for more information, there is no site-specific plans for these parcels. Staff is recommending approval of the rezoning requests presented. Town Council held a public hearing at the March meeting.

After some discussion, the following action was taken:

MOTION:

Councilmember Dellinger made a motion to approve the annexation and rezoning request from County LDR (Low Density Residential) to RL (Residential Low Density), as requested by the applicant for the related property in application H2022-01 (R). Second was made by Councilmember Cotell. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

Based on the application, the staff presentation and staff report, this rezoning is consistent with the provisions of the Harrisburg Area Land Use Plan and therefore is reasonable and in the public interest.

MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. The second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

5D.

OLD BUSINESS

Consideration of changes to the Harrisburg Code of Ordinances. Session Law 2021-138 decriminalizes a number of our Town ordinances. Because of this, those changes need to be incorporated into the Town's Code of Ordinances. Rich Koch has been working on this and his proposal for the changes is provided for Council review. A properly held public hearing was conducted in March, and a vote on the changes will be considered at this Council meeting.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve changes to the Harrisburg Code of Ordinances as presented. Second was made by Councilmember Dellinger. **The motion passed 7-0.**

5E.

OLD BUSINESS

2017 Transportation Bond Project Update. This item moved to next month.

6A.

NEW BUSINESS

Consideration of Guidelines for Events requestion Beer and Wine Sales in Harrisburg Park. Last year, the Town Council asked that a policy be presented for consideration that addresses any request, from both within and outside our Town organization, for beer and wine sales and consumption at events inside Harrisburg Park. After consultation with Parks & Recreation staff, as well as Town Management, the proposed policy has been presented for Council consideration.

Councilmember Smith would like to see a specific time buffer placed between youth sports events ending and the events selling beer and wine beginning. Attorney Rich Koch stated that we need to make sure the vendors have dram shop liability insurance. After much discussion and questions from Council, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve Consideration Guidelines for events requesting beer & wine sales in Harrisburg Park with the proposed changes to Item 3 – specific time buffer between youth programs and events selling beer and wine, and Item 5 – add dram shop liability insurance requirement from vendors. Councilmember Russo made the second. **The motion passed 6-1 (Councilmember Dellinger voting against).**

6B.

NEW BUSINESS

Consideration of Approval of the Resolution for the Wastewater Allocation and Commitment Policy. Recently, the Water and Sewer Authority of Cabarrus County (WSACC) system served by the Rocky River Regional Wastewater Plant (RRRWWTP) has experienced unprecedented rainfall and growth from new construction. These two impacts have together resulted in the RRRWWTP approaching its design capacity faster than anticipated. WSACC has been working with an engineering consultant to design the expansion of the RRRWWTP from 26.5 MGD to 34 MGD (the current permitted capacity) to support the increasing growth in the WSACC service area. The first phase of expansion is expected to be complete in 2024. This first phase of the expansion increase capacity by 3.5 MGD. The second phase of the expansion is scheduled to be complete in early 2027 and will add MGD in capacity at the RRRWWTP.

As a result of the limited available capacity at the RRRWWTP, The Town of Harrisburg, as a jurisdictional member of the Water and Sewer Authority of Cabarrus County (WSACC) has participated in the member jurisdiction-comprised allocation committee to determine the appropriate allocation for each member jurisdiction. The Town was permitted a percentage of the remaining capacity at the RRRWWTP.

With the allocation, Town Staff has concluded on the most appropriate policy to allocate the capacity to developments, which is detailed in the Wastewater Allocation and Commitment Policy. The attached resolution will formally enact the policy and provide Town staff with authority to accept or deny projects on the basis of sewer capacity availability. The policy outlines timeframes for projects to be completed and still be considered permitted for wastewater flow and identifies appropriate prioritization evaluation criteria. The Town seeks to grant allocations in a way that will support economic growth, economic diversity, strengthening of the tax base, creation of jobs and promotion of high-quality development, while maximizing existing infrastructure and service delivery capacity. Town staff recognizes these efforts as being in the best interest of the Town, its citizens, and stakeholders.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a motion to execute the resolution to adopt the Town of Harrisburg Wastewater Allocation Policy. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

6C.

NEW BUSINESS

H2021-06-R – Set a public hearing for May 9, 2022, to consider annexation of properties off Robinson Church Road and Peach Orchard Road.

MOTION:

Councilmember Dellinger made a motion to push this public hearing out to June to give time for any changes requested at the neighborhood meeting on April 21 to be addressed.

Councilmember Dellinger asked to have this item moved from the Consent Agenda to discuss in New Business. This was presented in 2021 in person and on Zoom and there were audio problems. There is another neighborhood meeting set up for later this month. Concerned about the timeline of making any changes that may be brought up at this meeting in time for the May 9 public hearing. Would like to propose that this public hearing be set for the June 14 Council meeting instead of the May 9 meeting. Sushil Nepal stated that although the public hearing will be held at the May meeting, no action will be taken until the June meeting, so there would be time to make changes before any action is taken. There is a certain required timeline that must be met as well, and since this is already in process, that timeline must be adhered to unless the applicant requests a change.

After further discussion, the following action was taken:

Councilmember Dellinger withdrew his motion.

MOTION:

Councilmember Patrick made a motion to set a public hearing for May 9, 2022, to consider annexation of properties off Robinson Church Road and Peach Orchard Road. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

7.

ACTION ITEMS

- Create process for submitting requests to Council
- Make sure email list is cleaned up
- Remind applicant to answer questions from the neighborhood meeting during the public hearing next month

8.

CLOSED SESSION

None

9.

ADJOURNMENT:

MOTION:

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

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 12, 2022, Town Council Budget Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 12, 2022, Town Council Budget meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. April 12 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
TUESDAY, APRIL 12, 2022
6:00 PM**

MINUTES

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

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr., Councilmembers Diamond Staton-Williams, Ian Patrick, Rodney Dellinger and Altyn Cotell, Ron Smith

ABSENT: Rick Russo

1A.

ZOOM NOTIFICATION

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

2A.

NEW BUSINESS

Budget Discussions. Discussion included the following:

Budget Items with Broad Support:

- Increase in merit-based salary increases
- Increase longevity tiers
- Special Projects budget
- UDO Update Consultant Services
- Parks Master Plan update
- Increase events
- Addition of Human Resources Specialist
- Fire Station #1 upgrades
- ADA Sidewalk Compliance Program
- Tennis Court resurfacing – Stallings Park
- Pond Improvements – Pharr Mill Park
- Power Rollup doors for maintenance garage
- Greenway easement acquisition
- Amphitheater greenroom architectural design
- Vehicles for Engineering, Fire, Environmental Protection and Parks
- Updated extrication equipment for Fire
- HVAC dehumidifiers at Stations 1, 2 and 3
- MCT replacements for Fire
- MCT for Assistant Chief and Division Chief
- Training room projector and video conference bar for Fire

Items Requiring Further Discussion:

- Increase employer match/contributions for 401k/457 – after discussion, this is not a deal breaker for the budget, so it will be included in the manager's recommended budget
- Portable generator and inflatables for Fire education – based on discussion, this will not be included in the manager's recommended budget
- Accelerated payoff of Engine #3 debt service – based on discussion, this will be included in the manager's recommended budget

Council Special Projects/Priorities:

- Strategic corridor road improvements – 49/Veterans/Town Center
- Town Center assistance
- Caldwell Extension – kick start
- Shovel ready project for EDC

Additional Unfunded Projects on Horizon:

- Town Center development
- Town Center parking garage
- Library and Senior Center
- Train Station Project
- Caldwell Road extension
- Economic Development Program
- Park expansions/additions

There was also some discussion concerning improvements on Parallel Drive.

Financial Model Discussion:

- Option C – would add deputies and \$0.06 tax rate increase, Option D – would add deputies and \$0.08 tax rate increase
- \$0.08 tax rate increase model results in \$3.3M more in Capital Reserve at the end of the 5th fiscal year
- This would allow us to add deputies and enhance our law enforcement presence
- Need a public education campaign to show residents the things we need to do to make necessary improvements in Town

Mayor Teague recessed the meeting for 5 minutes.

Upon returning, business resumed.

Further discussion followed concerning the financial model. Following the discussion, Manager Rob Donham stated that he feels comfortable now that he has clear direction from Council and will put together the Manager's Recommended Budget to present to Council on May 9th.

Discussion concerning Mayor/Council salaries. Currently Harrisburg Mayor and Council are very underpaid compared to surrounding communities.

Discussion was also had concerning the fee schedule. Questions about how much more should outside residents pay for youth athletic programs and who is considered "outside residents."

3.

CLOSED SESSION

None

ADJOURNMENT:

MOTION:

There being no further business, Mayor Pro-Tem Price made a motion to adjourn the meeting. Second was made by Councilmember Smith. **The motion passed 6-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Harrisburg July 4th Celebration - Contract for Amusements

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Approval of Contract with Palmetto Amusements to provide amusements for July 3rd and 4th for the 2022 Harrisburg July 4th Celebration.

Description/Background:

The 25th Annual Harrisburg July 4th Celebration is scheduled for July 3rd and 4th at Harrisburg Park. During event hours on the 3rd and 4th, a variety of rides and games are to be provided by Palmetto Amusements for visitors of the event to enjoy.

Each year, a variety of rides are chosen based on availability and to service the different age groups of visitors to the park. In 2021, it was estimated that the event attendance was approximately 30,000 over two days.

Palmetto Amusements will handle all aspects of the rides, which include set up, inspections, power and staffing. Harrisburg Parks and Recreation will work to provide some volunteer support for the game area. Rides will be set up on fields #3 and #4 in Harrisburg Park. Staff and volunteers will sell tickets for the rides to generate additional event revenue.

Ticket sales over the past several years, along with the lines for the rides, have proven the popularity of this amenity at the event. Due to this, additional rides have been added to the contract for this year to better accommodate guests to the event.

Palmetto Amusements has provided amusements for the annual event for the past 8 years and has done a great job providing this service for the Town's Annual July 4th Celebration.

Recommendation:

Motion to approve the contract with Palmetto Amusements to provide amusements for the 2022 Harrisburg July 4th Celebration in the amount of \$79,917.

Fiscal Impact:

The fiscal impact to the Town as a result of this contract is an expenditure of \$79,917. The attractions provided under this contract are responsible for the majority of revenues generated at the event. Ticket sales at the 2022 event amounted to approximately \$65,000 of revenue with 65% of the amusements that are planned for the coming event. Given the ratio in prior years of revenues over the amusement costs, the Town is projecting \$95,000 in ticket sales for the event.

Attachments:

1. 2022 Amusement Contract - 3-30-2022



Contract Agreement

This agreement is between the Town of Harrisburg's Annual 4th of July celebration at Harrisburg Park, hereinafter referred to as the **BOOKING PARTY** and **PALMETTO AMUSEMENTS**, hereinafter referred to as the **SUPPLIER**.

1. **SUPPLIER** agrees to provide equipment, etc. as listed in paragraph 3 below for the **BOOKING PARTY'S** event date of 3 July 2022 operational times of 4:00 pm-10:00 pm and 4 July 2022 operational times of 4:00pm-11:00 pm. **SUPPLIER** will service the event date rain or shine but reserves the right to cease operation of amusement devices during inclement weather to ensure the safety of the children and the general public. **SUPPLIER** will then resume operations as weather permits during the above scheduled hours.
2. **SUPPLIER** agrees to provide:
 - a. Equipment: **See Addendum A.**
 - b. Supplier will also supply all staffing for the mechanical attractions. Suppliers also will also be responsible for state amusement ride inspection. Please be advised that Palmetto Amusements reserves the right to manipulate/rotate equipment in the event that a piece of equipment is not available due to a mechanical/safety issue.
3. **BOOKING PARTY** agrees to provide:
 - a. Access to the set up site **5 days** prior to the event if needed. Removal of equipment will be concluded no later than 5 days post event date.
 - b. Site preparation to include but not limited to: Level surface, identification and marking of any and all hazards/underground utilities/water lines. Lighting of the general area is also the responsibility of the booking party for the safety of the patrons.
 - c. In the event of an inclement weather booking party is responsible for damage to the site during extraction of equipment.
 - d. Security during operational and non-operational hours.
4. **FINANCIAL TERMS:** The total amount for the items listed in paragraph 3 above is: **\$79,917.00.** **SUPPLIER** must receive this signed document and a 50% deposit in the amount of **\$39,958.50** within ten (10) business days of the date of this contract, in order for the event date above and the equipment to be guaranteed. The final balance will be due ten (10) business days prior to the event date listed in **Paragraph 2** in the amount of **\$39,958.50.**
 - a. Contract & Deposit Due Date : **15 May 2022**
 - b. Balance Due Date : **3 July 2022**
5. **CANCELLATION POLICY:** The deposit is non-refundable. If **BOOKING PARTY** wishes to reschedule the event for inclement weather all financial agreements expected are still due. However, the event can be rescheduled **within 6 months** of the event date, minimal fees may be incurred due to unrecoverable expenses but a decision to reschedule must be made **72 hours** in advance of the event set up.. Should the **BOOKING PARTY** decide to cancel this agreement, see cancellation fee below:

Date of Cancellation	Cancellation Fee
2 months or greater from event	25% of balance due plus unrecoverable expenses
1 months or greater from event	50% of balance due plus unrecoverable expenses
2 weeks or less from event	100% of balance plus unrecoverable expenses



Contract Agreement

Addendum A.

Round Up	Barrel of Pirates
Bungee Trampoline	Berry Go Round
Carousel	Kids Town Fun House
Swing	Helicopter
Glass House	Tiger Bounce house
Spin Master	Flying Saucer
Sizzler	Trackless train
Loop O Plane	Game Station
Wally's Great Adventure	Power
Event Total	\$79,917.00

6. ACCEPTANCE OF THIS CONTRACT BY BOOKING PARTY

Supplier Authorized Signature: Christy Boscaglia Date: 28 March 2022
Electronic Signature

Booking Party Authorized Signature: _____ Date: _____
Authorized Representative



TOWN OF HARRISBURG

Agenda Item Details

Title:

Town Acceptance of Asphalt and Storm Drainage Systems for the Extension of Gamble McClure Lane

Presenting Personnel:

Mallory Hodgson, Project Manager

Suggested Motion or Action:

Motion to approve the attached resolution accepting the extension of Gamble McClure Lane into the Town's street and stormwater maintenance system.

Description/Background:

Gamble McClure Lane is a roadway in the Town of Harrisburg that was extended during the construction of the Harrisburg Park project to connect Sims Parkway to Z-Max Boulevard. The Town reviewed and inspected all of the infrastructure and improvements associated with this roadway extension and recommends acceptance of the street and storm drainage network into the Town's maintenance system.

Recommendation:

Staff recommends approval of the attached resolution to accept the extension of Gamble McClure Lane and the associated road and stormwater infrastructure into the Town's maintenance system.

Fiscal Impact:

There is no direct fiscal impact to the Town for taking over this street aside from the future maintenance costs of the streets and storm drainage system. The costs to construct the road were incurred by the Town during the Harrisburg Park project. Those costs will be capitalized at the end of the fiscal year along with all other park project costs and thus, the values associated with this street acceptance do not need to be shown as contributed capital, as many of the Town's other street acceptances typically do.

With acceptance, the Town will assume maintenance of the road. The Town will also begin to collect Powell Bill funds for the street miles accepted.

Attachments:

1. Gamble McClure - Plat Map Highlighted
2. Gamble McClure - Council Resolution for Acceptance
3. Gamble McClure - Engineer Estimate 3-9-2022

NCGS MONUMENT
"VALHALLA"
NC GRID COORDS
NAD83/2011
N= 575,745.90 US FT
E= 1,501,994.59 US FT
CGF: 0.99984511

N/F
COOK OUT-HARRISBURG, INC.
DB 15517 PG 40
LOT 1C, PB 48 PG 6
PN 5507452303

N/F
OAK GROVE MISSIONARY BAPTIST
LOT 2, PB 71 PG 105
PN 5507454415

POB
#5 REBAR (FOUND)
NC GRID COORDS
NAD83/2011
N= 575,205.18 US FT
E= 1,504,089.65 US FT

PARCEL 1
37,573 SF
0.863 AC
N/F
TOWN OF HARRISBURG
DB 507 PG 732
PN 5507452154

N/F
OAK GROVE BAPTIST CHURCH
DB 568 PG 426
LOT 3, PB 71 PG 105
PN 5507454232

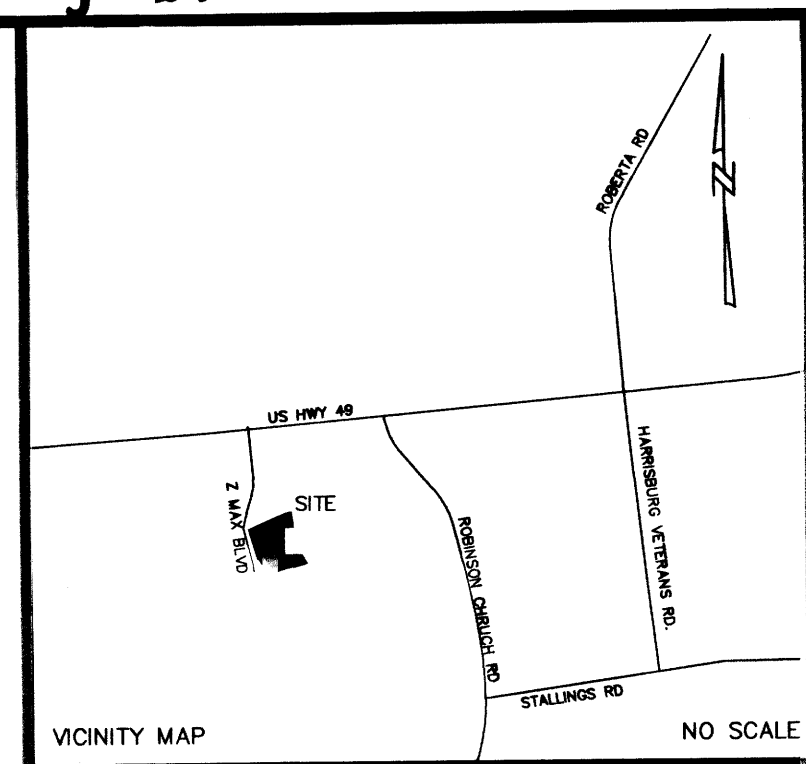
N/F
NANCY WRIGHT EARL
DB 1752 PG 327
PN 5507454079

PARCEL 2
54,941 SF
1.261 AC
N/F
TOWN OF HARRISBURG
DB 6406 PG 331
PB 47 PG 75
PN 5507452154

N/F
TOWN OF HARRISBURG
DB 11995 PG 139
LOT 4, PB 37 PG 109
PB 47 PG 75
PN 5507443477

CURVE TABLE				
CURVE #	LENGTH	RADIUS	BEARING	CHORD
C1	87.92'	70.00'	N34°54'32"W	82.25'
C2	11.01'	12.50'	N45°39'07"W	10.66'
C3	33.43'	210.00'	N70°25'13"E	33.39'
C4	33.86'	200.00'	N70°42'35"E	33.82'
C5	28.78'	170.00'	S70°42'35"W	28.74'
C6	38.20'	240.00'	S70°25'13"W	38.16'

AREA TABLE		
PARCEL	AREA SF	AREA AC
PARCEL 1	37,573	0.863
PROP RW	8,638	0.198
PARCEL 2	54,941	1.261
TOTAL	101,152	2.322



CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS.
I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF HARRISBURG AND THE STATE OF NORTH CAROLINA IN THE SUBDIVISION.

3/31/2022 DATE Mallory Modgson P.E.
DIRECTOR OF ENGINEERING AND PUBLIC WORKS

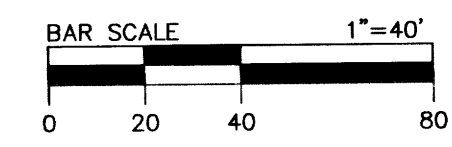
CERTIFICATE OF FINAL PLAT APPROVAL
IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF HARRISBURG AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE HARRISBURG TOWN COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

3/31/2022 DATE Sushil Nepal
DIRECTOR OF PLANNING

PLAT REVIEW OFFICER CERTIFICATE (AS REQUIRED BY 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, Greg Bulk, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

Greg Bulk (PGA) 04/04/2022
REVIEW OFFICER



- NOTES:
- HORIZONTAL CONTROL AND TIE TO NGS MONUMENT "VALHALLA" ESTABLISHED WITH GPS SURVEY USING NCGS VRS NETWORK. HORIZONTAL DATUM - NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 83/2011).
 - THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - UNADJUSTED RATIO OF PRECISION: 1:100,200.
 - SUBJECT TRACTS ZONED: EC (PER CABARRUS COUNTY GIS)
 - RIGHT OF WAY ACREAGE OF McCLURE GAMBLE LN IS: 0.198 ACRES (BY SURVEY)
 - SUBJECT TAX PARCEL: #5507452154
 - SUBJECT TRACT DEED REFERENCE: DEED BOOK 507, PAGE 732; PLAT BOOK 47, PAGE 75.
 - SUBJECT PARCEL IS GRAPHICALLY LOCATED WITHIN ZONE "X" (OTHER AREAS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP NUMBER 3710550700K WITH A EFFECTIVE DATE OF 11/16/2018.
 - 288 LF DEDICATED PUBLIC RIGHT OF WAY.
 - RIGHT OF WAY SHOWN BASED ON INFORMATION PROVIDED TO ESP ASSOCIATES, INC.

CERTIFICATE OF SURVEY AND ACCURACY

STATE OF NORTH CAROLINA, GASTON COUNTY

I, MARK E. FUNKHOUSER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION AS SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN; THAT THE UNADJUSTED RATIO OF PRECISION AS CALCULATED IS 1:100,200.

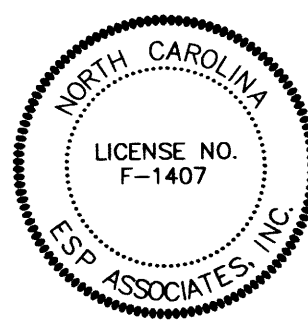
THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, AND FURTHER, MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C(1), "THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND".

INFORMATION USED FOR THE GRID TIE:

CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.02
TYPE OF GPS FIELD PROCEDURE: NCVRS
DATE OF SURVEY: 01/13/2022
DATUM/EPOCH: NAD83/2011
PUBLISHED/FIXED-CONTROL USE: NCGS MONUMENT "VALHALLA"
GEOID MODEL: GEOID 12B
COMBINED GRID FACTOR(S): 0.99987331
UNITS: USFT

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE
DAY OF March, 2022.

Mark E. Funkhouser
MARK E. FUNKHOUSER, NCPLS L-3602



LEGEND

- DB = DEED BOOK
PG = PAGE
PB = PLAT BOOK
R/W = RIGHT OF WAY
N/F = NOW OR FORMERLY
NAD = NORTH AMERICAN DATUM
NAVD = NORTH AMERICAN VERTICAL DATUM
CGF = COMBINED GRID FACTOR
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM = FLOOD INSURANCE RATE MAP
NGS = NATIONAL GEODETIC SURVEY
POB = POINT OF BEGINNING
SF = SQUARE FEET
AC = ACRES
(T) = TOTAL DISTANCE
(F) = FOUND
● = FOUND CORNER (AS DESCRIBED)
○ = COMPUTED POINT (UNLESS OTHERWISE NOTED)
- = PROPERTY LINE
--- = ADJOINING PROPERTY LINE (NOT SURVEYED)
--- = RIGHT OF WAY
- = ASPHALT
--- = EXISTING RIGHT OF WAY

FILED Apr 04, 2022 01:31 pm
BOOK 00091
PAGE 0061 THRU 0061
INSTRUMENT # 11334
EXCISE TAX \$0.00

FILED
CABARRUS
COUNTY NC
WAYNE NIXON
REGISTER
OF DEEDS



ESP Associates, Inc.
20484 Chartwell Center Dr.
Suite D
Cornelius, NC 28031
704-990-9428
www.espassociates.com

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ESP Associates, Inc.

1	3/25/22	REDUCE SHEET SIZE, MISC EDITS	MEF
NO.	DATE	REVISION	BY
30' DEDICATED PUBLIC RIGHT OF WAY OF GAMBLE McCLURE LANE THROUGH PN 55077452154			
LOCATED IN: NO. 1 TOWNSHIP TOWN OF HARRISBURG CABARRUS COUNTY NORTH CAROLINA			
CLIENT: TOWN OF HARRISBURG 4100 MAIN STREET, SUITE 101 HARRISBURG, NC. 28075 (704)-206-8779			
PROJECT NO	JX49.800.000	SCALE	1"=40'
DATE	03/24/22	DRAWN BY	JOH
CHECKED BY	MEF	DATE SURVEYED	DECEMBER, 2021
DRAWING NO	JX49 HARRISBURG ROW WORKING		
SHEET 1 OF 1			

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

BOOK 91 PG 61
REQUEST FOR TOWN OF
HARRISBURG TO ACCEPT
ASPHALT & STORM DRAINAGE SYSTEMS
EXTENSION OF GAMBLE MCCLURE LANE
HARRISBURG PARK PROJECT

Whereas, this is to certify that the Town of Harrisburg and its selected Contractor have installed asphalt and storm drainage systems for the extension of Gamble McClure Lane, which is recorded in Book 91 Page 61, dated April 4, 2022; and labeled as 30' Public Right-of-Way within the Town of Harrisburg, North Carolina.

Whereas, existing right of way is measured 30 feet wide from road center,

Whereas, asphalt, curb, gutter, and sidewalk (\$58,371) and storm drainage systems (\$34,706) have been installed on this street extension to the standards and specifications of the Town of Harrisburg Engineering Department,

Whereas, the Town of Harrisburg desires to accept the asphalt and storm drainage system from its own development, to be owned and maintained as part of the Town's public roadway and storm drainage systems.

The Town of Harrisburg seeks to accept the above-mentioned asphalt, curb, gutter and sidewalk and storm drainage systems for the extension of Gamble McClure Lane into the Town's systems, to be owned and maintained as a part of the Town's public roadway and drainage systems.

Adopted this 9th day of May, 2022

Jennifer Teague, Mayor

Attest:

Janet Rackley, Town Clerk

Gamble McClure Lane Road and Stormwater Estimate
 Prepared by Town of Harrisburg Engineering Staff

Description	Quantity	Unit	Unit Price Estimate	Total
15"	21	LF	\$ 52.00	\$ 1,092
18"	228	LF	\$ 58.00	\$ 13,224
24"	62	LF	\$ 70.00	\$ 4,340
30"	30	LF	\$ 95.00	\$ 2,850
Curb Inlet	6	EA	\$ 2,200.00	\$ 13,200
Stormwater Subtotal				\$ 34,706
Portion of Gamble McClure Lane (260' at 21' Width)	607	SY	\$ 51.00	\$ 30,940
5' Concrete Sidewalk	171	SY	\$ 55.00	\$ 9,381
ADA Ramps	4	EA	\$ 900.00	\$ 3,600
Curb and Gutter	578	LF	\$ 25.00	\$ 14,450
Pavement/Sidewalk Subtotal				\$ 58,371
Grand Total Engineer's Estimates for Road and Stormwater Improvements				\$ 93,077

This estimate is for the installed road and storm drainage improvements in the Gamble McClure Lane road extension as a part of the Harrisburg Park project. Town Staff utilized 2021 construction contract invoices and bond estimates to determine rates, which include labor to construct.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of the Sequoia Hills Dr. 6-inch Water Main Project Construction Contract

Presenting Personnel:

Mallory Hodgson, Project Manager

Suggested Motion or Action:

If approved, Motion to award the Sequoia Hills Dr. 6-inch Water Main Project Construction Contract to Carolina Siteworks, Inc. in the amount of \$480,749.50.

Description/Background:

The Town of Harrisburg's 20-year CIP, completed in 2018, identified high priority areas for expansion of the water service area. The Town has been following the CIP plan for growth and expansion of the water system; the Sequoia Hills neighborhood falls in the Central Growth Area identified in the CIP. The construction of waterline in this subdivision will provide a water source to property owners already within Town limits, as well as provide fire protection along Sequoia Hills Dr.

The Town of Harrisburg bid the project with the bid opening date of April 14th, 2022. The advertisement resulted in receipt of two qualified bids. Town Staff and the design consultant reviewed the bids and selected Carolina Siteworks, Inc. as the lowest qualified bidder, for a contract total of \$480,749.50 which includes a 10% contingency added to the bid price of \$437,045.00.

Carolina Siteworks, Inc. has a demonstrated history of successful projects with the Town and they are often asked to provide quotes for utility projects, small and large.

Recommendation:

Staff recommends approval of the attached contract with Carolina Siteworks, Inc.

Fiscal Impact:

The Fiscal Impact for this project to the Town is \$480,749.50. The construction portion of the authorized budget for this project is \$300,000. However, the lowest qualified bid only represents an 8% increase over the design consultant's estimate. Town Staff believe this to be a competitive bid in today's utility construction market, with the uncertainty of material cost that many are facing. In addition, the increase in construction cost of the Sequoia Hills Water Main Project will be more than offset by the financial savings achieved on the previously approved FY2021 Waterline Construction Contract.

The attached Project Ordinance Amendment provides funding in the amount of \$200,000. This provides for the budgetary deficit of \$181,000, or the difference in the approved budget and the attached contract, plus an additional \$19,000 for miscellaneous construction expenses outside of the contract. No amendment is required to the FY2022 Budget Ordinance to facilitate the additional portion of this project as the existing funding in place as a result of the savings from the FY20/21 waterline upgrade project are sufficient to cover these additional costs.

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

Attachments:

1. Letter of Recommendation to Award and Certified Bid Tab
2. Agreement between Owner and Contractor
3. Project Amendment - WS - Sequoia Hills Water Lines 05092022



Gavel & Dorn Engineering, PLLC

6730 Freedom Drive, Charlotte, North Carolina 28214

April 14, 2022

Ms. Mallory Hodgson, PE
Interim Director of Engineering & Public Works
Town of Harrisburg
4100 Main St., Suite 101
PO Box 100
Harrisburg, NC 28075

VIA E-MAIL

Re: Sequoia Hills Dr. 6-inch Water Main Project
Recommendation to Award

Dear Ms. Hodgson:

We have reviewed the bids received on April 14, 2022 and have prepared the attached detailed and summary bid tabulations for your review and reference. Two bids were received during the bid opening and Carolina Siteworks, Inc. was the low bidder. The total bid cost was \$437,045.00.

Based on our review, their bid is in order and is properly executed. They are a responsive, responsible bidder, and based on feedback from the Town of Harrisburg they are fully capable of performing the work.

We recommend award to Carolina Siteworks, Inc. in amount of \$437,045.00.

If you have any questions, please call me at 704-724-5047.

GAVEL & DORN ENGINEERING, PLLC

Sean Mayo, P.E.
Partner



Attachment
Certified Bid Tabulation



Sequoia Hills Dr. 6-inch Water Main Project
Bid Opening: 10:00 AM, 04/14/2022
Location: Town of Harrisburg Town Hall

Contractor:				Carolina Siteworks, Inc.		State Utility Contractors, Inc.	
Address:				P.O. Box 280 China Grove, NC 28203		P.O. Box 5019 Monroe, NC 28111-5019	
License No.:				45224		17793	
Addendum Acknowledged (Y/N):				Y		Y	
ITEM	DESCRIPTION	QTY.	UNIT	UNIT COST	TOTAL COST	UNIT COST	TOTAL COST
1	Mobilization (not to exceed 3.0% of bid)	1	LS	\$ 7,493.00	\$ 7,493.00	\$ 19,000.00	\$ 19,000.00
2	Traffic Control	1	LS	\$ 11,159.00	\$ 11,159.00	\$ 10,000.00	\$ 10,000.00
3	Erosion and Sedimentation Control Measures						
3a	Tree Protection	547	LF	\$ 2.00	\$ 1,094.00	\$ 4.00	\$ 2,188.00
3b	Erosion Control Matting	1630	SY	\$ 3.00	\$ 4,890.00	\$ 3.00	\$ 4,890.00
3c	Permanent Seeding and Mulching	2770	SY	\$ 1.50	\$ 4,155.00	\$ 1.00	\$ 2,770.00
WATER MAIN INSTALLATION							
4	New Water Main, of specified diameter & material, complete in place						
4a	6" C900 Push-On Joint PVC water main (any depth) installed via open cut or dry-bore (includes all fittings)	1248	LF	\$ 60.00	\$ 74,880.00	\$ 160.00	\$ 199,680.00
4b	6" RJ DIP water main (any depth) installed via open cut or Bore & Jack (includes all fittings)	668	LF	\$ 87.00	\$ 58,116.00	\$ 195.00	\$ 130,260.00
5	Connection to Existing (Water) Main	1	LS	\$ 5,072.00	\$ 5,072.00	\$ 6,500.00	\$ 6,500.00
6	Trenchless Crossings						
6a	Install 12.75" Casing Pipe via Bore & Jack Installation (Earth Bore)	35	LF	\$ 1,949.00	\$ 68,215.00	\$ 625.00	\$ 21,875.00
6b	Install 12.75" Casing Pipe via Bore & Jack Installation (Rock Bore)	10	LF	\$ 3,250.00	\$ 32,500.00	\$ 1,500.00	\$ 15,000.00
6c	Dry Bore without Steel Encasement	2	EA	\$ 4,466.00	\$ 8,932.00	\$ 2,500.00	\$ 5,000.00
7	12x6 Tapping Sleeve & Valve	1	EA	\$ 8,221.00	\$ 8,221.00	\$ 10,000.00	\$ 10,000.00
8	Water Service						
8a	3/4" Copper Tubing (Type K) - Open Cut Method	200	LF	\$ 34.32	\$ 6,864.00	\$ 32.00	\$ 6,400.00
8b	3/4" Copper Tubing (Type K) - Punch Method	180	LF	\$ 52.00	\$ 9,360.00	\$ 38.00	\$ 6,840.00
8c	3/4" Water Service Tapping Saddle & Corporation Stop	10	EA	\$ 709.00	\$ 7,090.00	\$ 450.00	\$ 4,500.00
8d	Meter Box, 3/4" Service	10	EA	\$ 616.00	\$ 6,160.00	\$ 750.00	\$ 7,500.00
9	Fire Hydrant, complete in place, including 6" RJ DIP fire hydrant line, 6" valve, and tee	5	EA	\$ 9,933.00	\$ 49,665.00	\$ 9,000.00	\$ 45,000.00
STORM DRAINAGE							
10	48" R.C. Pipe Culverts, Class III	60	LF	\$ 350.00	\$ 21,000.00	\$ 915.00	\$ 54,900.00
11	Concrete End Wall and Grading	2	EA	\$ 8,461.00	\$ 16,922.00	\$ 20,000.00	\$ 40,000.00
12	Ditch Restoration	153	LF	\$ 10.00	\$ 1,530.00	\$ 35.00	\$ 5,355.00
13	Permanent Rip Rap Apron	65	SY	\$ 33.00	\$ 2,145.00	\$ 70.00	\$ 4,550.00
SURFACE RESTORATION							
14	Asphalt Pavement Repair	200	SY	\$ 107.81	\$ 21,562.00	\$ 110.00	\$ 22,000.00
15	Asphalt Driveway Replacement	41	SY	\$ 73.00	\$ 2,993.00	\$ 65.00	\$ 2,665.00
16	Concrete Driveway Replacement	39	SY	\$ 93.00	\$ 3,627.00	\$ 210.00	\$ 8,190.00
MISCELLANEOUS							
17	Select Backfill Material	10	TN	\$ 50.00	\$ 500.00	\$ 50.00	\$ 500.00
18	Stabilization Stone	10	TN	\$ 40.00	\$ 400.00	\$ 75.00	\$ 750.00
19	Rock Excavation	10	CY	\$ 250.00	\$ 2,500.00	\$ 300.00	\$ 3,000.00
20	Total Bid (Sum of Items 1-19)				\$ 437,045.00		\$ 639,313.00

I hereby certify that the above information is a true and correct (to the best of my knowledge) tabulation of bids received April 14, 2022.


Sean Mayo, PE



**AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)**

THIS AGREEMENT is by and between Town of Harrisburg ("Owner") and
Carolina Siteworks, Inc. ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

ARTICLE 2 – THE PROJECT

- 2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: SEQUOIA HILLS DR WATER MAIN EXPANSION

ARTICLE 3 – ENGINEER

- 3.01 The part of the Project that pertains to the Work has been designed by Gavel & Dorn Engineering, PLLC
- 3.02 The Owner has retained Gavel & Dorn Engineering, PLLC ("Engineer") to act as Owner's representative, assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

- 4.01 *Time of the Essence*
- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- 4.02 *Contract Times: Days*
- A. The Work will be substantially completed within **90 days** after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within **120 days** after the date when the Contract Times commence to run.
- 4.03 *Liquidated Damages*
- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the

delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner **\$500.00** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner **\$500.00** for each day that expires after such time until the Work is completed and ready for final payment.
3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

ARTICLE 5 – CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
- A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.
 - B. Total Contract Price as per the adjusted project scope, attached hereto as an exhibit, shall be **\$480,749.50** as per the adjusted scope of work which includes a 10% contingency allowance added to the bid price of \$437,045.00. (subject to final Unit Price adjustment) It is the Town's sole discretion if any Contingency Allowance is to be spent during the project. Any remaining funds in the Contingency Allowance will not be paid to the Contractor upon project completion.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the 25th day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments

previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

- a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. 95 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

- 7.01 All amounts not paid when due shall bear interest at the rate of one percent per annum.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

- 8.01 In order to induce Owner to enter into this Contract, Contractor makes the following representations:
- A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - D. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.
 - E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

- F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement (pages 1 to 6, inclusive).
 - 2. Performance bond (pages 1 to 3, inclusive).
 - 3. Payment bond (pages 1 to 2, inclusive).
 - 4. General Conditions (pages 1 to 65, inclusive).
 - 5. Specifications as listed in the table of contents of the Project Manual.
 - 6. Drawings (not attached but incorporated by reference) consisting of 19 sheets with each sheet bearing the following general title: System A Storm Drain Improvements.
 - 7. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid (pages 1 to 7, inclusive).
 - 8. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
- B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 9.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.01 Terms

- A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02 *Assignment of Contract*

- A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and 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 the Contract Documents.

10.03 *Successors and Assigns*

- A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04 *Severability*

- A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:
 - 1. "corrupt practice" means the offering, giving, receiving, or soliciting of any thing of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

10.06 *Other Provisions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are based on EJCDC® C-700, Standard General Conditions for the Construction Contract, published by the Engineers Joint Contract Documents Committee®, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor,

through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

NOTE(S) TO USER:

1.

OWNER:

CONTRACTOR:

Town of Harrisburg

Carolina Siteworks, Inc.

By: _____

By: _____

Title: _____

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

4100 Main Street, Suite 101

PO Box 280

Harrisburg, NC 28075

China Grove, NC 28023

License No.: 45224
(where applicable)

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

By: _____

Date: _____

Title: Finance Officer



AN ORDINANCE AMENDING THE 2022-2023 CAPITAL PROJECT 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 Capital Projects Fund – Water and Sewer project ordinance for the fiscal years beginning July 1, 2021 and ending June 30, 2023:

Section 1. Amend Capital Projects Fund – Water and Sewer to account for additions to Sequoia Hills Drive/Pharr Mill Drive Water Line Upgrades.

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

Increase line item 631-6450-57100	\$ 200,000
Construction	

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

Increase line item 631-49555	\$ 200,000
Transfers In	

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 9th day of May, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

To set a public hearing for June 13, 2022 to consider the annexation of parcels off of Stallings Road associated with Rezoning (H2022-02-R).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Motion to set a public hearing for June 13, 2022 to consider the annexation of parcels located off Stallings Rd associated with Rezoning (H2022-02-R).

Description/Background:

A Public Hearing is requested for June 13, 2022 to consider the annexation of a portion of parcel located off of Stallings Rd (PIN# 55173190930000). The property owner is requesting annexation of these parcels (4.25 acres). A portion of the parcel is currently in the Town's ETJ and a portion in the County, primarily to subdivide and keep the parcel in one jurisdiction and build a single-family home. As such, the properties will also need to be rezoned from Country Low-Density Residential (LDR) to match the rezoning on the Town's ETJ parcel Rural Estate (RE). The parcel is contiguous to Harrisburg's corporate boundary.

A public hearing for the annexation and rezoning of this parcel will be held on June 13, 2022.

Recommendation:

Staff recommends setting up a public hearing to consider annexation of the portion of parcel associated with Rezoning (H2022-02-R), currently in the County.

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. Flowers Annexation Application
2. Flowers_Annexation Plat
3. Certificate of Sufficiency - Flowers
4. Resolution Fixing Date of Public Hearing - Flowers



Harrisburgnc

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE:

Dec. 7, 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

Amelia F. L...

2900 Stallings Rd.

Virginia B. Flowers

Harrisburg, NC 28075

27029 Kitty Hawk Ln. Indian Land SC 29707

James R. Flowers, Jr. 7029 Kitty Hawk Ln.
Indian Land, S.C.
29707

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I, _____, Subdivision Administrator of Cabarrus County hereby approve the final plat entitled "MINOR SUBDIVISION PLAT: THE PROPERTY OF JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS on the _____ day of _____, 2021.

Administrator

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, _____, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

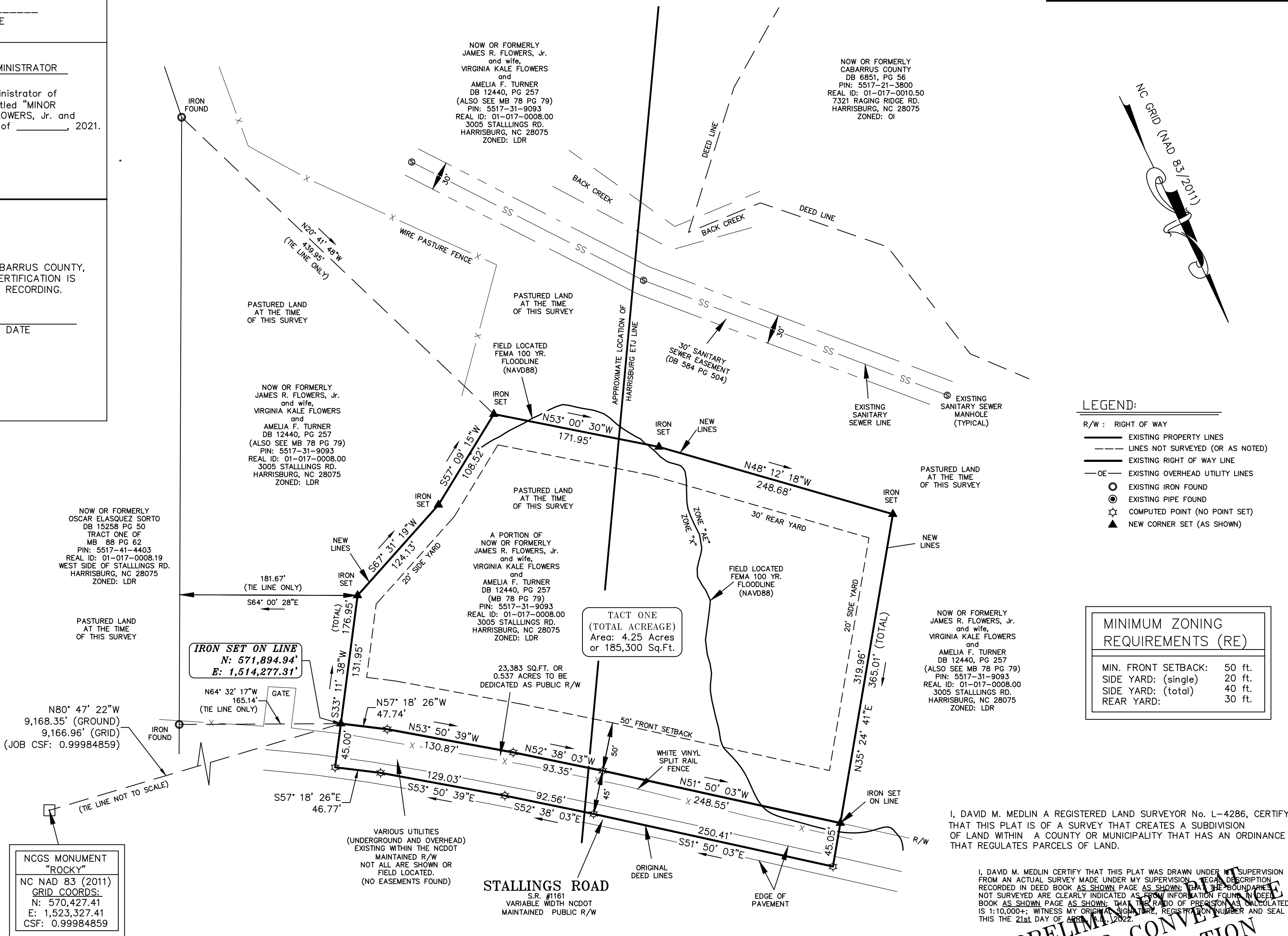
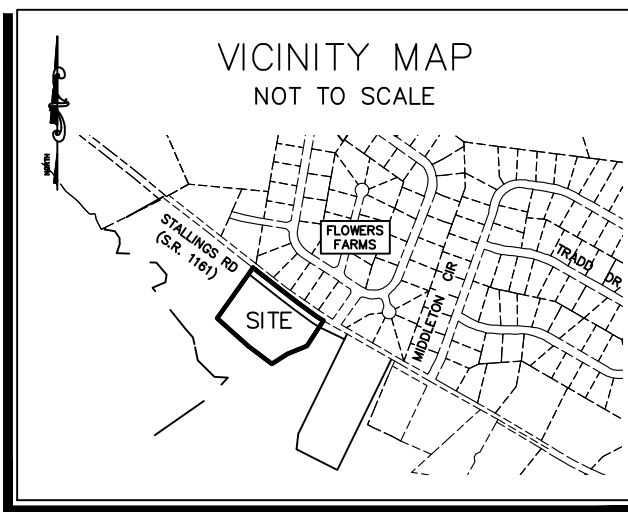
DATE

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE HARRISBURG TOWN COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE _____ DIRECTOR OF PLANNING

DATE _____ DIRECTOR OF ENGINEERING AND PUBLIC WORKS



LEGEND:

- R/W : RIGHT OF WAY
- EXISTING PROPERTY LINES
 - LINES NOT SURVEYED (OR AS NOTED)
 - EXISTING RIGHT OF WAY LINE
 - OE --- EXISTING OVERHEAD UTILITY LINES
 - EXISTING IRON FOUND
 - EXISTING PIPE FOUND
 - ☆ COMPUTED POINT (NO POINT SET)
 - ▲ NEW CORNER SET (AS SHOWN)

MINIMUM ZONING REQUIREMENTS (RE)

MIN. FRONT SETBACK: 50 ft.
SIDE YARD: (single) 20 ft.
SIDE YARD: (total) 40 ft.
REAR YARD: 30 ft.

I, DAVID M. MEDLIN A REGISTERED LAND SURVEYOR No. L-4286, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, DAVID M. MEDLIN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. LEGAL DESCRIPTION RECORDED IN DEED BOOK AS SHOWN PAGE AS SHOWN. IF BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN DEED BOOK AS SHOWN PAGE AS SHOWN. THAT THE RADIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 21st DAY OF APRIL 2022.

PRELIMINARY PLAT
NOT FOR CONVEYANCE
OR RECORDATION

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.



NOTES:

1. - BOUNDARY SURVEY MADE USING:

DEED BOOK:	PAGE:
12440	257
208	28
584	504

PLAT BOOK:	PAGE:
78	79

- AND OTHERS, AS SHOWN AND RECORDED IN CABARRUS CO. REGISTER OF DEEDS
2. - TAX PARCEL : 5517-31-9093; REAL ID: 01-017-008.00
4. - TITLE SEARCH NOT DONE BY MEDLIN SURVEYING CO. PROPERTY SUBJECT TO ANY RECORDED EASEMENTS NOT SHOWN ON THIS SURVEY
5. - SUBJECT PROPERTY LIES WITHIN FEMA AREA "X" AND "AE" (FEMA MAP # 3710551700K - EFFECTIVE DATE 8/30/2018).
6. - AREA BY COORDINATE GEOMETRY METHOD
7. - SUBJECT PROPERTY IS CURRENTLY ZONED: LDR (CABARRUS COUNTY). AS SHOWN: WITH PROPOSED ZONING OF "RE" (TOWN OF HARRISBURG).

NCGS MONUMENT
"ROCKY"
NC NAD 83 (2011)
GRID COORDS:
N: 570,427.41
E: 1,523,327.41
CSF: 0.99984859

Revisions:

4/21/22: REVISED SETBACKS & RW DEDICATION-PER COMMENTS.

Scale: 1"=80'

Date: NOV. 06, 2021

Drawn By: DIM

Surveyed By: DIM

Job No.: KENT 4.25

FLOWERS - FINAL-4-21-2022-V2020.DWG

MINOR SUBDIVISION OF A PORTION OF

THE PROPERTY OWNED BY:

JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS

AND AMELIA F. TURNER

PIN: 5517-31-9093; REAL ID: 01-017-008.00

3151 STALLINGS ROAD, HARRISBURG, N.C. 28075 No. 1 TOWNSHIP OF CABARRUS COUNTY



CERTIFICATE OF SUFFICIENCY

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-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 26th day of April, 2022.




Janet Rackley, Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

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 June 13, 2022.

Section 2. The area proposed for annexation is described as follows:

Being located in Number 1 Township, Town of Harrisburg, Cabarrus County, North Carolina and being more particularly described as follows:

PART OF THE PROPERTY OF:

JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS
AND AMELIA F. TURNER
(Deed Book 12440, Page 257) (PIN: 5517-31-9093; Real ID: 01-017-0008.00)

Lying and being in the No. 1 Township of Cabarrus County, North Carolina, and being located on the west side of Stallings Road (S.R. #1161) and being a portion of the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00) as recorded among the Cabarrus County Register of Deeds; and being more particularly described as follows:

A 4.25 Acres Tract of Land

Beginning at a new IRON SET on the eastern line of the 4.25 Acres Tract being described herein, said IRON SET being further described as having Ground Coordinates of N: 571907.49', E: 1,514,285.52' and being located

North 80°42'13" West 9,162.26 feet (Ground) from NCGS Monument "Rocky" and also being the POINT OF BEGINNING (POB) of the 4.25 Acres Tract being described herein; thence leaving the POINT OF BEGINNING (POB) and running the following

6 (six) a new lines through the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00):

South 33°11'38" West 146.95 feet to a new IRON SET; thence

South 67°31'19" West 124.13 feet to a new IRON SET; thence

South 57°09'15" West 108.52 feet to a new IRON SET; thence

North 53°00'30" West 171.95 feet to a new IRON SET; thence

North 48°12'18" West 248.68 feet to a new IRON SET; thence

North 35°24'41" East (passing a new IRON SET ON LINE at 334.97 feet, a total of 365.01 feet) to a COMPUTED POINT at the centerline of Stallings Road (S.R. #1161) (a variable width NCDOT maintained Public Right of Way); said COMPUTED POINT being further described as being the northwestern corner of the 4.25 Acres Tract being described herein and also being situated on the northern line of the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00); thence running along the centerline of Stallings Road (S.R. #1161) the following 4 (four) calls:

South 51°50'03" East 250.41 feet to a COMPUTED POINT; thence

South 52°38'03" East 92.56 feet to a COMPUTED POINT; thence

South 53°50'39" East 129.03 feet to a COMPUTED POINT; thence

South 57°18'26" East 46.77 feet to a COMPUTED POINT, said COMPUTED POINT being further described as being the northeast corner of the 4.25 Acres Tract being described herein; thence leaving said centerline and running a new line

South 33°11'38" West 30.00 feet to the Point of Beginning and containing 185,300 square feet or 4.25 acres of land, more or less.

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.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

To set a public hearing for June 13, 2022 to consider the annexation of 9625 Reedy Ln associated with Rezoning (H2022-04-R).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Motion to set a public hearing for June 13, 2022 to consider the annexation of parcels at 9625 Reddy Ln associated with Rezoning (H2022-04-R).

Description/Background:

A Public Hearing is requested for June 13, 2022 to consider the annexation of a parcel located at 9625 Reedy Ln (PIN# 55161277190000). The property owner is requesting annexation of these parcels (15 acres). The primary intent of the annexation request is to get access to the town's sewer services. The parcel is currently in the County and needs to be annexed to the town limits to be able to be serviced. As such, the properties will also need to be rezoned from Country Countryside Residential (CR) to Rural Estate (RE). The parcel is non-contiguous to Harrisburg's corporate boundary.

A public hearing for the annexation and rezoning of this parcel will be held on June 13, 2022.

Recommendation:

Staff recommends setting up a public hearing to consider annexation of the portion of parcel associated with Rezoning (H2022-04-R), currently in the County.

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. H2022-04-R Annexation Petition
2. H2022-04-R Annexation Plat
3. Certificate of Sufficiency - Reedy Lane
4. Resolution fixing Date of Public Hearing - Reedy Lane



PETITION REQUESTING ANNEXATION

DATE: 01/31/2022

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:

Deed Attached

Unincorporated Harrisburg map attached

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

SIGN

Tron Properties LLC

Brian Mann, President

9625 Reedy Ln Harrisburg, NC 28075



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Cabarrus County North Carolina, Community Panel Number 371055166K dated November 16, 2018, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.



NC Grid
(NAD 83-CORS)

Site Data:
Tax Parcel: 5516127719
Zoning: CR
Setbacks:
Front 50'
Side 20'
Rear 30'

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search.
 3. Survey subject to full title search.
 4. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 5. All distances shown are horizontal ground distances.
 6. Rebar set at all corners unless otherwise noted.
 7. Broken lines indicate property lines not surveyed.
 8. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their locations are not known.

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	10.93	200.00	N77°10'15"W	10.93
C2	269.31	1200.00	N85°26'50"W	268.75

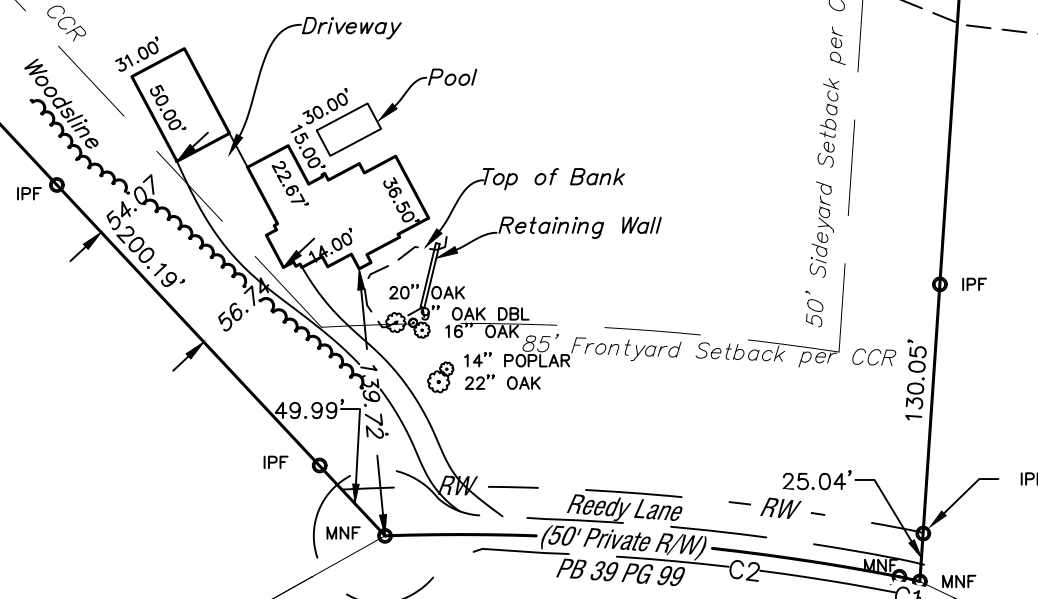
5516136622
8857 Rocky River LLC
PB 38 PG 75
8847 Rocky River Rd.

551623649
Jason Dickens
9155 McMillian Dr.

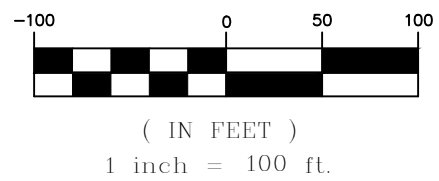
5516127719
Douglas and Nancy Henry
PB 39 PG 99
9625 Reedy Lane

5516223557
Jose and Tish Sanchez
PB 39 PG 99
9645 Reedy Lane

551612245
James and Deborah Carano
PB 39 PG 99
9600 Reedy Lane



Legend	
Power Pole.....	
Light Pole.....	
Overhead Electric..	
IPF	Iron Pin Found
IPS	Iron Pin Set
MNF	Mag. Nail Found



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	Plot Plan for Douglas Henry Harrisburg, Cabarrus County, NC		REVISIONS WML 07-22-2020 WML 08-12-2020 WML 08-14-2020 WML 09-02-2020 WML 11-12-2020
	Orig. scale: 1" = 100'	Date: July 17, 2020	Drawn By: WML
Job No. 5762			Drawing file: Plot Plan.dwg
Drawing no. 20/195			



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 26th day of April 2022.




Janet Rackley, Clerk



**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 June 13, 2022.

Parcel 55161277190000

9625 Reedy Lane, Harrisburg NC 28075

Beginning at magnetic nail found in the center of Reedy Lane, a 50' Private R/W as recorded in Plat book 39 File 99 in the Cabarrus County Register of Deeds, then a curve turning to the left having a radius of 200.00 feet, and whose long chord bears N 77° 10' 15" W for a distance of 10.93 feet to a magnetic nail found in the center of Reedy Lane. Thence from said magnetic nail the beginning of a curve turning to the left, having a radius of 1200.00 feet, and whose long chord bears N 85° 26' 35" W for a distance of 268.77 feet to a PK nail found in the center of Reedy Lane. Then from said PK Nail N 43° 04' 57" W, passing an iron found at 49.99 feet, thence continuing on line passing another iron pin found at 200.19 feet, thence continuing on line 476.41' to a point, a total distance of 726.59 feet. Thence from said point, N 48° 01' 53" E for a distance of 30.49 feet to a point. Thence from said point N 18° 41' 14" E a distance of 10.97 feet to a point. Thence, N 04° 35' 25" W for a distance of 69.15 feet to a point. Thence, N 04° 35' 25" W for a distance of 307.46 feet to a point. Thence, N 83° 12' 29" E for a distance of 799.17 feet to a point. Thence, S 04° 45' 40" E for a distance of 374.67 feet to a point. Thence, S 03° 50' 51" W passing an iron pin found a 528.21 feet, thence continuing on line passing another iron pin found at 130.05' for a total, thence continuing on line 25.04 feet, a total distance of 683.30 feet to the point of beginning, containing ± 654,383 square feet.

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.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

To Set Public Hearing for Consideration of FY2023 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate, and Water and Sewer Rate Resolution for June 13, 2022

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

Motion to set public hearing for consideration of the FY2023 proposed budget ordinance, fee schedule, capital improvement plan, tax rate, and Water and Sewer Rate Resolution for June 13, 2022.

Description/Background:

Town staff will present the FY2023 budget, which will include the budget ordinance, fee schedule and 10-year capital improvement plan. The tax rate will also be set at that time as well as the adoption of the Water and Sewer Rate Resolution.

Recommendation:

Staff recommends setting the public hearing, as stated, for June 13, 2022.

Fiscal Impact:

The total proposed FY2023 budget for all funds is \$77,199,734.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2021-04 (R) – Public Hearing to Consider Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Hold and Close the Public Hearing. No Motion, Final action will be held at the June 13, 2022 meeting.

Description/Background:

Higgins Benjamin, PLLC, on behalf of the property owners of 2 parcels 5507-45-2736 and 5507-45-2524 has submitted a request to rezone approximately 1.54 acres of land located 5235 NC Hwy 49 on the southeast corner of the intersection at Z-Max Blvd. The applicant proposes to develop a drive-thru restaurant on the parcels. To achieve this, the applicant is requesting that the property be rezoned from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial) district.

The property is within the Town limits and will not require annexation. The Planning and Zoning Board reviewed the request and recommended approval at their April 19, 2022 meeting.

A staff report, along with the Rezoning Site Plan and supporting documents is attached for more information and your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Construction Document (CDs) reviews. The staff is recommending approval of the rezoning request with conditions included in the staff report.

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 Department staff recommends the approval of the rezoning request with conditions. The Planning and Zoning Board reviewed the request and recommended approval at their April 19, 2022 meeting.

Fiscal Impact:

None.

Attachments:

1. H2021-04R Rezoning Application
2. H2021-04R Site Location Map
3. H2021-04R Rezoning Site Plan
4. H2021-04R Staff Report TC
5. H2021-04R Architectural Renderings
6. H2021-04R Neighborhood Meeting Summary



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, check or money order made payable to the Town of Harrisburg

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

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Subject Property Information

1. Street Address 5235 NC Hwy 49S and a portion of 5359 Z-Max Blvd, Harrisburg, NC
2. PIN(s) (10 digit#) 550 -- 745 -- 2736 ; 550 -- 745 -- 2524
3. Deed Reference Book 15517 Page 40
4. Township # 01

Description of Subject Property

5. Size (square feet or acreage) 1,145 acres
 6. Street Frontage (feet) 305.52 feet on Z-Max Blvd and 192.71 feet on NC Hwy 49S
 7. Current Land Use Vacant Industrial
 8. Surrounding Land Use and Zoning Classification

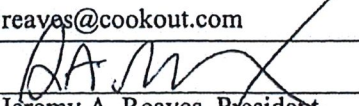
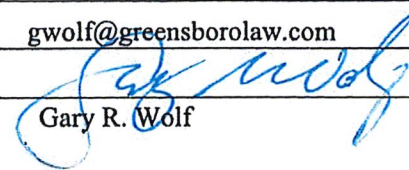
	GC		Restaurant
North: Zoning	<u>NC</u>	Land Use	<u>Office</u>
South: Zoning	<u>EC</u>	Land Use	<u>Town of Harrisburg park</u>
East: Zoning	<u>OI</u>	Land Use	<u>Cemetery</u>
West: Zoning	<u>EC</u>	Land Use	<u>Industrial</u>
 9. Request to Change Zoning From EC to CZ GC
 10. Is this a request for a Conditional Rezoning? YES ~~NO~~
- (If YES, you must also submit an application for a Conditional Rezoning)
11. Purpose for Request: Rezone for Cook Out Restaurant with drive-thrus



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	Cook Out-Harrisburg, Inc.
Address	15 Laura Lane, Suite 300, Thomasville, NC 27360
Phone	336-215-7025
Fax	
Email:	jreaves@cookout.com
Signature	 Jeremy A. Reaves, President
13. Agent (if any)	Gary R. Wolf, Higgins Benjamin, PLLC
Address	P.O. Box 20570, Greensboro, NC 27420-0570
Phone	336-808-8017
Fax	
Email	gwolf@greensborolaw.com
Signature	 Gary R. Wolf
14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
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.



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.

Restaurant, Limited Service

Section 140.04.96 D

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.).

Extension of Building over Drive-thru aisles along frontage of NC Hwy 49 S as shown on site plan, elevations, and renderings



HarrisburgNC

The right side of opportunity

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.

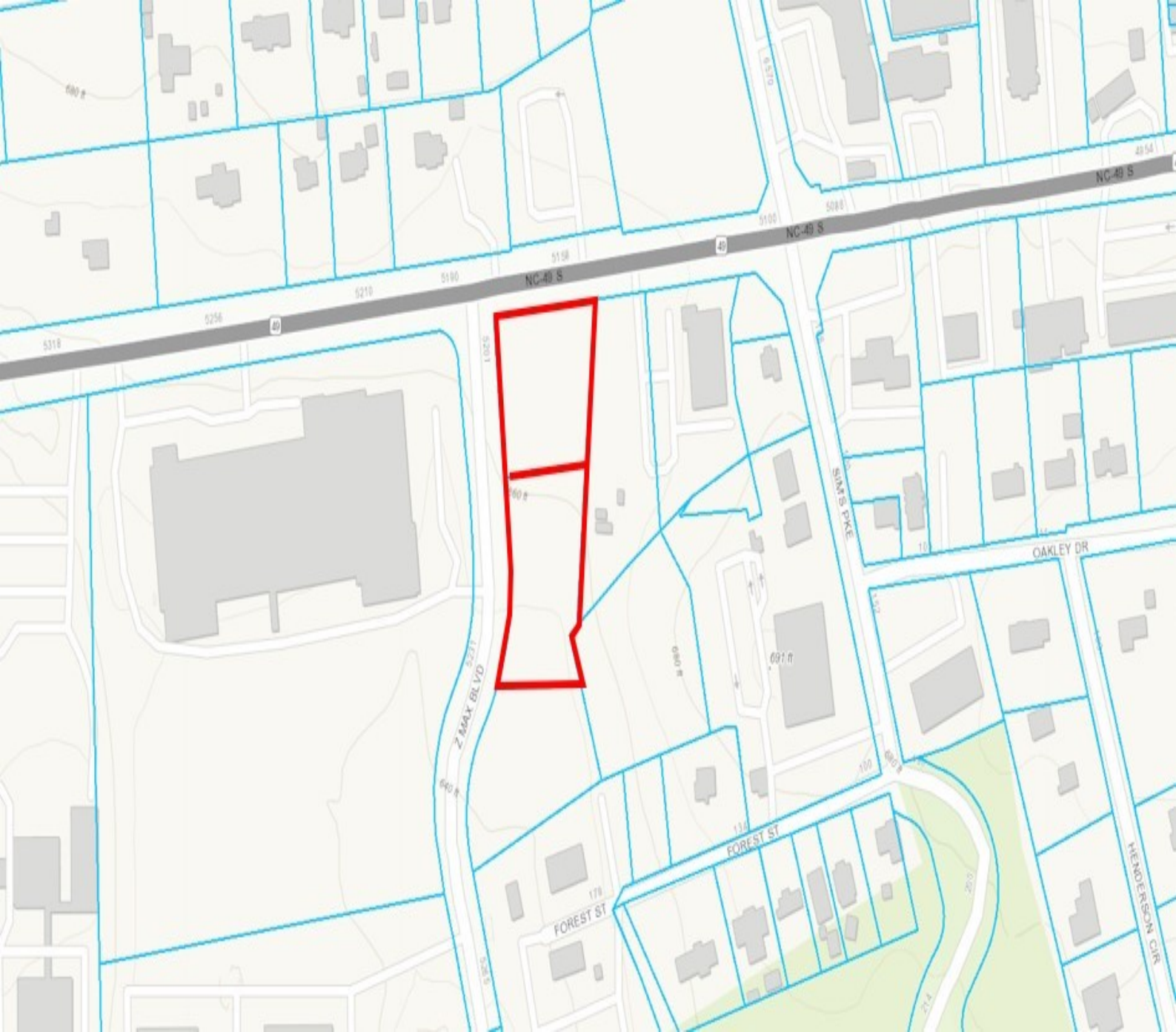
I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

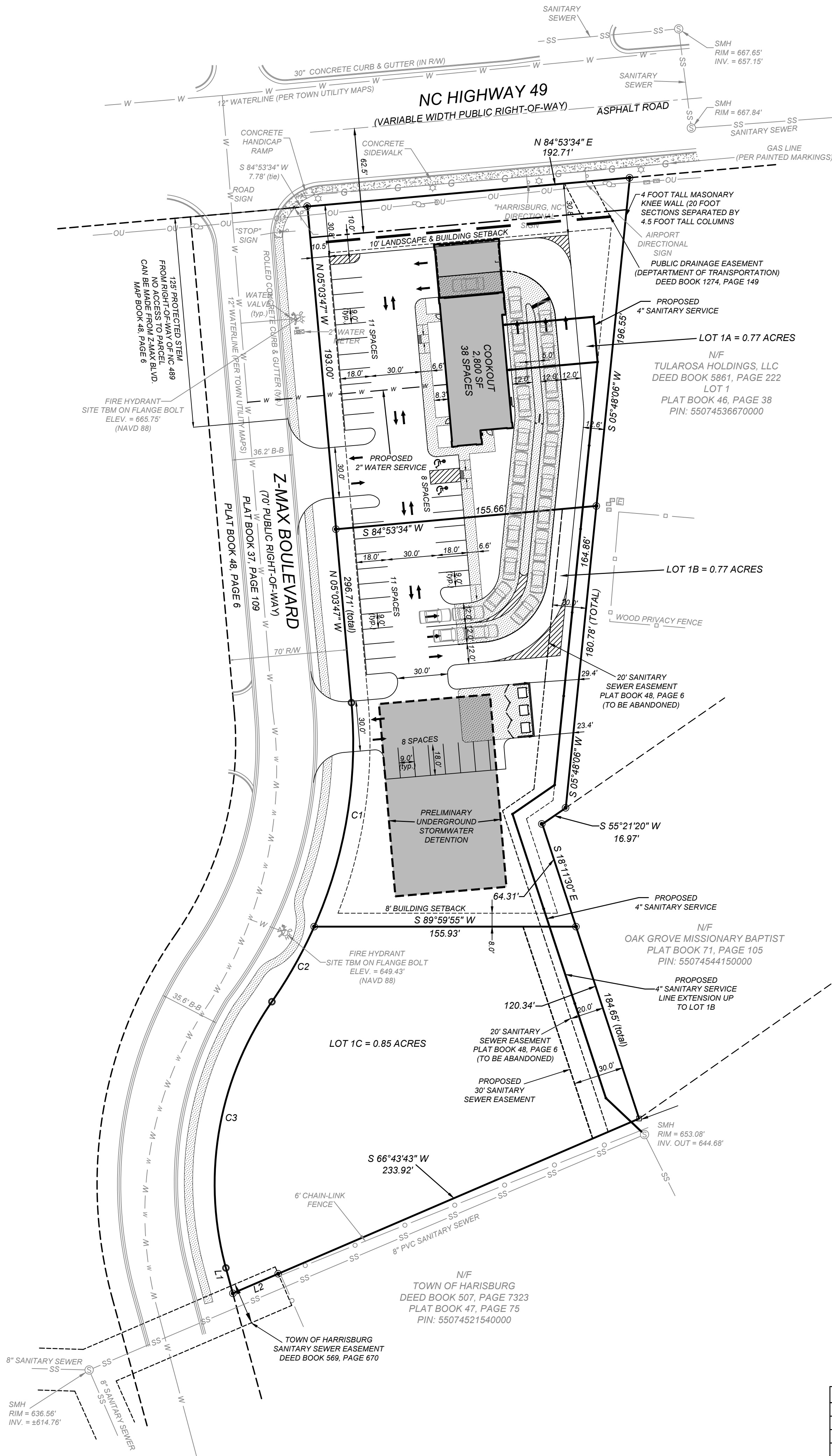
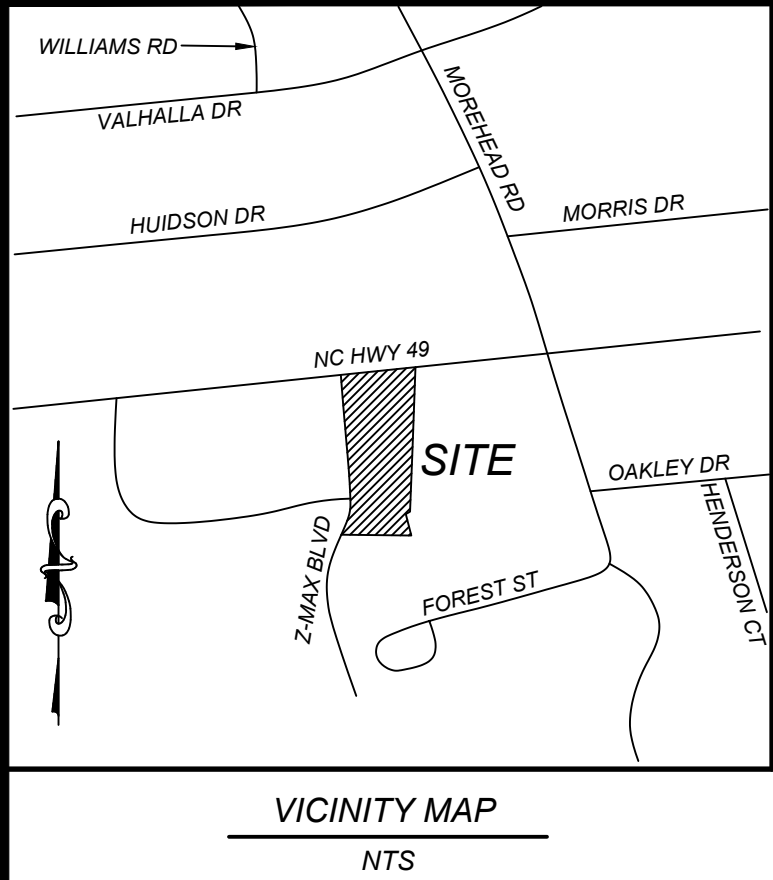
Property Owner	Cook Out-Harrisburg, Inc.
Address	15 Laura Lane, Suite 300 Thomasville, NC 27360
Phone	336-215-7025
Fax	
Signature	 Jeremy A. Reaves, President

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:

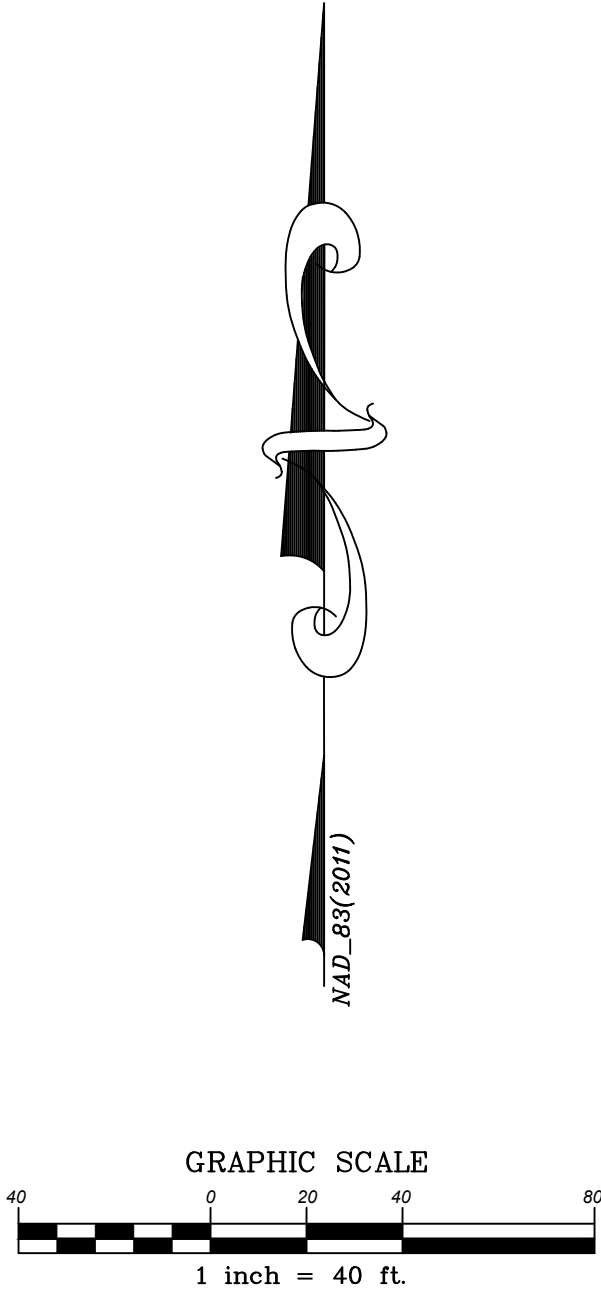
Petition Number: _____
Date Filed: _____
Received By: _____





LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 15°15'46" W	15.62'	
L2	S 66°43'43" W	29.48'	

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	136.73'	270.00'	69.86'	135.27'	N 09°26'37" E	29°00'51"
C2	51.39'	270.00'	25.77'	51.32'	N 29°24'09" E	10°54'21"
C3	166.21'	190.00'	88.84'	160.96'	S 09°47'51" W	50°07'17"



REVISIONS			
NO.	DATE	DESCRIPTION	BY

**COMMERCIAL
SITE DESIGN**

8812 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615

PHONE: (919) 848-0121
WWW.CSITDESIGN.COM

CLIENT:

COOK OUT RESTAURANTS
15 LAURA LANE, SUITE 300
THOMASVILLE, NC 27386
PHONE: (336) 215-1025

COOKOUT
5161 Z-MAX BOULEVARD
HARRISBURG, NORTH CAROLINA
PRELIMINARY PLAN #12

PROJECT NO.	OUT-2045
FILENAME:	OUT2045-OS
DRAWN BY:	RCN
SCALE:	1" = 40'
DATE:	4-07-2022
SHEET NO.	PSP-12



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: May 9, 2022

SUBJECT: Cook Out

Request H-2021-04-(R): To rezone approximately 1.54 acres from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial)

Location: The subject property is located at 5235 NC Hwy 49 on the southeast corner of the intersection at Z-Max Blvd (PIN 5507-45-2736 and 5507-45-2524)

Applicant: Cook Out Harrisburg, represented by Higgins Benjamin, PLLC

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

Neighborhood Meeting: Held February 17, 2022

BACKGROUND:

Area: ±1.54 acres Total

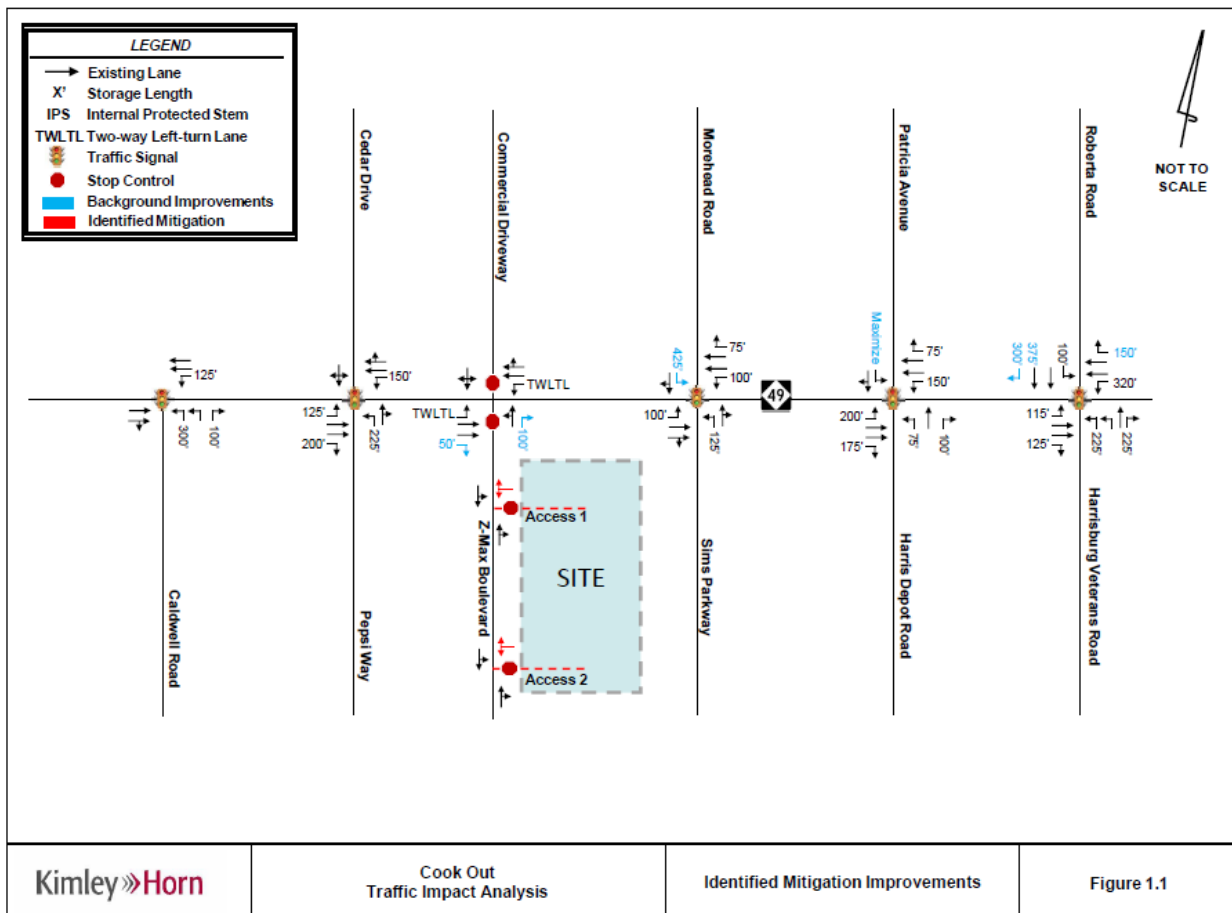
Existing Land Use: Vacant

Zoning within 500 feet: North - General Commercial (GC) and Neighborhood Commercial (NC), Town
South - Employment Center (EC), Town
East - General Commercial (GC) and Office and Institutional (O-I), Town
West - Employment Center (EC), Town

Land Uses within 500 feet: North - Restaurant and Office, Town
South - Vacant, Town
East - Retail, Town
West - Industrial, Town

APPLICATION SUMMARY:

- The applicant proposes to develop a drive-thru restaurant on the parcels. To achieve this, the applicant is requesting that the property be rezoned from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial) district.
- The property is 1.54 acres of vacant land.
- 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 below):
 - **Z-Max Boulevard and Access 1:**
 - Construction of the westbound approach with one ingress and one egress lane.
 - **Z-Max Boulevard and Access 2:**
 - Construction of the westbound approach with one ingress and one egress lane.



APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 1.54 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:

General Commercial (GC): *The GC district is established to provide areas for indoor commercial and some institutional uses in well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide for an orderly transition between the NC district and more intense districts. Development site and buildings are of greater height and impervious surface, and provide for more auto-intensive establishments, than the NC district. Parking is largely accommodated by off-street parking lots. This district is ideally located on or within proximity to major and/or minor thoroughfares.*

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

“This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed-use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible.”

Based on the description of the Mixed Use land use classification, proximity to similar uses, restaurant building design with extended connections, the rezoning 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-2** states that development should have access from local streets to minimize traffic volumes on key connectors and reduce turning movements. The proposed access to the site is from Z-Max Boulevard and eliminates an additional access on Hwy 49.

Recommendation LU-6 of the Plan seeks improved appearance and a higher level of quality. The conditional rezoning process encourages a higher level of investment in façade treatments and landscaping.

Recommendation LU-7 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 GC zoning classification is deemed a suitable district.

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

The benefits to surrounding community would be the development of a currently vacant parcel. The Traffic Impact Analysis recommendation lessens the impact on Hwy 49 by designing the site to incorporate access on the secondary road (Z-Max Boulevard) 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, subject to availability being allocated by the Town’s Wastewater Allocation Committee. Water and sewer lines exist along Hwy 49. 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:

The proposed commercial development will have no impact on Cabarrus County schools.

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 zoning is compatible with existing zoning along Hwy 49. Nearly all zoning along the Hwy 49 is commercial or industrial and the proposed rezoning will not adversely impact the immediate area. The stormwater generated will be managed internal to the site using stormwater control measures throughout the site. Lighting will be reviewed during the construction plan process to prevent excessive nighttime lighting or spillover to adjacent properties.

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

The development of this land would convert former vacant land into a commercial property and will not change the character of the area. The site has been designed to minimize any deterioration of the area or detrimental effects to surrounding properties.

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

The areas around this property are generally zoned commercial and industrial. Existing land use patterns in the area largely consist of commercial, service, retail, and a nearby industrial building.

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, drive-thru restaurant, is consistent with surrounding land uses and aligns with Harrisburg Area Land Use Plan (HALUP) Mixed Use designation.

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 of the property to the General Commercial (GC) district is consistent with the developmental standards established for the base GC Zoning District in the Unified Development Ordinance and Mixed-Use designation in the Land Use Plan.

- 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:

- Drive-through Restaurant

- 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 North Carolina Department of Transportation to ensure the highest of standards are met with the new development.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and the building has been designed to incorporate the drive thru as part of the building to minimize the visual impacts from Hwy 49.

- 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 Planning Board will need to adopt a consistency statement when a recommendation or decision is made on this item.

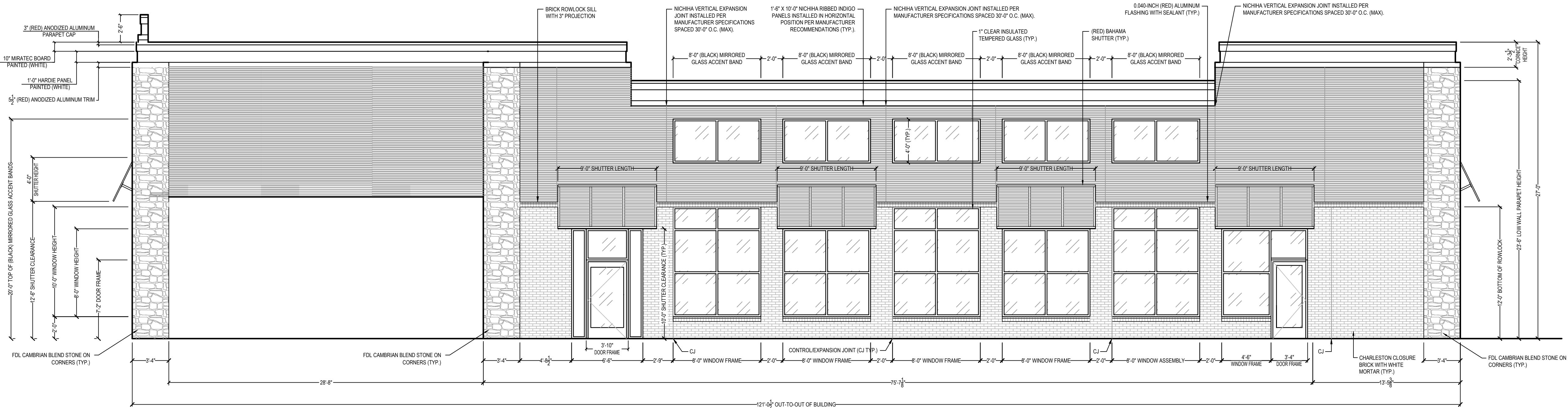
APPROVAL WITH CONDITIONS:

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:

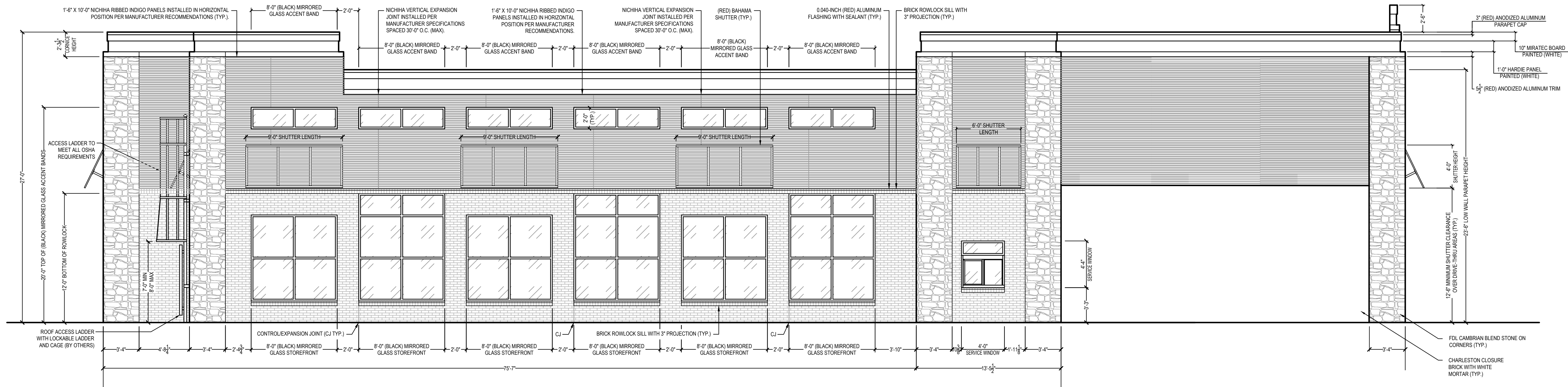
1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis (TIA).
3. Applicant agrees that the permitted uses (P) outlined for this CZ-GC zoning in the Harrisburg Unified Development Ordinance be limited to a restaurant.
4. Applicant agrees that the attached site plan and architectural renderings, including an extension of the building over the drive-thru aisles along the Hwy 49 frontage, be included in the conditional zoning request.
5. Applicant agrees to provide easement at the corner of Hwy 49 and Z-Max Blvd on its property for the future installation of Town's monument sign.

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.



1 RIGHT ELEVATION
A-3 SCALE: 3/16" = 1'-0"



MASONRY/STONE VENEER SPECIFICATIONS:
BRICK VENEER MFG: SCOTT STONE, INC.
BRICK COLOR: STATESVILLE CHARLESTON HARBOR CLOSURE BRICK
MORTAR COLOR: LEHIGH WHITE (TYPE S)
STONE VENEER MFG: SCOTT STONE, INC.
STONE COLOR: FDL CAMBRIAN BLEND (8020) NTV
MORTAR COLOR: BROWN/T (TYPE S)
WATERTABLE/SILL: TN BLUE/GRAY

2 LEFT ELEVATION
A-3 SCALE: 3/16" = 1'-0"

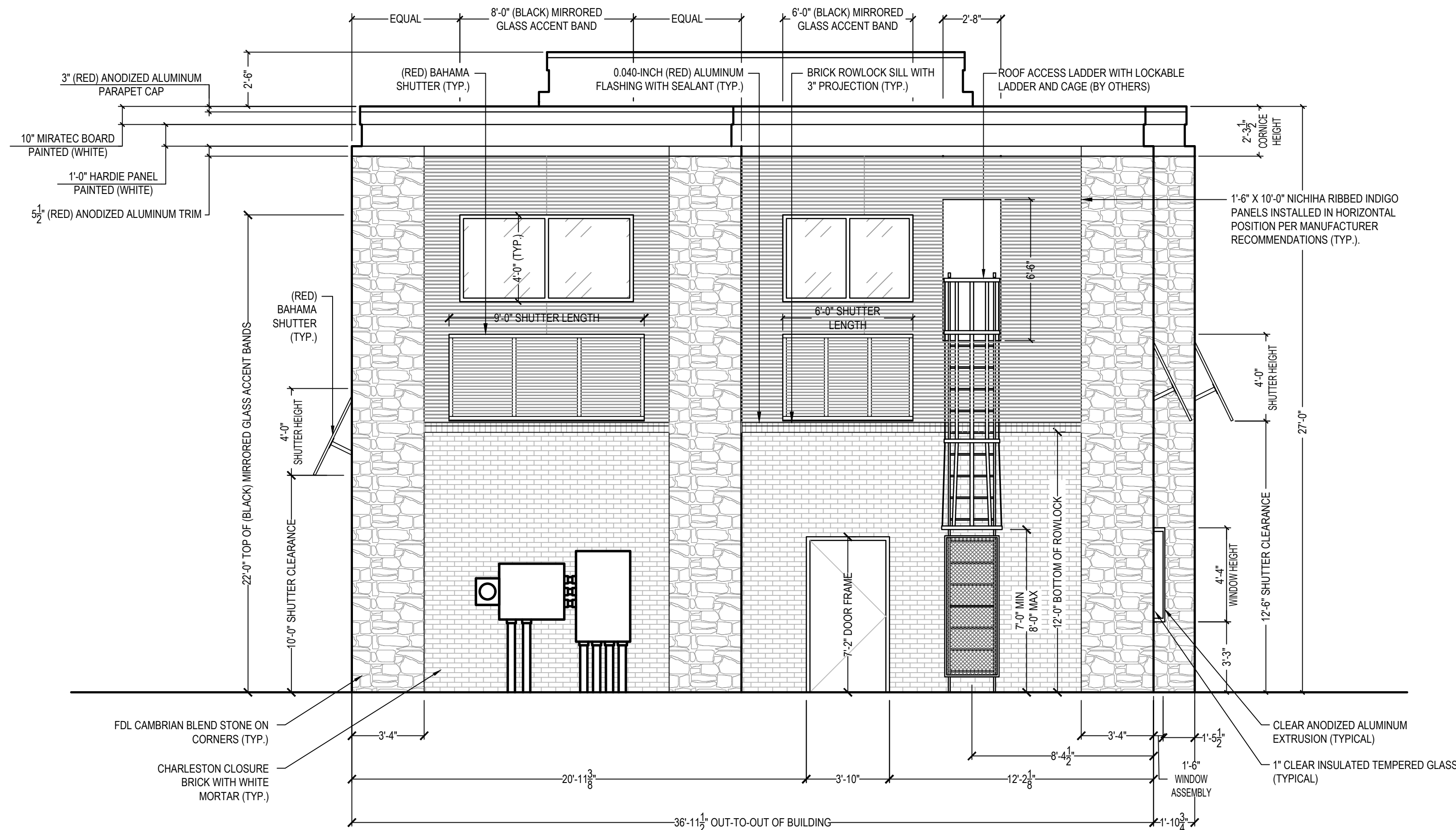
REV. NO.	DATE	DESCRIPTION
0	01/26/22	PRELIMINARY REVIEW

STAMP

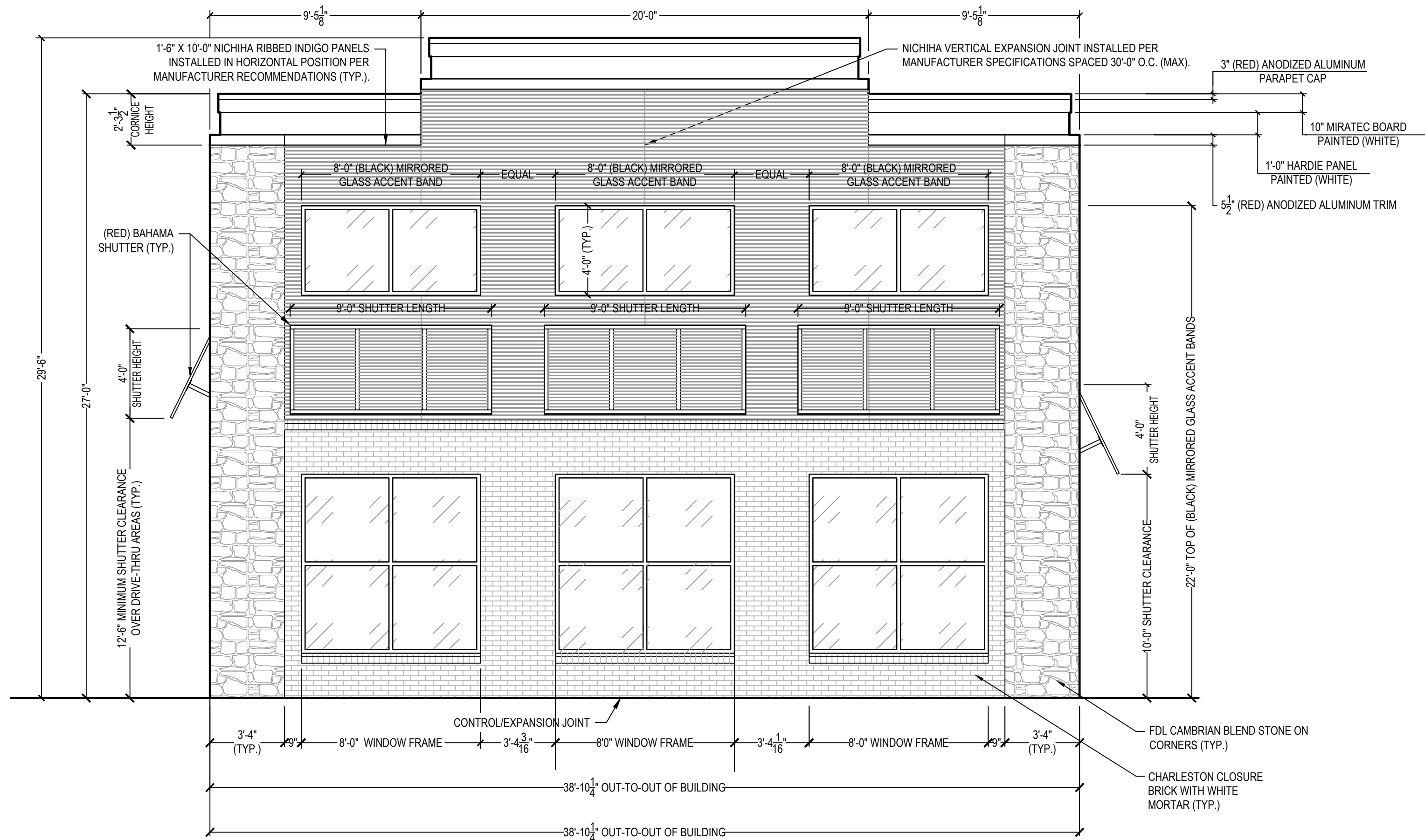
ALL ENGINEERING:
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
STRUCTURAL ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902

KEY PLAN

JOB NO. E-7069
DRAWN
CHECKED
DATE 01/26/2022
TITLE EXTERIOR ELEVATIONS



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



MASONRY/STONE VENEER SPECIFICATIONS:
BRICK VENEER MFG: SCOTT STONE, INC.
BRICK COLOR: STATESVILLE CHARLESTON HARBOR CLOSURE BRICK
MORTAR COLOR: LEHIGH WHITE (TYPE S)
STONE VENEER MFG: SCOTT STONE, INC.
STONE COLOR: FDL CAMBRIAN BLEND (80/20) NTV
MORTAR COLOR: BRIXMENT (TYPE S)
WATERTABLE/SILL: TN BLUE/GRAY

2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
0	01/26/2022	PRELIMINARY REVIEW

STAMP

SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
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SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902

BUILDING PLANS FOR
COOK-OUT RESTAURANTS
5161 Z-MAX BOULEVARD
HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA

KEY PLAN

JOB NO. E-7069
DRAWN
CHECKED
DATE 01/26/2022
TITLE
EXTERIOR ELEVATIONS

SHEET NO. A-4









NEIGHBORHOOD MEETING REPORT FOR COOK OUT RESTAURANTS

Petitioner: Cook Out-Harrisburg, Inc.

**Property: Parcel PINs 5507-45-2736 and 5507-45-2524, located on NC Hwy 49
at the intersection of Z-Max Boulevard.**

This Neighborhood Meeting Report is being filed with the Town of Harrisburg Planning Department.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Neighborhood Meeting was held on **February 17, 2022**. The Town of Harrisburg mailed a written notice of the date, time, and details of the Neighborhood Meeting to the individuals and organizations as required by Ordinance.

TIME AND DATE OF MEETING:

The Neighborhood Meeting required by the Ordinance was held on **February 17, 2022, at 6:00 PM.**

PERSONS IN ATTENDANCE AT MEETING:

Harrisburg staff documented the list of registered attendees from the required Neighborhood Meeting. The Petitioner's representatives at the required Neighborhood Meeting were Jeremy A. Reaves, President of Cook Out Restaurants, Chris Clayton with Commercial Site Design in Raleigh, NC, and Gary R. Wolf of Higgins Benjamin, PLLC, counsel for Petitioner.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Petitioner's Counsel, Gary R. Wolf, presented the proposed site with the surrounding uses, the proposed site plan, renderings and elevations of the proposed restaurant.

The graphic depicting the proposed changes is below:

See attached PowerPoint slides presented by Petitioner

The Planning Director then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

Other than the attendance of council members, Rodney Dellinger and Ian Patrick, there were no residents or members of the public in attendance. There were no questions/comments in response to the Petitioner's presentation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to work with staff to revise plans with additional details as needed.

cc: Sushil Nepal, Planning Director, Town of Harrisburg



COOK OUT
RESTAURANTS

TOWN OF
HARRISBURG

NEIGHBORHOOD
MEETING
FEBRUARY 17, 2022













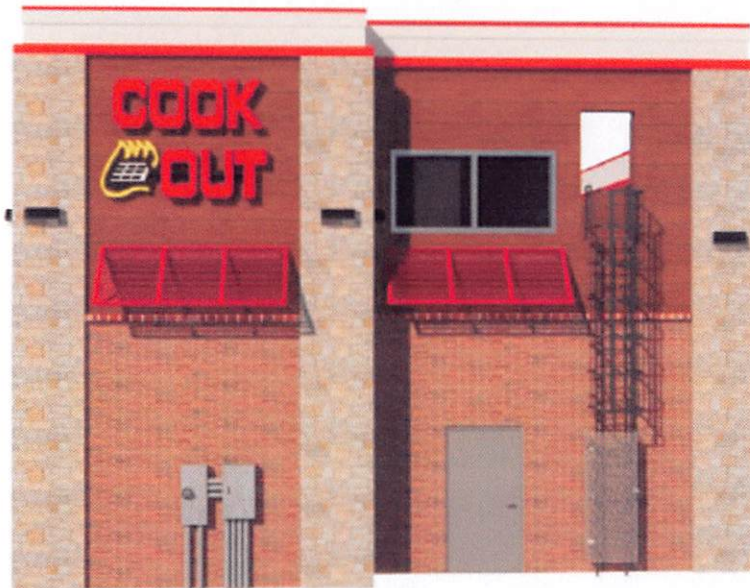
Highway 49 Facade



Z-Max Boulevard Facade



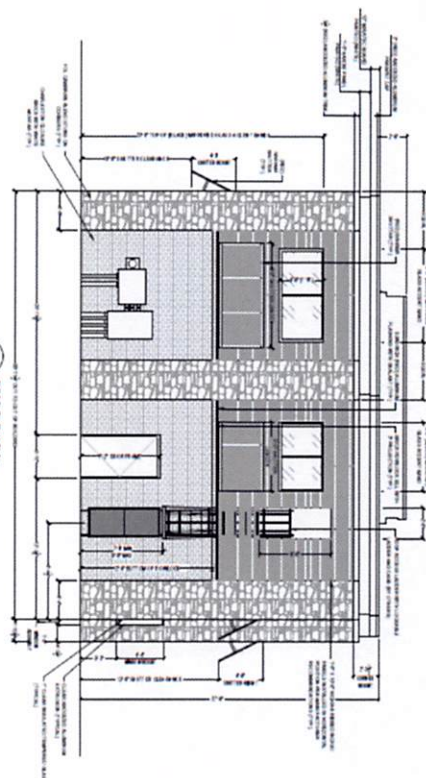
Eastern Facade



Rear Facade

PROJECT: COOK-OUT RESTAURANTS
 LOCATION: 5161 Z-MAX BOULEVARD
 HARRISBURG, CHESAPEAKE COUNTY, NORTH CAROLINA
 DATE: 08/11/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

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 89 3/4" = 1077'-0"
 90" = 1080'-0"
 90 1/4" = 1083'-0"
 90 1/2" = 1086'-0"
 90 3/4" = 1089'-0"
 91" = 1092'-0"
 91 1/4" = 1095'-0"
 91 1/2" = 1098'-0"
 91 3/4" = 1101'-0"
 92" = 1104'-0"
 92 1/4" = 1107'-0"
 92 1/2" = 1110'-0"
 92 3/4" = 1113'-0"
 93" = 1116'-0"
 93 1/4" = 1119'-0"
 93 1/2" = 1122'-0"
 93 3/4" = 1125'-0"
 94" = 1128'-0"
 94 1/4" = 1131'-0"
 94 1/2" = 1134'-0"
 94 3/4" = 1137'-0"
 95" = 1140'-0"
 95 1/4" = 1143'-0"
 95 1/2" = 1146'-0"
 95 3/4" = 1149'-0"
 96" = 1152'-0"
 96 1/4" = 1155'-0"
 96 1/2" = 1158'-0"
 96 3/4" = 1161'-0"
 97" = 1164'-0"
 97 1/4" = 1167'-0"
 97 1/2" = 1170'-0"
 97 3/4" = 1173'-0"
 98" = 1176'-0"
 98 1/4" = 1179'-0"
 98 1/2" = 1182'-0"
 98 3/4" = 1185'-0"
 99" = 1188'-0"
 99 1/4" = 1191'-0"
 99 1/2" = 1194'-0"
 99 3/4" = 1197'-0"
 100" = 1200'-0"
 100 1/4" = 1203'-0"
 100 1/2" = 1206'-0"
 100 3/4" = 1209'-0"
 101" = 1212'-0"
 101 1/4" = 1215'-0"
 101 1/2" = 1218'-0"
 101 3/4" = 1221'-0"
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 102 1/2" = 1230'-0"
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 103" = 1236'-0"
 103 1/4" = 1239'-0"
 103 1/2" = 1242'-0"
 103 3/4" = 1245'-0"
 104" = 1248'-0"
 104 1/4" = 1251'-0"
 104 1/2" = 1254'-0"
 104 3/4" = 1257'-0"
 105" = 1260'-0"
 105 1/4" = 1263'-0"
 105 1/2" = 1266'-0"
 105 3/4" = 1269'-0"
 106" = 1272'-0"
 106 1/4" = 1275'-0"
 106 1/2" = 1278'-0"
 106 3/4" = 1281'-0"
 107" = 1284'-0"
 107 1/4" = 1287'-0"
 107 1/2" = 1290'-0"
 107 3/4" = 1293'-0"
 108" = 1296'-0"
 108 1/4" = 1299'-0"
 108 1/2" = 1302'-0"
 108 3/4" = 1305'-0"
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 109 1/4" = 1311'-0"
 109 1/2" = 1314'-0"
 109 3/4" = 1317'-0"
 110" = 1320'-0"
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 111 1/2" = 1338'-0"
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 112 1/4" = 1347'-0"
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 126 3/4" = 1521'-0"
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 141 3/4" = 1701'-0"
 142" = 1704'-0"
 142 1/4" = 1707'-0"
 142 1/2" = 1710'-0"
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 152 1/2" = 1830'-0"
 152 3/4" = 1833'-0"
 153" = 1836'-0"
 153 1/4" = 1839'-0"
 153 1/2" = 1842'-0"
 153 3/4" = 1845'-0"
 154" = 1848'-0"
 154 1/4" = 1851'-0"
 154 1/2" = 1854'-0"
 154 3/4" = 1857'-0"
 155" = 186

[illegible]

2
A-4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

COOK-OUT RESTAURANTS
518 / Z-MAK BOULEVARD
HARRISBURG, CAROLIN COUNTY, NORTH CAROLINA

1. 姓名: 李小明
 2. 学号: 123456789
 3. 性别: 男
 4. 出生日期: 1990-01-01
 5. 联系电话: 138-0000-1234
 6. 电子邮箱: 123456789@qq.com
 7. 联系地址: 北京市朝阳区...
 8. 邮政编码: 100000
 9. 职业: 程序员
 10. 教育背景: 清华大学计算机系
 11. 工作经历: 某互联网公司
 12. 兴趣爱好: 篮球、阅读
 13. 自我评价: 积极向上, 勇于挑战
 14. 其他信息: ...

BRIAN LATHROP, ARCHITECT
Healthcare/Architecture Planning Project Analysis Interior
2750 Newell Hall Ln. Palm Beach, FL 33411 (772) 835-7300

1999a,b, 1999c, 1999d, 1999e, 1999f, 1999g, 1999h, 1999i, 1999j, 1999k, 1999l, 1999m, 1999n, 1999o, 1999p, 1999q, 1999r, 1999s, 1999t, 1999u, 1999v, 1999w, 1999x, 1999y, 1999z, 2000a, 2000b, 2000c, 2000d, 2000e, 2000f, 2000g, 2000h, 2000i, 2000j, 2000k, 2000l, 2000m, 2000n, 2000o, 2000p, 2000q, 2000r, 2000s, 2000t, 2000u, 2000v, 2000w, 2000x, 2000y, 2000z, 2001a, 2001b, 2001c, 2001d, 2001e, 2001f, 2001g, 2001h, 2001i, 2001j, 2001k, 2001l, 2001m, 2001n, 2001o, 2001p, 2001q, 2001r, 2001s, 2001t, 2001u, 2001v, 2001w, 2001x, 2001y, 2001z, 2002a, 2002b, 2002c, 2002d, 2002e, 2002f, 2002g, 2002h, 2002i, 2002j, 2002k, 2002l, 2002m, 2002n, 2002o, 2002p, 2002q, 2002r, 2002s, 2002t, 2002u, 2002v, 2002w, 2002x, 2002y, 2002z, 2003a, 2003b, 2003c, 2003d, 2003e, 2003f, 2003g, 2003h, 2003i, 2003j, 2003k, 2003l, 2003m, 2003n, 2003o, 2003p, 2003q, 2003r, 2003s, 2003t, 2003u, 2003v, 2003w, 2003x, 2003y, 2003z, 2004a, 2004b, 2004c, 2004d, 2004e, 2004f, 2004g, 2004h, 2004i, 2004j, 2004k, 2004l, 2004m, 2004n, 2004o, 2004p, 2004q, 2004r, 2004s, 2004t, 2004u, 2004v, 2004w, 2004x, 2004y, 2004z, 2005a, 2005b, 2005c, 2005d, 2005e, 2005f, 2005g, 2005h, 2005i, 2005j, 2005k, 2005l, 2005m, 2005n, 2005o, 2005p, 2005q, 2005r, 2005s, 2005t, 2005u, 2005v, 2005w, 2005x, 2005y, 2005z, 2006a, 2006b, 2006c, 2006d, 2006e, 2006f, 2006g, 2006h, 2006i, 2006j, 2006k, 2006l, 2006m, 2006n, 2006o, 2006p, 2006q, 2006r, 2006s, 2006t, 2006u, 2006v, 2006w, 2006x, 2006y, 2006z, 2007a, 2007b, 2007c, 2007d, 2007e, 2007f, 2007g, 2007h, 2007i, 2007j, 2007k, 2007l, 2007m, 2007n, 2007o, 2007p, 2007q, 2007r, 2007s, 2007t, 2007u, 2007v, 2007w, 2007x, 2007y, 2007z, 2008a, 2008b, 2008c, 2008d, 2008e, 2008f, 2008g, 2008h, 2008i, 2008j, 2008k, 2008l, 2008m, 2008n, 2008o, 2008p, 2008q, 2008r, 2008s, 2008t, 2008u, 2008v, 2008w, 2008x, 2008y, 2008z, 2009a, 2009b, 2009c, 2009d, 2009e, 2009f, 2009g, 2009h, 2009i, 2009j, 2009k, 2009l, 2009m, 2009n, 2009o, 2009p, 2009q, 2009r, 2009s, 2009t, 2009u, 2009v, 2009w, 2009x, 2009y, 2009z, 2010a, 2010b, 2010c, 2010d, 2010e, 2010f, 2010g, 2010h, 2010i, 2010j, 2010k, 2010l, 2010m, 2010n, 2010o, 2010p, 2010q, 2010r, 2010s, 2010t, 2010u, 2010v, 2010w, 2010x, 2010y, 2010z, 2011a, 2011b, 2011c, 2011d, 2011e, 2011f, 2011g, 2011h, 2011i, 2011j, 2011k, 2011l, 2011m, 2011n, 2011o, 2011p, 2011q, 2011r, 2011s, 2011t, 2011u, 2011v, 2011w, 2011x, 2011y, 2011z, 2012a, 2012b, 2012c, 2012d, 2012e, 2012f, 2012g, 2012h, 2012i, 2012j, 2012k, 2012l, 2012m, 2012n, 2012o, 2012p, 2012q, 2012r, 2012s, 2012t, 2012u, 2012v, 2012w, 2012x, 2012y, 2012z, 2013a, 2013b, 2013c, 2013d, 2013e, 2013f, 2013g, 2013h, 2013i, 2013j, 2013k, 2013l, 2013m, 2013n, 2013o, 2013p, 2013q, 2013r, 2013s, 2013t, 2013u, 2013v, 2013w, 2013x, 2013y, 2013z, 2014a, 2014b, 2014c, 2014d, 2014e, 2014f, 2014g, 2014h, 2014i, 2014j, 2014k, 2014l, 2014m, 2014n, 2014o, 2014p, 2014q, 2014r, 2014s, 2014t, 2014u, 2014v, 2014w, 2014x, 2014y, 2014z, 2015a, 2015b, 2015c, 2015d, 2015e, 2015f, 2015g, 2015h, 2015i, 2015j, 2015k, 2015l, 2015m, 2015n, 2015o, 2015p, 2015q, 2015r, 2015s, 2015t, 2015u, 2015v, 2015w, 2015x, 2015y, 2015z, 2016a, 2016b, 2016c, 2016d, 2016e, 2016f, 2016g, 2016h, 2016i, 2016j, 2016k, 2016l, 2016m, 2016n, 2016o, 2016p, 2016q, 2016r, 2016s, 2016t, 2016u, 2016v, 2016w, 2016x, 2016y, 2016z, 2017a, 2017b, 2017c, 2017d, 2017e, 2017f, 2017g, 2017h, 2017i, 2017j, 2017k, 2017l, 2017m, 2017n, 2017o, 2017p, 2017q, 2017r, 2017s, 2017t, 2017u, 2017v, 2017w, 2017x, 2017y, 2017z, 2018a, 2018b, 2018c, 2018d, 2018e, 2018f, 2018g, 2018h, 2018i, 2018j, 2018k, 2018l, 2018m, 2018n, 2018o, 2018p, 2018q, 2018r, 2018s, 2018t, 2018u, 2018v, 2018w, 2018x, 2018y, 2018z, 2019a, 2019b, 2019c, 2019d, 2019e, 2019f, 2019g, 2019h, 2019i, 2019j, 2019k, 2019l, 2019m, 2019n, 2019o, 2019p, 2019q, 2019r, 2019s, 2019t, 2019u, 2019v, 2019w, 2019x, 2019y, 2019z, 2020a, 2020b, 2020c, 2020d, 2020e, 2020f, 2020g, 2020h, 2020i, 2020j, 2020k, 2020l, 2020m, 2020n, 2020o, 2020p, 2020q, 2020r, 2020s, 2020t, 2020u, 2020v, 2020w, 2020x, 2020y, 2020z, 2021a, 2021b, 2021c, 2021d, 2021e, 2021f, 2021g, 2021h, 2021i, 2021j, 2021k, 2021l, 2021m, 2021n



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, check or money order made payable to the Town of Harrisburg

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 10151 Robinson Church Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0037.00 -- --
3. Deed Reference Book 14248 Page 0235
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 29.33 acres
6. Street Frontage (feet) 920
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CR Land Use Residential
 - South: Zoning CR Land Use Residential
 - East: Zoning CR Land Use Residential
 - West: Zoning CR Land Use Residential
9. Request to Change Zoning From CR to RM-1
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 allow for single family subdivision



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	Martha Frances Strawn Iley Revocable Trust
Address	2823 Providence Rd #345 Charlotte NC 28211
Phone	704-516-0814
Fax	
Email:	rxhodde@gmail.com
Signature	<u>Deborah Hodde</u> 05-24-2021

13. Agent (if any)	
Address	
Phone	
Fax	
Email	
Signature	

14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
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.



Subject Property Information

1. Street Address 10483 Robinson Church Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0038.00 -- --
3. Deed Reference Book 566 Page 0208
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 10.82 acres
6. Street Frontage (feet) 635
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification

North: Zoning CR Land Use Residential

South: Zoning CURL Land Use Residential

East: Zoning CR Land Use Residential

West: Zoning CR Land Use Residential

9. Request to Change Zoning From CR to RM-1

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 allow for single family subdivision



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	Janice G. Smith Miriam I. Ward
Address	10483 Robinson Church Rd Harrisburg NC 28075
Phone	704-568-1525 817-488-1650
Fax	
Email:	jgsmith@carolina.rr.com miriamward524@yahoo.com
Signature	<u>Janice G. Smith</u> <u>Miriam Ward</u>

05-24-2021

05-24-2021

13. Agent (if any)	_____
Address	_____
Phone	_____
Fax	_____
Email	_____
Signature	_____

14. Applicant (if any)	_____
Address	_____
Phone	_____
Fax	_____
Email	_____
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.



Subject Property Information

1. Street Address 10555 Peach Orchard Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0037.10 -- --
3. Deed ReferenceBook not listed Page not listed
4. Township # _____

Description of Subject Property

5. Size (square feet or acreage) 13.06 acres
6. Street Frontage (feet) 50
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification
- North: Zoning CR Land Use Residential
- South: Zoning CURL Land Use Residential
- East: Zoning CR Land Use Residential
- West: Zoning CR Land Use Residential
9. Request to Change Zoning From CR to RM-1
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 allow for single family subdivision



HarrisburgNC

The right side of opportunity

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

DAVID & SANDRA BILBRO

10555 PEACH ORCHARD ROAD

704-467-3997

DBILBRO@BELL SOUTH.NET

Sandra W. Bilbro

13. Agent (if any)

Address

Phone

Fax

Email

Signature

14. Applicant (if any)

Address

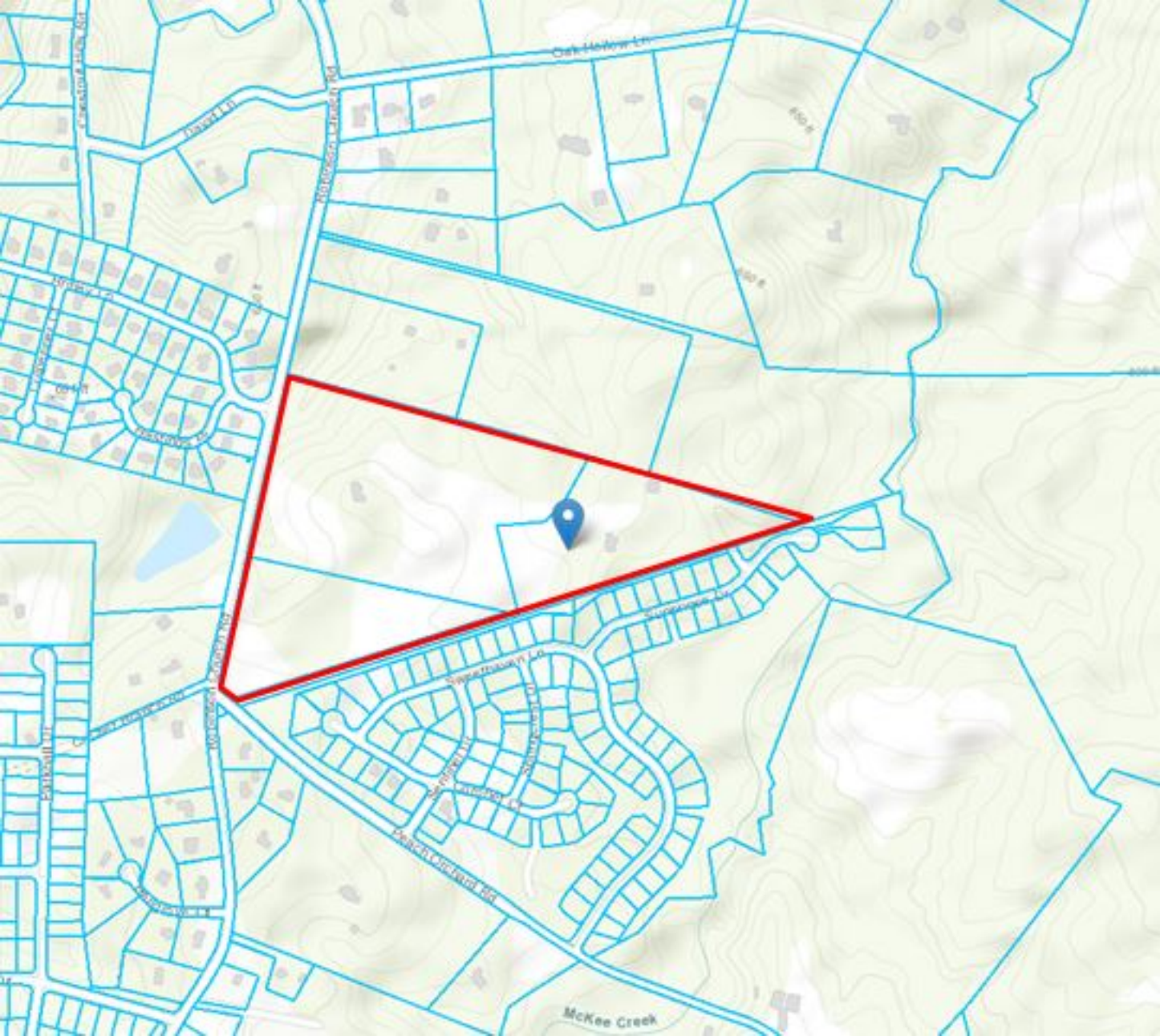
Phone

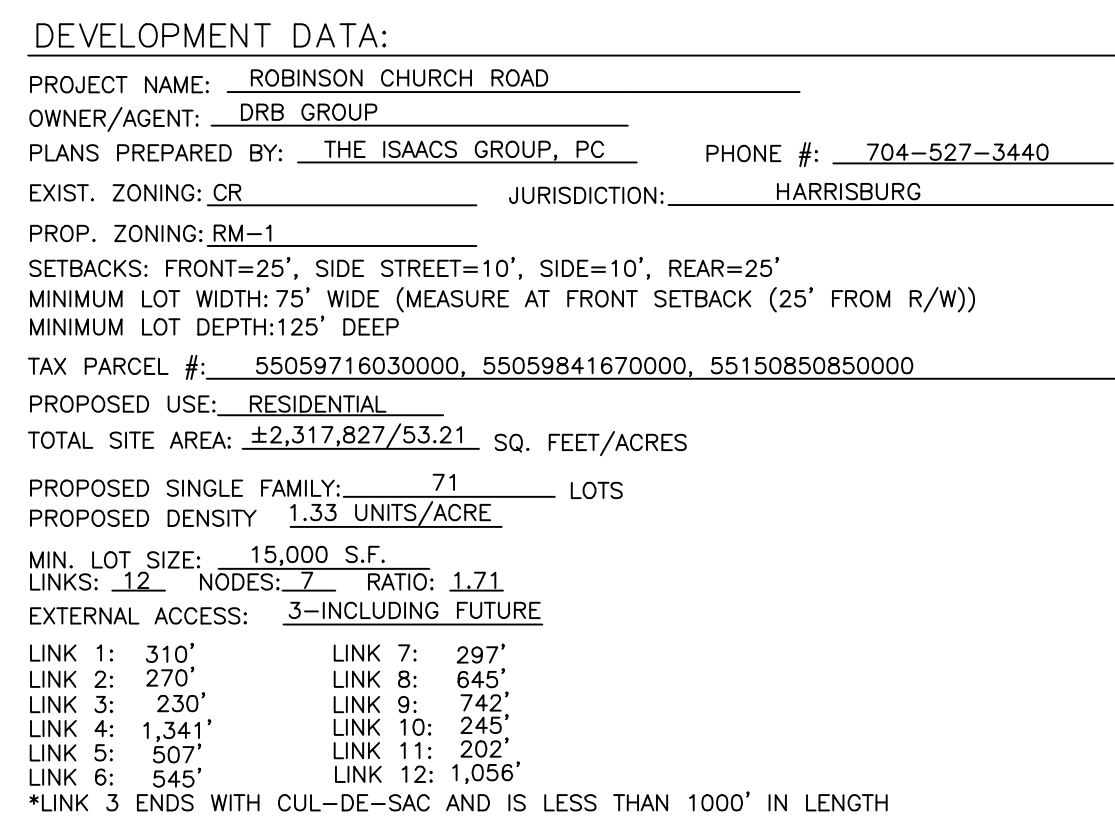
Fax

Email

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.





TRASH NOTE: _____
TRASH WILL BE CURB SIDE PICK UP

UTILITY NOTE: _____
PUBLIC WATER AND SEWER WILL BE EXTENDED TO SERVE SITE

OPEN SPACE REQUIRED: 185,426 S.F. (8%)
ACTIVE OPEN SPACE REQUIRED: 0.025 AC. * 71 = 1.775 AC.

OPEN SPACE (PASSIVE) PROVIDED = 208,000 S.F./4.78 AC.

OPEN SPACE (ACTIVE) PROVIDED = 79,000 S.F./1.81 AC.

TOTAL OPEN SPACE PROVIDED (ACTIVE AND PASSIVE) = 287,000 S.F./6.59 AC.

DEVELOPER TO PAY IN LIEU OF DEDICATED PUBLIC OPEN SPACE

BUFFERS WITH BERMS (6' HIGH BERMS AS LABELED ON PLAN)

PROPOSED STORM WATER BMP

ACTIVE OPEN SPACE WILL INCLUDE DOG STATIONS, BENCHES, A PLAYGROUND, POTENTIAL GAZEBO, OPEN-AIR SHELTER AND ENHANCED LANDSCAPING. A LARGE EXPOSED FIELD WILL BE PROVIDED FOR RECREATIONAL ACTIVITIES AS SHOWN. SIDEWALK/TRAIL PROVIDED AS SHOWN

*EXACT FINAL LOCATION OF AMENITIES TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS

EXISTING GRAVEL DRIVEWAY AND DRIVEWAY CONNECTIONS WILL BE REMOVED ONCE EXISTING HOMES NO LONGER HAVE RESIDENTS

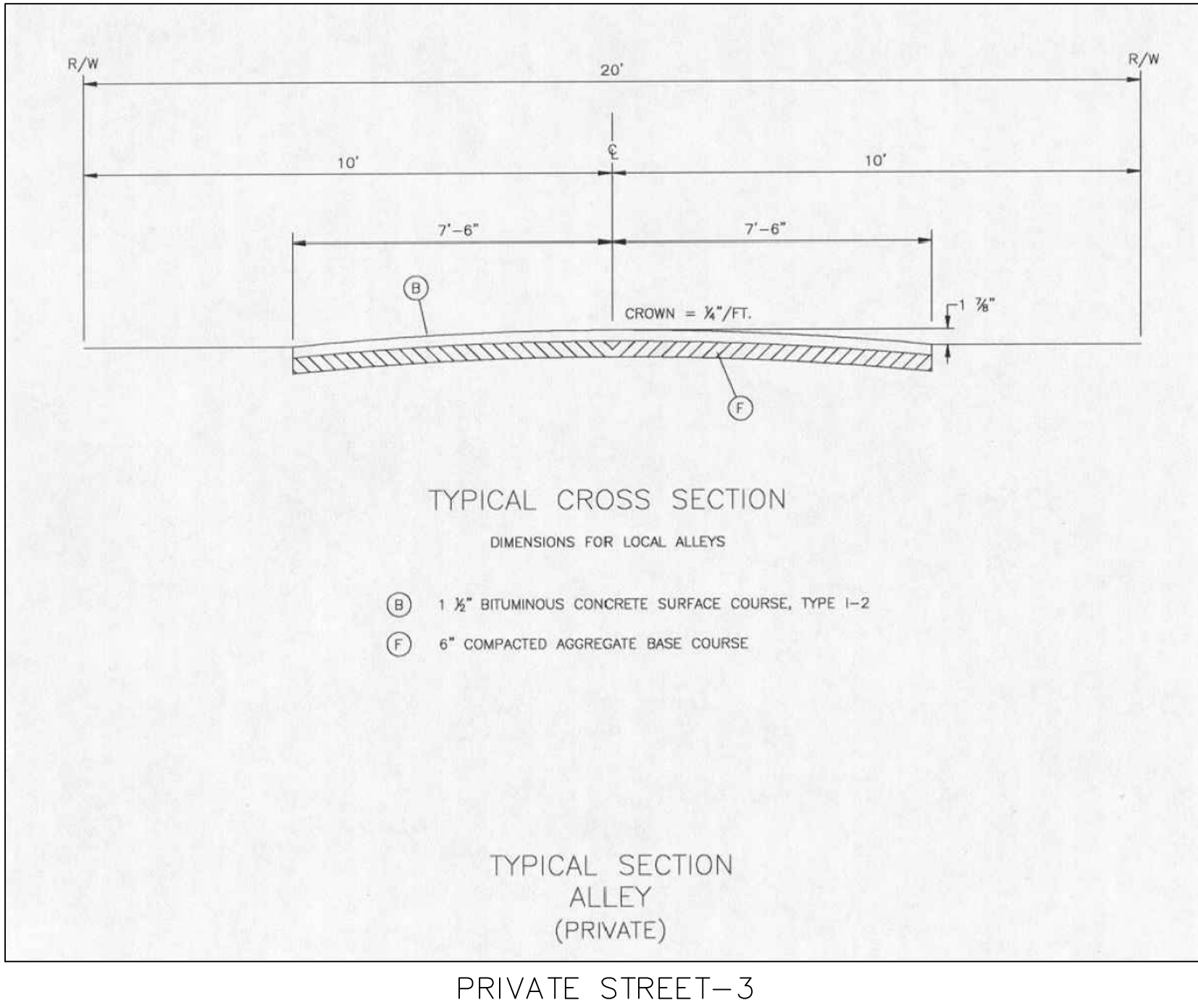
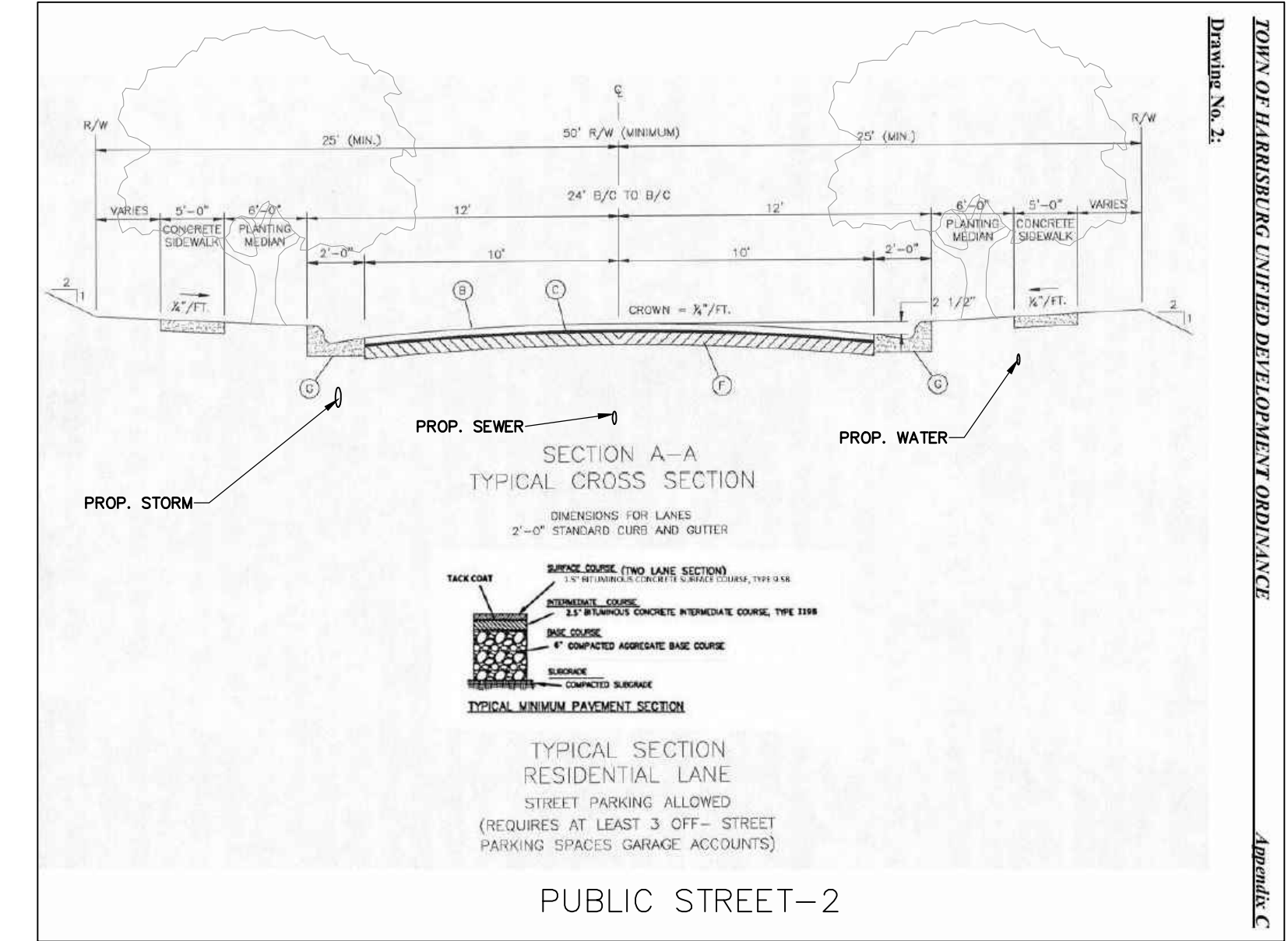
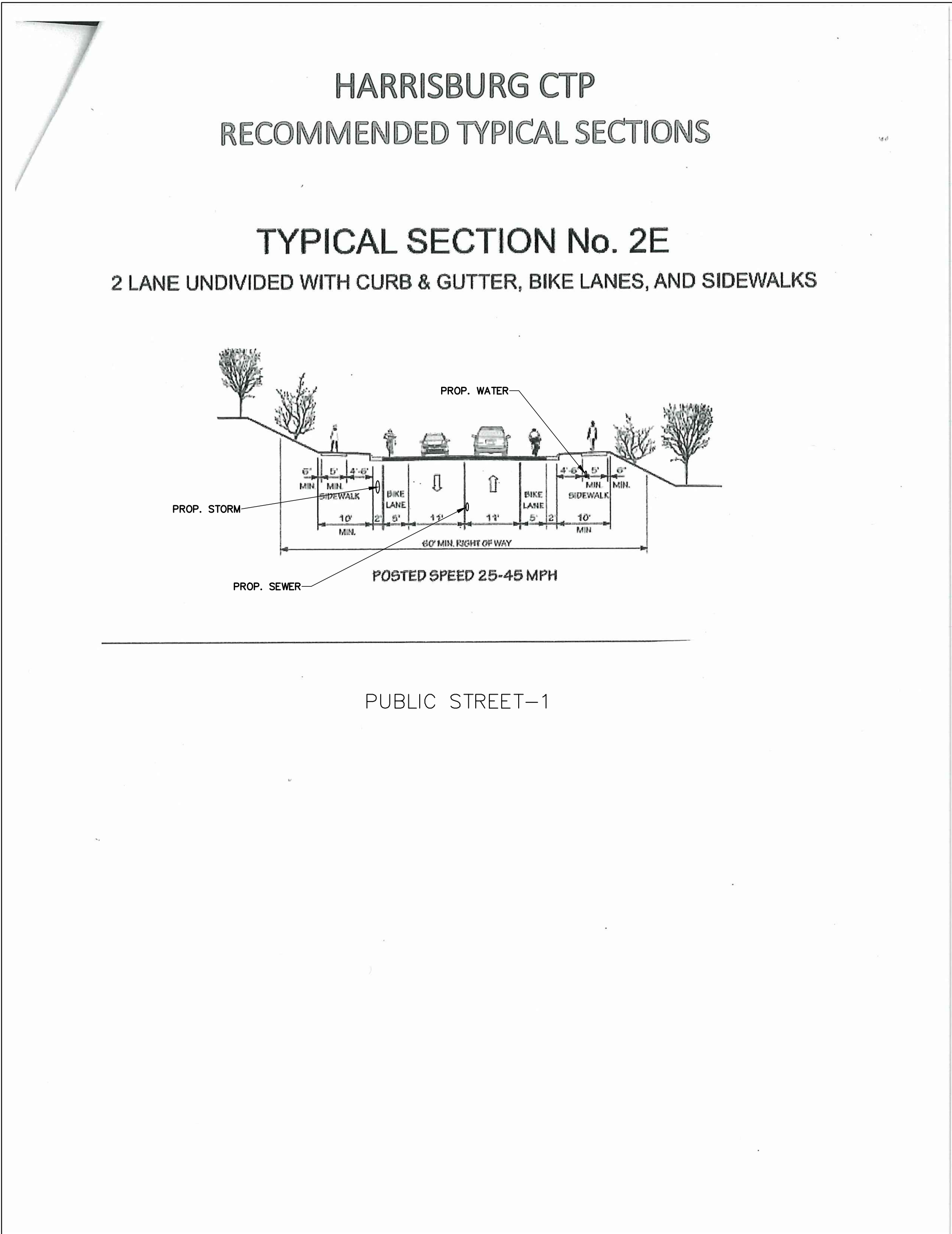
[illegible]

	Project: ROBINSON CHURCH ROAD 10483 ROBINSON CHURCH RD., HARRISBURG, NC		
	Title: REZONING PLAN		
File #: 20207-SK.DWG	Date: 2/24/22	Project Egr: FBL	
THE ISAACS GROUP CIVIL ENGINEERING DESIGN AND SURVEYING	Design By: FBL		Drawn By: GBH
		Scale: 1"=100'	

- A. **General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DRB Group (the "Petitioner") to accommodate the development of that approximately 33.21 acre site located on the east side of Robinson Church Road just north of Peach Orchard Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 055059716030000, 5509841670000, and 55150850850000.
 - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Harrisburg Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish alternative standards, the regulations established under the Ordinance for the RL-Cluster zoning district shall govern the development and use of the Site.
 - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and sizes of the building footprints as well as the public streets depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- B. **Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 71 single family lots and to any incidental and accessory uses relating thereto that are allowed in the RL-Cluster zoning district.
- C. **Transportation**
- Vehicular access to the Site shall be 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 and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation.
 - As depicted on the Rezoning Plan, the Site will be served by public streets. Minor adjustments to the locations of the internal streets shall be allowed during the construction permitting process.
 - A left turn lane into the site from Robinson Church Road will be provided.
- D. **Architectural Standards**
- The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast concrete, synthetic stone, stucco, and cementitious fiber board siding. Vinyl or aluminum as a building material may be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile and/or metal.
- E. **Streetscape and Landscaping**
- The Site shall meet the provisions of the Ordinance related to connectivity provided.
 - The Petitioner shall comply with Tree Preservation and Stormwater requirements.
- F. **Lighting**
- All freestanding lighting fixtures installed on the Site by Petitioner (excluding street lights, lower, decorative lighting that may be installed along the driveways, private alleys/streets, sidewalks and walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any freestanding lighting fixture installed on the Site by Petitioner, including its base, shall not exceed 21 feet.
- G. **Environmental Features/Greenway**
- The development of the Site will comply with the Town of Harrisburg Tree Ordinance.
 - Petitioner shall comply with the Town of Harrisburg approved and adopted Stormwater Ordinance.
- H. **Binding Effect of the Rezoning Documents and Definitions**
- Future amendments to the Site Development Data may be applied for by the Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

- Additional Notes:**
- The developer will coordinate road names with Cabarrus County E911 Addressing during permitting of the project.
 - All street trees shall be planted in the planting strip.
 - All lots will be served by gravity flow.
 - Any heritage tree removed during construction shall be mitigated per section 9.3.5.
 - Final pond configuration of the stormwater ponds may interfere with the total number of lots.
 - All stormwater control measures shall be wet ponds with fountains with a minimum depth of 10' over 25% of the permanent pool area.
 - All stormwater BMP's shall be the sole responsibility of the developer and prior to turn over to any management company or HOA, the developer shall oversee the establishment of an escrow account, which can be spent solely for sediment removal, structural, biological or vegetative replacement, major repair or reconstruction of the SCMs. If SCMs are not performing adequately or as intended or are not properly maintained, the town, in its sole discretion may remedy the situation, and in such instances, the town shall be fully reimbursed from the escrow account. Escrowed funds may be spent by the association for sediment removal, structural, biological or vegetative replacement, major repair and reconstruction of the SCMs, provided that the town shall first consent to the expenditure. Both developer contribution and annual sinking funds shall fund the escrow account. Prior to plat recordation or issuance of construction permits, whichever shall first occur, the developer shall pay into the escrow account an amount equal to 25% of the initial construction cost of the SCMs. The HOA shall contribute 50% of the initial construction cost into a sinking fund budget within the first fifteen years following initial construction of the SCMs. Funds shall be deposited each year into the escrow account. A portion of the annual assessments of the association shall include an allocation into the escrow account. Any funds drawn down from the escrow account shall be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget, per Harrisburg Code of Ordinances.
 - Stormwater submittal checklist and site design checklist will be completed and included with first construction document submittal.
 - Final construction documents shall be comply with TIA requirements. This site falls under the TIA threshold.
 - Intersections shall meet minimum spacing requirements.
 - Mail kiosk will be provided with construction documents. Kiosk parking will meet ADA requirements and not interfere with traffic flow.
 - Sidewalk, curb and gutter, trees and lighting will be required on all road frontages.
 - Full review of roads, utilities, and stormwater facilities will be conducted during the construction drawing review and may result in a loss of lots.
 - The plan will adhere to the Town of Harrisburg Stormwater Drainage Manual and UDO.

- DRAFT CONDITIONS**
- Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
 - Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
 - Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.
 - Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
 - Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
 - 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.
 - Applicant agrees to provide a minimum 4 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
 - Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
 - Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
 - 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.
 - Applicant agrees the storm water facility shall be surrounded by 4-rail vinyl farm fence.
 - 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.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

Project:

ROBINSON CHURCH ROAD

10483 ROBINSON CHURCH RD., HARRISBURG, NC

Title:

REZONING NOTES

File #:

20207-SK.DWG

Date:

7/14/21

Project Egr:

FBL

Design By:

FBL

Drawn By:

CBH

Scale:

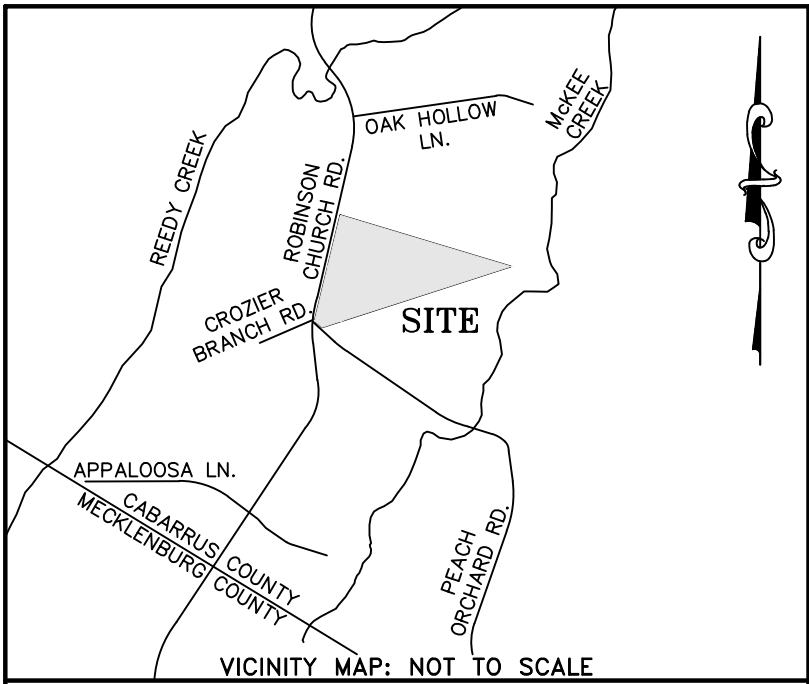
N.T.S.

8720 RED OAK BOULEVARD, SUITE 420

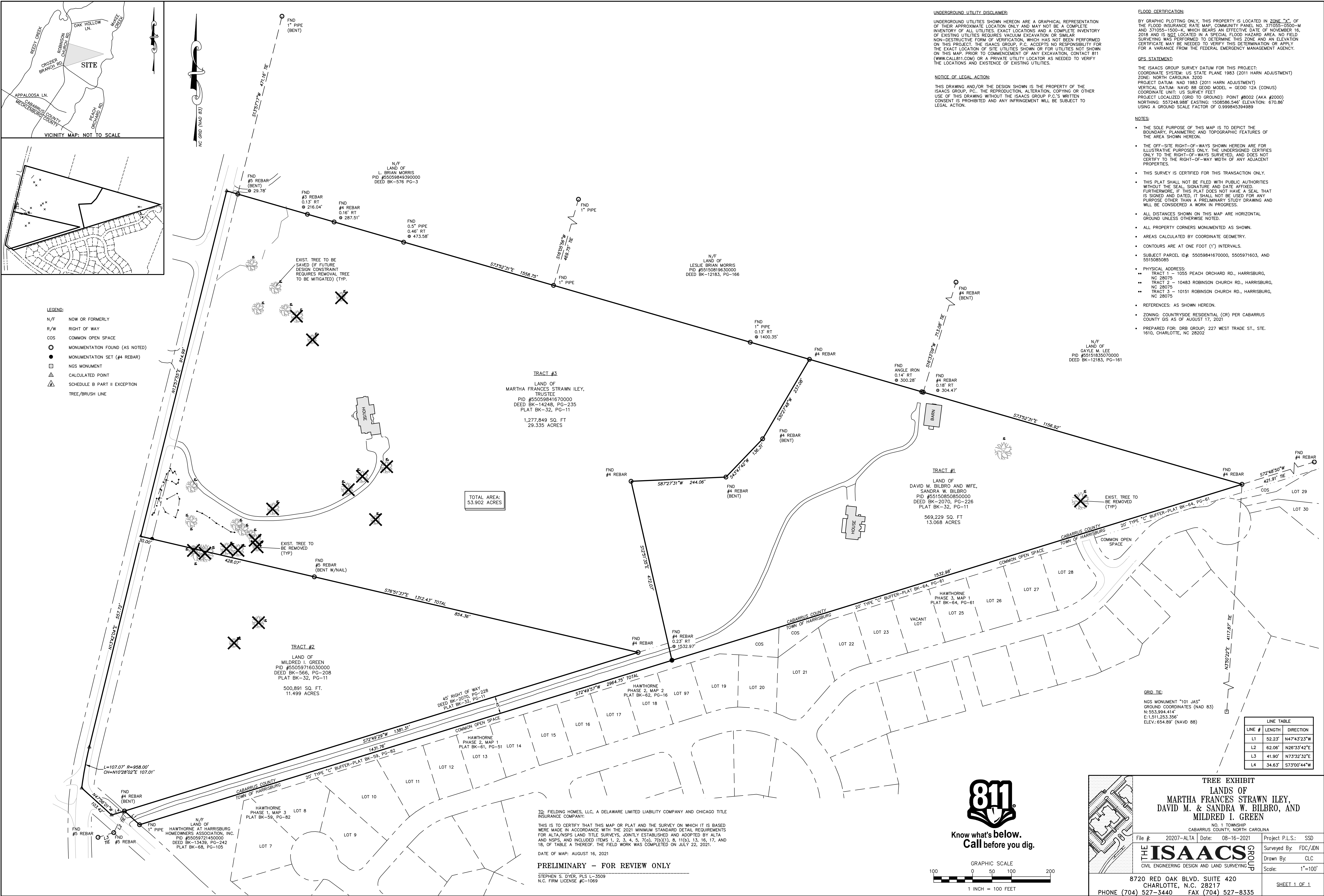
CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0



- LEGEND:
- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - COS COMMON OPEN SPACE
 - MONUMENTATION FOUND (AS NOTED)
 - MONUMENTATION SET (#4 REBAR)
 - NGS MONUMENT
 - △ CALCULATED POINT
 - △ SCHEDULE B PART II EXCEPTION
 - △ TREE/BRUSH LINE



UNDERGROUND UTILITY DISCLAIMER:

UNDERGROUND UTILITIES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION OF THEIR APPROXIMATE LOCATION ONLY AND MAY NOT BE A COMPLETE INVENTORY OF ALL UTILITIES. EXACT LOCATIONS AND A COMPLETE INVENTORY OF EXISTING UTILITIES REQUIRES VACUUM EXCAVATION OR SIMILAR NON-DESTRUCTIVE FORM OF VERIFICATION, WHICH HAS NOT BEEN PERFORMED ON THIS PROJECT. THE ISAACS GROUP, P.C. ACCEPTS NO RESPONSIBILITY FOR THE EXACT LOCATION OF SITE UTILITIES SHOWN OR FOR UTILITIES NOT SHOWN ON THIS MAP. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 (WWW.CALL811.COM) OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

NOTICE OF LEGAL ACTION:

THIS DRAWING AND/OR THE DESIGN SHOWN IS THE PROPERTY OF THE ISAACS GROUP, P.C. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE ISAACS GROUP P.C.'S WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 371055-0500-M AND 371055-1500-K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2018 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GPS STATEMENT:

THE ISAACS GROUP SURVEY DATUM FOR THIS PROJECT:
COORDINATE SYSTEM: US STATE PLANE 1983 (2011 HARN ADJUSTMENT)
ZONE: NORTH CAROLINA 3200
PROJECT DATUM: NAD 1983 (2011 HARN ADJUSTMENT)
VERTICAL DATUM: NAVD 88 GEOID MODEL = GEOID 12A (CONUS)
COORDINATE UNIT: US SURVEY FEET
PROJECT LOCALIZED (GRID TO GROUND): POINT #8002 (AKA #2000)
NORTHING: 557248.988' EASTING: 1505886.546' ELEVATION: 670.86'
USING A GROUND SCALE FACTOR OF 0.999845394989

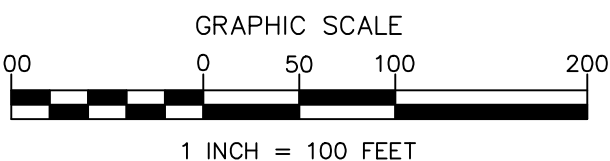
- NOTES:
- THE SOLE PURPOSE OF THIS MAP IS TO DEPICT THE BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC FEATURES OF THE AREA SHOWN HEREON.
 - THE OFF-SITE RIGHT-OF-WAYS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THIS PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
 - ALL PROPERTY CORNERS MONUMENTED AS SHOWN.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - CONTOURS ARE AT ONE FOOT (1') INTERVALS.
 - SUBJECT PARCEL ID# 55059841670000, 5505971603, AND 5515085085
 - PHYSICAL ADDRESS:
 - TRACT 1 - 1055 PEACH ORCHARD RD., HARRISBURG, NC 28075
 - TRACT 2 - 10483 ROBINSON CHURCH RD., HARRISBURG, NC 28075
 - TRACT 3 - 10151 ROBINSON CHURCH RD., HARRISBURG, NC 28075
 - REFERENCES: AS SHOWN HEREON.
 - ZONING: COUNTRYSIDE RESIDENTIAL (CR) PER CABARRUS COUNTY GIS AS OF AUGUST 17, 2021
 - PREPARED FOR: DRB GROUP; 227 WEST TRADE ST., STE. 1610, CHARLOTTE, NC 28202

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.23'	N47°43'23"W
L2	62.06'	N26°33'42"E
L3	41.90'	N73°32'32"E
L4	34.63'	S73°00'44"W

GRID TIE:
NGS MONUMENT "101 JAS"
GROUND COORDINATES (NAD 83)
N: 553,984.414'
E: 1,511,253.356'
ELEV: 654.89' (NAVD 88)



Know what's below.
Call before you dig.



811

Know what's below.
Call before you dig.

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100 FEET

THE ISAACS GROUP

CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BLVD. SUITE 420

CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335

TREE EXHIBIT

LANDS OF
MARTHA FRANCES STRAWN ILEY,
DAVID M. & SANDRA W. BILBRO, AND
MILDRED I. GREEN

NO. 1 TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA

File # 20207-ALTA Date: 08-16-2021 Project P.L.S.: SSD

Surveyed By: FDC/UDN

Drawn By: CLC

Scale: 1"=100'

SHEET 1 OF 1

TO: FIELDING HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 7(c), 7(b)(1), 8, 11(d), 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 22, 2021.

DATE OF MAP: AUGUST 16, 2021

PRELIMINARY - FOR REVIEW ONLY

STEPHEN S. DYER, PLS L-3509
N.C. FIRM LICENSE #C-1069



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: March 8, 2022

SUBJECT:

Request H-2021-06-(R): To rezone approximately 53.21 acres from Cabarrus County CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density)

Location: The subject property is located at the northeastern corner of Robinson Church Road and Peach Orchard Road intersection (PINs 5505-97-1603, 5505-98-4167, and 5515-08-5085).

Applicant: DRB Group represented by The Isaacs Group, PC

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held November 18, 2021

BACKGROUND:

Area: ±53.21 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Countryside Residential (CR), Cabarrus County
South - Residential Low (RL) Town
East - Residential Low (RL) Town and Countryside Residential (CR), County
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 and County

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 71 detached units. To achieve this, the applicant is requesting that the property be rezoned from CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density).
- The proposed density of the site is 1.33 dwelling units per acre. The proposed project is in a Low-Density Residential area per the Harrisburg Area Land Use Plan (HALUP), allowing low to moderate density residential development of 1 to 2 units/acre. Upon approval of this rezoning, the density will be capped at 1.33 units/acre and the site plan will be attached with the land.
- Per the Town subdivision regulations, the applicant is providing dedicated public open space. The applicant proposes the development of 1.84 acres of active open space as part of the development along with 5.05 acres of passive open space. The developer has offered to pay a fee-in-lieu of the Common Public Open Space requirement.
- 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 properties are currently within Cabarrus County zoning jurisdiction, so they will need to be annexed to the town limits of the Town of Harrisburg.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 53.21 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 residential uses on moderately sized lots.*

Per the Harrisburg Area Land Use Plan, the subject property is located in 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 moderate-density residential development (1 to 2 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 smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.”

Based on the description of the Low Density Residential land use classification, the proposed density and dedicated open space 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 audience and create value for property owners with smaller lots in exchange for preservation of open space.

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 and the RM-1 zoning district is appropriate for this land use classification per the HALUP recommendation.

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 1.33 dwelling units per acre could be achieved under the proposed zoning. Benefits to the neighbors and the surrounding community include the preservation of open space areas, increased buffers (more than what is required in the UDO) adjacent to the neighboring properties, and the construction of a portion of future connection from Robinson Church Road to Hickory Ridge Road.

The addition of seventy-one (71) single-family attached homes has no detrimental impact to the surrounding community. There will be an entrance on Robinson Church Road and connections to the vacant parcel to the north and Denman Drive to the south connecting Hawthorne subdivision that connects to Peach Orchard Rd.

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, subject to availability being allocated by the Town’s Wastewater Allocation Committee. Water is located along Robinson Church Road and sewer is available to the west and south. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was not required based on the lower amount of traffic generated by this subdivision with only seventy-one (71) homes. Access will be reviewed and

permitted by the Town and NCDOT during the Construction Documents (CDs) review. The adopted Community Transportation Plan (CTP) and the HALUP identified a future street connecting Robinson Church Rd and Hickory Ridge Rd going through the proposed project parcels, a portion of the street is being designed and built to meet future connectivity goal.

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>109%</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>112%</u>
Middle (Hickory Ridge HS) -	<u>94%</u>
High (Hickory Ridge HS) -	<u>114%</u>

As per Cabarrus County Schools, the Single-family homes in this development will generate upon full buildout an additional 27 elementary students, 14 middle school students, and 18 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 (1.33 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 as required by the UDO.

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 to medium 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), particularly the single family residential.

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

The property is mostly vacant, with single family homestead.

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 RM-1 district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base RM-1 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 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:

- Single-Family Detached Residential; this use is allowed in the RM-1 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 with Harrisburg town staff in establishing appropriate improvements for the development. Landscaping buffers shown exceed the requirements in the UDO to meet the needs of the adjacent properties, and active/passive 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 Planning and Zoning Board 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 products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that siding and/or other materials must extend to the ground level on all sides of the homes.
4. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
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 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.
7. Applicant agrees to fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
8. Applicant agrees to pay agreed upon fee-in-lieu of required common open space.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. 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.

RECOMMENDATION:

With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request with conditions.

ILEY

HARRISBURG, NC

Fielding Homes, LLC/DRB Group
Architecture Submittal for Discussion
June 22, 2022

STONEHAVEN



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 7

STONEFIELD



Stonefield



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6

ARLINGTON



Arlington



ELEVATION 1



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6



ELEVATION 7

MARION



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 6



ELEVATION 7

ARCHITECTURAL DETAILS

- Cementitious (Hardiplank) siding with brick and stone accents/details per elevation
 - No vinyl siding but vinyl windows, soffits and aluminum trim/garage doors allowed
- Finished floor raised a minimum of 12" above the front sidewalk\
- Exposed foundation to be clad with stone or brick
- 30-yr architectural shingles
- 6" minimum roof overhangs (eaves)
- Decorative garage doors with windows and hardware
- Garage Doors a minimum of 25' from public sidewalk/right of way



COMMUNITY MEETING REPORT
Petitioner: Fielding Homes/DRB Group
Robinson Church Road Subdivision

This Community Meeting Report is being filed with the Town of Harrisburg Planning Director pursuant to the provisions of the City Code.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Craig Thomas, senior planner with the Town of Harrisburg, sent out a meeting notice to all individuals and organizations adjacent to the property as required. A copy of the written notice is attached.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held in person at Town Hall and virtually on Thursday November 18, 2021. The virtual call was done by way of a Zoom meeting (instructions for the meeting were included with the notification letter). A copy of the letter has been provided with this report.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by a mix of participants both in person and virtually. The Petitioner was represented at the Community Meeting by James Martin of Fielding Homes/DRB Group (in person) and Benji Layman of The Isaacs Group, P.C. (virtual)

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Martin provided a presentation consisting of information about the builder and proposed product. Elevations and the site plan were presented along with an explanation of how the site plan was derived. As part of the presentation Mr. Martin touched on home square footages, price points, and lot sizes. A copy of the presentation has been provided with this report.

After the introduction of the project, there was an informal discussion between the petitioner's representatives and the citizens that were in attendance in which questions were asked relating to the project. We had the benefit of receiving questions from a neighbor by email prior the meeting that listed out 18 questions, which were the main topic by all neighbors throughout the meeting. Questions that were asked and how they were answered are as follows:

1. What will be the starting price tag per home in the new development?
Price point is anticipated to be between \$525,000 to \$610,000.
2. Is there a city ordinance that requires a road connection between Hawthorne and the new development?
Yes, the connection is needed to meet subdivision requirements and was requested by the Town.
3. Will you be making road improvements to widen Robinson Church Road to accommodate a turn lane from either direction into the new development as well as at Peach Orchard Rd?
Yes, we will be adding a left turn lane into the site.
4. What are your plans with the large common area between the two communities?
The details have not been decided yet, however, the area should be fairly flat and grassed allowing for an open space for recreational activities.
5. Would you be willing to add additional evergreen trees along the border between the communities to provide natural privacy and replace those trees lost due to construction?
There will be a buffer provided around the property and they will be planted with evergreens to provided screening between adjacent properties.
6. What amenities do you have planned for the new development?
The amenities will be the pockets of open space provided along with the larger open space area to provide for recreation activities.
7. Will all homes be 2 stories?
The elevations provided are for a two-story product.

8. Will there be an age restriction on the neighborhood or will it be open to all ages?
This neighborhood will be open to all ages.
9. What square footage will these homes begin at?
Homes will range anywhere from 2,460 s.f. to 3,660 s.f.
10. What is the projected timeline to start construction if rezoning is approved?
Once the rezoning process is finished, assuming it is approved, construction documents would begin and be submitted to the Town for approval. That process would take construction beginning towards the end of 2022/early 2023.
11. How has planning for proper school facilities been taken into consideration? Hickory Ridge Elem has only been open a year and there are already mobile units.
An analysis of the school has not been provided by the developer. Typically the impact of a subdivision this size is fairly minimal.
12. Vinyl siding or hardboard siding homes? Same style/caliber homes?
Again, spoke to price point and the homes will be hardboard or cementitious material.
13. Property values must be maintained. Will new development be in line with home values and quality of Hawthorne?
Price point is anticipated to be between \$525,000 to \$610,000 and will be comparable to the area.
14. There is a concern about the wash out from the current location of storm runoff area near Denman way and Sunprince Dr.
A storm water BMP will be provided to collect all run off from the site and discharge at a rate lower than the current condition. The development of this project should improve existing runoff issues.
15. What is the expected timeline for the construction? When will it start and when do you anticipate it would conclude? This is a question both for the development of the land and when you would turn it over to the builder, and then how long with the builder takes to complete all houses in the neighborhood?
Once the rezoning process is finished, assuming it is approved, construction documents would begin and be submitted to the Town for approval. That process would take construction beginning towards the end of 2022/early 2023. Completion would be contingent on sales.
16. Will there be a light at Peach Orchard and Robinson Church to help the flow of traffic?
A light at the intersection is not proposed with this development.
17. Current proposed entrance of new development is a location of multiple car crashes in past 2-3 years.
A left turn will be provided for the entrance into the development.
18. Is it the intention by the builder/developer that this development be absorbed or apart of Hawthorne community HOA?
This development will not be apart of the Hawthorne community.

Additional questions were asked over zoom and answered according. A copy of the question and answers over the zoom application has been provided with this report. We believe all questions were appropriately answered and addressed and appreciate all of the feedback and questions from the neighbors.

Respectfully submitted,
Benji Layman on the behalf of Fielding Homes/DRB Group, Petitioner



November 8, 2021

Neighborhood Meeting Notice

To Whom It May Concern;

Our records indicate that you own property in close proximity to the property located at parcel PINs 5505-97-1603, 5505-98-4167 and 5515-08-5085 located on the northeast corner Robinson Church Road and Peach Orchard Road. The property owner is requesting a rezoning of the parcel from County CR (Countryside Residential) to CZ-RL, Conditional Zoning Residential Low Density District. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for seventy-one (71) single family homes.

The Town of Harrisburg will facilitate a Neighborhood Meeting to allow the applicant to present their proposal to neighboring property owners, and to receive feedback from the neighbors at the date and time below.

Virtual Meeting Information:

Please click this URL to join.

<https://us02web.zoom.us/j/89900073633?pwd=c0swdkpqNjJMbmJGaGI4VDhkdmZhZz09>

Passcode: 956105

Or join by phone:

Dial: +13017158592

Webinar ID: 899 0007 3633

Send comments or sign up to speak by emailing at planning@harrisburgnc.org

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

H2021-06-R Robinson Church Road at Peach Orchard Road Rezoning

Date: Thursday, November 18, 2021

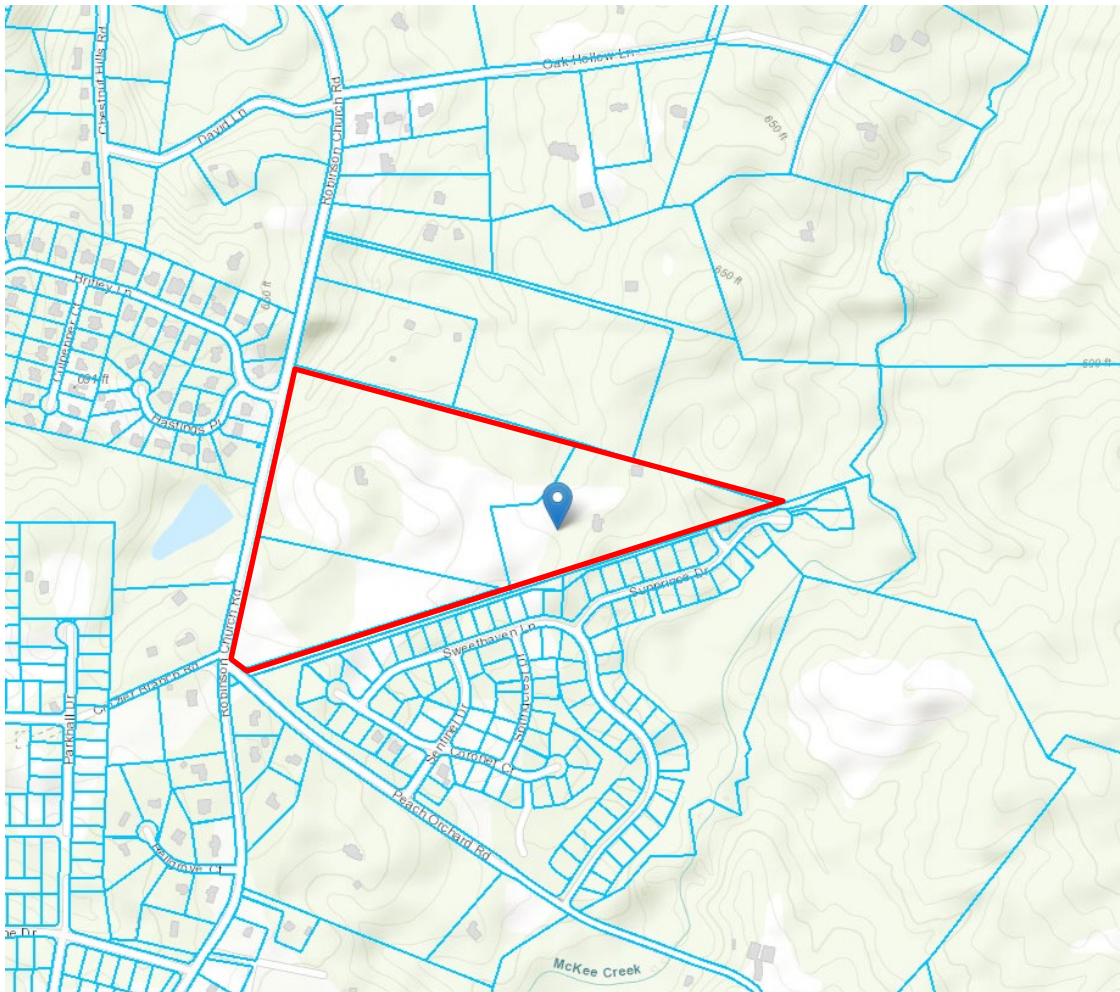
Time: 6:00 PM

Location: Virtual Meeting (see meeting information above)

Sincerely,

Craig Thomas
Senior Planner
Town of Harrisburg

Site Location Map (Properties highlighted below)



ILEY

HARRISBURG, NC

Fielding Homes, LLC/DRB Group

Community Introduction

November 18, 2021

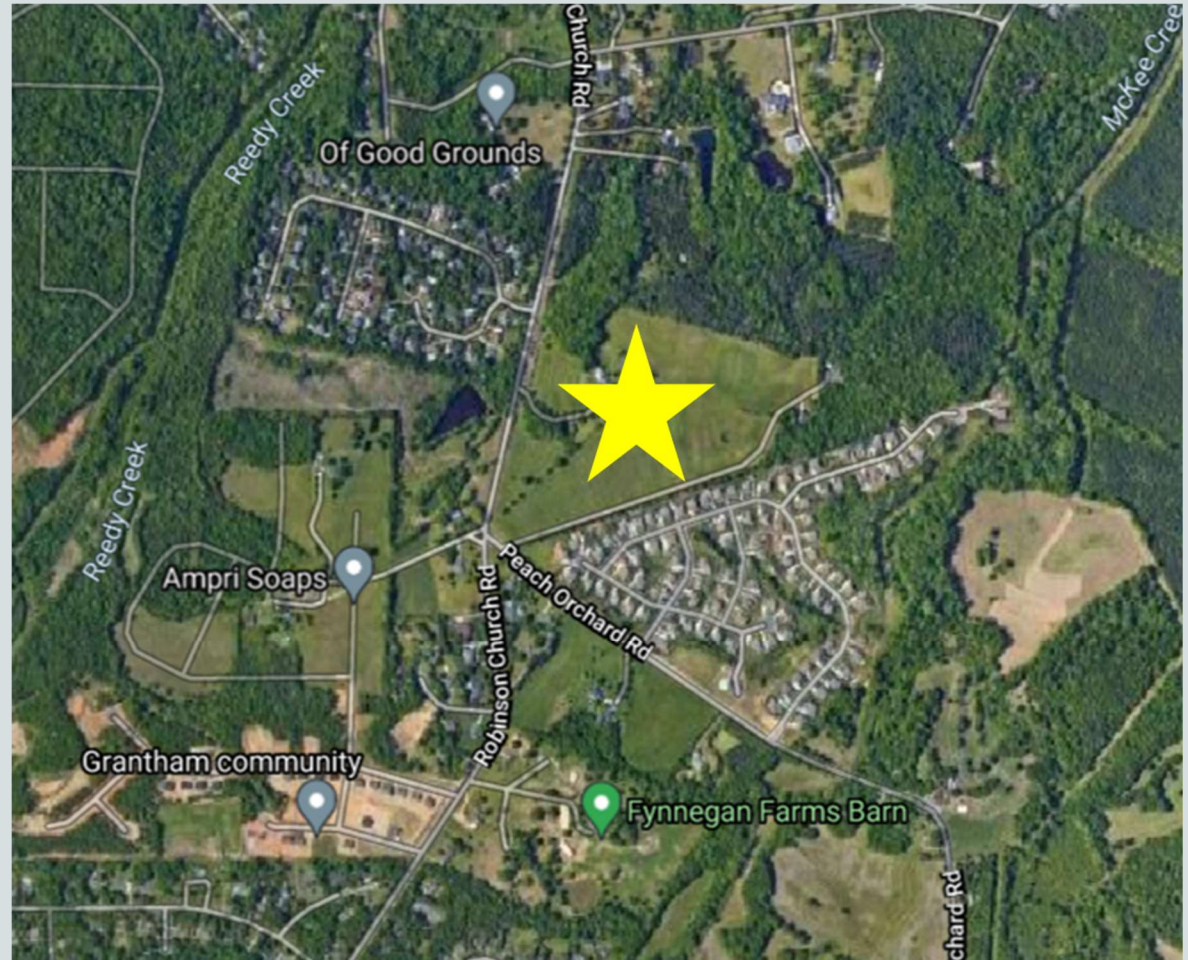
FIELDING HOMES, LLC DRB GROUP

- Regional Private Builder that builds in major markets throughout the Eastern US
- Founded in 1990, DRB Group is known for using high-quality building materials and offering modern home designs that can be personalized at design studios
- The Charlotte Team of DRB Group and The Isaacs Group are made up of **local** community development, homebuilding, and design professionals with 20+ years of Charlotte-area experience each



ILEY

- 53.2 Acres
- Located on Robinson Church Road just north of Peach Orchard Rd intersection
- Requesting Annexation and a Zoning designation of RL-Cluster (Residential Low Density-Cluster)



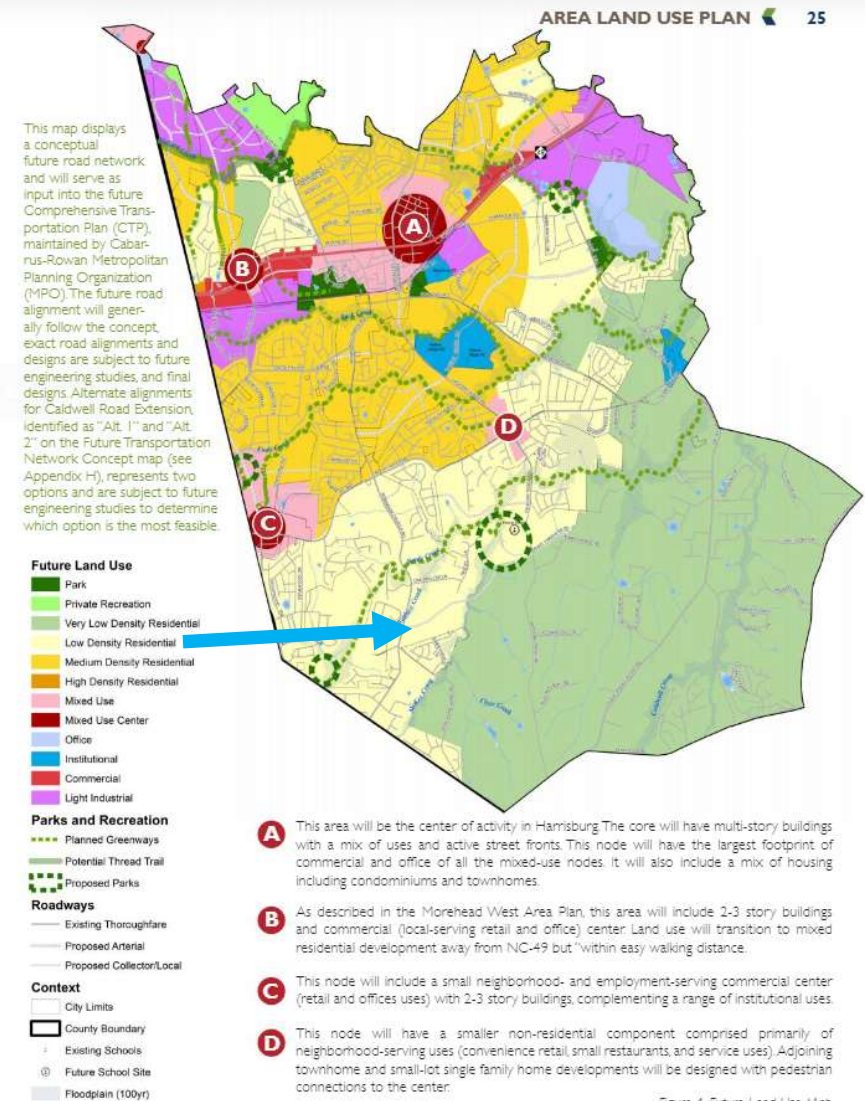
ILEY – LAND USE PLAN

- The Harrisburg Area Land Use Plan calls for this area to be Low Density Residential (see Page 25)
- Low Density Residential is defined as 1-2 dwelling units per acre made up of single-family detached homes (See Page 26)
 - If more open space is provided, smaller minimum lot sizes may be recommended
- A proposed Collector Road is also shown through the property (see blue arrow pointing to faint line running west to northeast through property)

Page 26 of the Harrisburg Land Use Plan

LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (1 to 2 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 smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



ILEY SITE PLAN

1. Over 145 ft from additional Robinson Ch Rd right of way to homes
2. Over 250 ft from property line to lots
3. 50' Planted Buffer along Robinson Ch. Rd



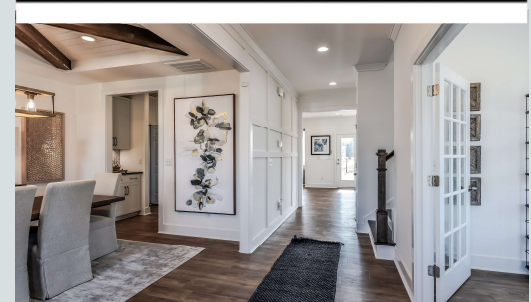
ILEY SITE PLAN

- Site Plan shows 71 lots on 53.2 acres
 - Density of 1.3 dwelling units per acre
 - **Consistent with Land Use Plan**
- Site Plan also shows Collector Road running from Robinson Church Rd and stubbing to the adjacent tract
 - **Consistent with Land Use Plan**
 - Has bike lanes and wider vehicle travel path
- Connectivity to Denman Drive in the adjacent Hawthorn community
- 16 acres of Open Space (30%)
 - Consistent with Conservation provisions
- Average Lot Size is 15,000 square feet
 - Range from 0.29 to 0.52 acres
 - **Matches Hawthorn lot size range**
- Large Open Space adjacent to Hawthorn Community to provide buffer
 - **Over 250 ft from property line to most rear lot lines**



ILEY ARCHITECTURAL DETAILS

- Cementitious (Hardiplank) siding with brick and stone accents/details per elevation
 - No vinyl siding but vinyl windows, soffits and aluminum trim/garage doors allowed
- Finished floor raised a minimum of 12" above the front sidewalk
- Brick or Stone Foundations
- 30-yr architectural shingles
- 6" minimum roof overhangs (eaves)
- Decorative garage doors with windows and hardware
- Garages a minimum of 25' from public sidewalk/right-of-way to allow for parking
- Square Footage Range - 2460 to 3660 sq. ft
- Anticipated Price Range - \$525,000 to \$610,000



From Laura to Everyone 06:01 PM

I have no sound

From Jay S to All Panelists 06:02 PM

The sound is very low still

From Tate to Everyone 06:11 PM

With more traffic on Robinson Church Rd - what are the initial high level plan for curbs, sidewalks and degress(turning) lanes - the road adjacent to the property is on a decent slope and fairly quick traffic

From Les Linthicum to Everyone 06:12 PM

I would think a traffic study would have to be done

From Benji Layman - The Isaacs Group to Everyone 06:12 PM

This is Benji Layman with The Isaacs Group, the engineer representative for Fielding Homes. We haven't gotten into the details of the design, but we will be required to do a left turn lane as well as add curb and sidewalk along our side of the street frontage

From Laura to All Panelists 06:12 PM

Please make an effort to speak into the mic. When you turn your head or move slightly there is a loss of clarity. Thanks

From Benji Layman - The Isaacs Group to Everyone 06:13 PM

The development does not meet the criteria of triggering a traffic study, however, we are subject to meeting DOT requests

From Tate to Everyone 06:15 PM

Thank you for sharing the left turn lane requirement. I do think I right turn lane would go along way for support from the local community.

From Terry Hill to All Panelists 06:16 PM

Are you able to email us this presentation?

From Me to All Panelists 06:17 PM

it will be posted on the website. Thx

From Laura to Everyone 06:18 PM

repeat square footage of lots please. Babysitting a preschooler & missed that slide

From Laura to All Panelists 06:19 PM

Sound is much better now

From Terry Hill to All Panelists 06:20 PM

Is the exit/entrance off of Robinson Church Rd. right across from Britley neighborhood entrance? If so, what are plans for traffic? traffic light, turn lanes? other?

From Benji Layman - The Isaacs Group to Everyone 06:21 PM

2460-3660 s.f.

From James Dain to Everyone 06:22 PM

You said there is a ordinance to connect to Hawthorn development. I know Addison Park only has one entrance

From Laura to All Panelists 06:23 PM

not SF of houses...SF of LOTS

From Heather Norman to Everyone 06:25 PM

what is storm bmp? is that going to be filled with water? what about mosquito control?

From John B to Everyone 06:26 PM

One of the most attractive features of Hawthorne is that all roofs are the same color. Will this be the case with Iley?

From Benji Layman - The Isaacs Group to Everyone 06:26 PM

Generally once you go over 50 lots, it is best practice to have two entrances. The stub at Denman was intended for future connection. We were asked to tie into that stub.

From Jay S to All Panelists 06:26 PM

Typically in Harrisburg if a storm retention area has water it's required they have a fountain to move that water around

From Benji Layman - The Isaacs Group to Everyone 06:27 PM

The storm water BMP's will be wet ponds based on drainage areas. This is a requirement of the Town and State for water quality and detention purposes.

From Jay S to All Panelists 06:27 PM

Benji, is there a fountain or bubbler required too?

From James Dain to Everyone 06:29 PM

Please repeat question so we can here

From Rodney Dellinger to Everyone 06:29 PM

Please repeat the audience questions as they are not heard on zomm

From Bob McGowan to Everyone 06:29 PM

cannot hear Ryan's question

From Laura to Everyone 06:29 PM

please repeat the question / statement for those on Zoom

From James Dain to Everyone 06:31 PM

There is a lot of drainage all along the edge of Hawthorn towards connection road

From Benji Layman - The Isaacs Group to Everyone 06:31 PM

I think I'm muted, but I can answer questions about storm

From James Dain to Everyone 06:35 PM

Who asked for the road tie in ?

From Benji Layman - The Isaacs Group to Everyone 06:35 PM

I believe that came from the Town, but I will let Sushil confirm. That may have been in conjunction with NCDOT

From Laura to Everyone 06:36 PM

missed square footage on LOTS..sorry was distracted.

From Benji Layman - The Isaacs Group to Everyone 06:36 PM

they average 1/3 acre and range between 0.30 and 0.50 acres

From Jay S to All Panelists 06:37 PM

Probably 14,000 sqft minimum that's the zoning i think

From Laura to Everyone 06:38 PM

price point?

From Heather Norman to Everyone 06:38 PM

525-610

From James Dain to Everyone 06:38 PM

Is there Opposition From Hawthorn homeowners for the road connection

From Jay S to All Panelists 06:39 PM

Yes but Harrisburg is requiring

From James Dain to Everyone 06:39 PM

OK

From Richard Strickland to All Panelists 06:41 PM

Thank you for the presentation

**Fielding Homes, LLC
227 W. Trade Street, Suite 1610
Charlotte, NC 28202**

April 5, 2022

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street Suite 101 Harrisburg, NC 28075

RE: Public Open Space for Robinson Church Road Subdivision

Dear Mr. Nepal,

We would like to present payment in lieu of dedication of public open space for the proposed single-family subdivision at Robinson Church Road just north of Peach Orchard Road. The fair market value of the property is \$40,000/acre. There are 71 proposed lots within the subdivision which calculates to 2.03 acres required open space based upon 1/35 of an acre per lot. We request to make this payment at time of lot platting.

Total Fee to be Paid = \$40,000/acre * 2.03 acres = \$81,200

Please advise if you have any questions or need additional documentation from us. We look forward to working with the Town of Harrisburg on this project.

Chris Robusto Digitally signed by Chris Robusto
Date: 2022.04.05 15:17:58 -04'00'

Chris Robusto
Director of Land Acquisition



PETITION REQUESTING ANNEXATION

DATE: 5/21/21

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

Martha Frances Strawn Iley Revocable Trust

2823 Providence Rd #345 Charlotte NC 28211

Deborah Hodde

05-24-2021

Parcel 55059841670000

Janice G. Smith Miriam I. Ward

10483 Robinson Church Rd Harrisburg NC 28075

Janice G. Smith

05-24-2021

Parcel 55059716030000

Miriam Ward

05-24-2021



HarrisburgNC

The right side of opportunity

PETITION REQUESTING ANNEXATION

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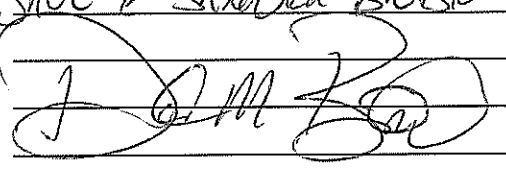
☐ DESCRIBED AS FOLLOWS:

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

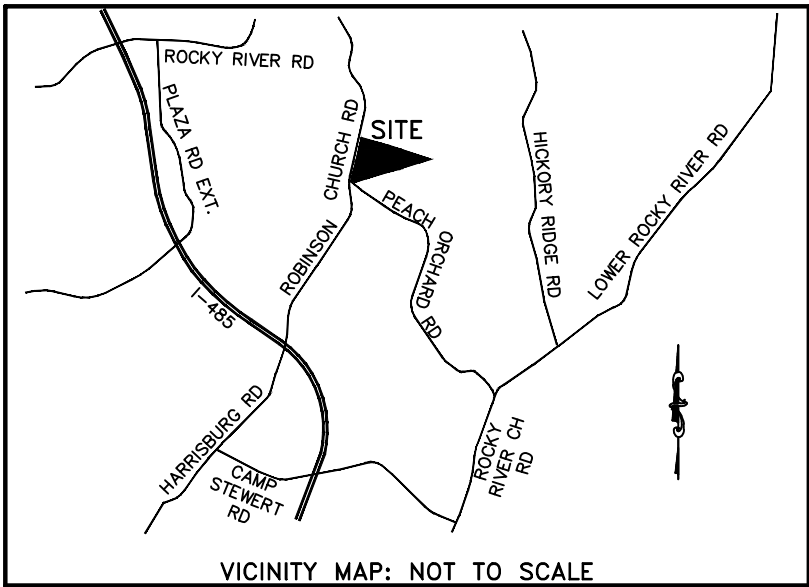
4. SIGNATURE OF OWNERS

NAME

ADDRESS

DAVE & SANDRA BILBR 10555 PEACH ORCHARD ROAD
 - Sandra W. Bilbr

Parcel 55150850850000



CITY CLERK CERTIFICATION:

_____ CLERK FOR THE TOWN OF HARRISBURG CERTIFY THAT THIS
PLAT WAS APPROVED BY THE TOWN OF HARRISBURG COUNCIL ON _____

CITY CLERK _____

DATE _____

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 371055-0500-M AND 371055-1500-K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2018 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHT-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION, OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

NOTES:

- THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED AREAS OF THE SUBJECT PROPERTY THAT ARE BEING CONSIDERED FOR ANNEXATION INTO TOWN OF HARRISBURG.
- ALL DISTANCES SHOWN ON THIS EXHIBIT ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL PIN #55058716030000, 550589841670000 AND 551058050800000
- AT THE TIME OF THIS EXHIBIT THE SUBJECT PROPERTY LIES OUTSIDE THE CITY LIMITS OF HARRISBURG.
- ZONING: PER CABARRUS COUNTY COUNTY REGISTER OF DEEDS AS OF 08-09-2021:
TRACT #1, 2, AND 3 ZONED CR
- SUBJECT PARCEL REFERENCE: TRACT #1: DEED BK-14248, PG-0235
TRACT #2: DEED BK-586, PG-0208
TRACT #3: DEED BK-2070, PG-226

GPS STATEMENT:

THE ISAACS GROUP SURVEY DATUM FOR THIS PROJECT:
COORDINATE SYSTEM: US STATE PLANE 1983 (2011 HARN ADJUSTMENT)
ZONE: NORTH CAROLINA 3200
PROJECT DATUM: NAD 1983 (2011 HARN ADJUSTMENT)
VERTICAL DATUM: NAVD 88 GEOID MODEL = GEOID 12A (CONUS)
COORDINATE UNIT: US SURVEY FEET
PROJECT LOCALIZED (GRID TO GROUND): POINT #5002 (AKA #1003)
NORTHING: 545114.773' EASTING: 1346960.370' ELEVATION: 817.83'
USING A GROUND SCALE FACTOR OF 0.99983541953

NOTICE OF LEGAL ACTION:

THIS DRAWING AND/OR THE DESIGN SHOWN IS THE PROPERTY OF THE ISAACS GROUP, P.C.. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE ISAACS GROUP P.C.'S WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

LEGEND:

- R/W RIGHT OF WAY
N/F NOW OR FORMERLY
C&G CONCRETE CURB AND GUTTER
EP EDGE OF PAVEMENT
○ MONUMENTATION (AS NOTED)
△ CALCULATED POINT
□ NGS MONUMENT
⊙ CONTROLLED ACCESS

- CURRENT CITY LIMITS LINE
■ AREA TO BE ANNEXED

GRID TIE:

NGS MONUMENT "101 JAS"
GROUND COORDINATES (NAD 83)
N: 553,994.414'
E: 1,511,253.356'
ELEV: 654.89' (NAVD 88)

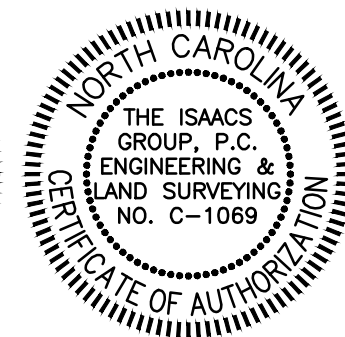
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.23'	N47°43'23"W
L2	62.06'	N26°33'42"E
L3	41.90'	N73°32'32"E
L4	34.63'	S73°00'44"W

I, STEPHEN S. DYER, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (DEED BK-5074, PG-1146)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL.

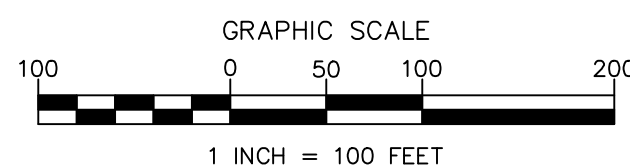
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY - FOR REVIEW ONLY

STEPHEN S. DYER, PLS L-3509
N.C. FIRM LICENSE #C-1069



Know what's below.
Call before you dig.



ANNEXATION PLAT FOR
LANDS OF
JANICE G SMITH AND MIRIAM I WARD, ILEY MARTHA
FRANCES STRAWN TRUSTEE AND DAVID AND SANDRA BILBRO
HARRISBURG TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA
OWNER ADDRESSES: TRACT #1: 2823 PROVIDENCE ROAD UNIT 345 CHARLOTTE, NC 28217
TRACT #2: 10580 ROBINSON CHURCH ROAD HARRISBURG, NC 28075
TRACT #3: 10555 PEACH ORCHARD ROAD HARRISBURG, NC 28075
PREPARED FOR: DRG GROUP
227 WEST TRADE ST., SUITE 1610, CHARLOTTE, NC 28202

File # 20207-ANNEX Date: 8-5-2021 Project P.L.S.: SSD

Surveyed By: FDC

Drawn By: FBL

Scale: 1"=100'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 1 OF 1



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

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 May 9, 2022.

Section 2. The area proposed for annexation is described as follows:

Being located in Number 1 Township, Town of Harrisburg, Cabarrus County, North Carolina and being more particularly described as follows:

Land of
Janice G. Smith & Miriam I. Ward
Parcel #55059716030000

Commencing at an existing #4 rebar, a common corner of land now or formerly of David M. Bilbro and wife, Sandra (Deed Bk-2070, Pg-226) and Gayle M. Lee (Deed Bk-12183, Pg-161), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Bilbro" and "Lee" lines N73°52'31"W 1,156.92' to an existing #4 rebar, a common corner of land now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235, thence turning and running with said "Iley" property the following six (6) courses:

1. S30°27'48"W 237.08' to an existing #4 rebar;
2. S43°47'42"W 136.31' to an existing #4 rebar;
3. S87°27'31"W 244.06' to an existing #4 rebar;
4. S12°51'35"E 472.07' to a set #4 rebar in the northerly line of land now or formerly of Hawthorne at Homeowners Association, Inc. (Deed Bk-13439, Pg-242);
5. S72°49'57"W 1431.76' to an existing 1" pipe on the northeasterly margin of Peach Orchard Road
6. N47°43'23"W 52.23' to an existing #4 rebar, the **True Point and Place of Beginning**, said point being located N26°33'42"E 62.06' of an existing #5 rebar;

Thence S73°00'44"W 34.63' to a computed point in the center of Peach Orchard Road; thence turning and running with the center of Peach Orchard Road N47°56'01"W 103.42' to a computed point near the intersection of Peach Orchard Road and Robinson Church Road; Thence turning and running with Robinson Church Road the following two (2) courses:

1. With the arc of a non-tangent curve to the right, having a radius of 958.00', an arc length of 107.07' with a chord N10°28'02"E 107.01' to a computed point;
2. N13°42'04"E 557.72' to a computed point, a common corner of said "Iley" property;

Thence turning and running with the said "Iley" property S76°51'37"E 1,312.43' to an existing #4 rebar, passing a set #4 rebar at 30.00' and an existing #5 rebar at 458.07'; thence continuing with said "Iley" property S72°49'29"W 1,381.31' to the **Point and Place of Beginning**.

Contains 500,891 square feet or 11.499 acres.

Land of
Martha Frances Strawn Iley
Parcel #55059841670000

Commencing at an existing #4 rebar, a common corner of land now or formerly of David M. Bilbro and wife, Sandra (Deed Bk-2070, Pg-226) and Gayle M. Lee (Deed Bk-12183, Pg-161), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Bilbro" and "Lee" lines N73°52'31"W 1,156.92' to an existing #4 rebar, a common corner of land now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235, thence turning and running with said "Iley" property the following six (6) courses:

7. S30°27'48"W 237.08' to an existing #4 rebar;
8. S43°47'42"W 136.31' to an existing #4 rebar;
9. S87°27'31"W 244.06' to an existing #4 rebar;
10. S12°51'35"E 472.07' to a set #4 rebar in the northerly line of land now or formerly of Hawthorne at Homeowners Association, Inc. (Deed Bk-13439, Pg-242);
11. S72°49'57"W 1431.76' to an existing 1" pipe on the northeasterly margin of Peach Orchard Road
12. N47°43'23"W 52.23' to an existing #4 rebar, the **True Point and Place of Beginning**;

Thence a common corner of lands now or formerly of Mildred I. Green (Deed Bk-566, Pg-208), said point being located N26°33'42"E 62.06' of an existing #5 rebar; thence turning and running with said "Green" property the following two (2) courses:

3. N72°49'29"E 1,381.31' to an existing #4 rebar;
4. N76°51'37"W 1,312.43' to a computed point near the center of Robinson Church Road, passing an existing #5 rebar at 854.36' and a set #4 rebar on the southeasterly margin of said Robinson Church Road at 1,282.43';

Thence turning and running with the center of Robinson Church Road N13°57'55"E 914.99' to a computed point; thence turning and running S73°52'31"E 1,558.75' to the Point and Place of Beginning, passing the following six (6) monuments;

1. An existing #5 rebar at 29.78', a common corner of lands now or formerly of L. Brian Morris (Deed Bk-576, Pg-3), said point being located S13°57'17"W 471.16' of an existing 1" pipe;
2. An existing #3 rebar, 0.13' right of line, at 216.04';
3. An existing #4 rebar, 0.16' right of line, at 287.51';
4. An existing 0.5" pipe, 0.46' right of line, at 473.58';
5. An existing 1" pipe at 874.42', a common corner of said "Morris" property and other "Morris" property (Deed Bk-12183, Pg-166), said point being located S16°05'56"W 469.75' of an existing 1" pipe;
6. An existing 1" pipe, 0.13' right of line, at 1,400.35';

Contains 1,277,849 square feet or 29.335 acres.

Land of
David M. Bilbro and Wife, Sandra W. Bilbro
Parcel #55150850850000

Beginning at an existing #4 rebar, a common corner of land now or formerly of Gayle M. Lee (Deed Bk-12183, Pg-161) and Hawthorne at Harrisburg Homeowners Association (Deed Bk-13439, Pg-242), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Hawthorne" property S72° 49'57"W 1,532.98' to a set #4 rebar, a common corner with lands now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235); thence turning and running with said "Iley" property the following four (4) courses:

13. N12°51'35"W 472.07' to an existing #4 rebar, passing an existing #4 rebar at 0.22'
14. N87°27'31"E 244.06' to an existing #4 rebar;
15. N43°47'42"E 136.31' to an existing #4 rebar;
16. N30°27'48"E 237.08' to an existing #4 rebar in the southerly line of Leslie Brian Morris (Deed Bk-12183, Pg-166)

Thence, turning and running with said "Morris" property S73°52'31"E 1,156.92' to the **Point and Place of Beginning**, passing the following two (2) monuments along said line:

1. An existing angle iron, 0.14' right of line, at 300.28'
2. An existing #4 rebar, 0.18' right of line, at 304.47', said point being a common corner of said "Morris" and "Lee" properties.

Contains 569,229 square feet or 13.068 acres.

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.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



CERTIFICATE OF SUFFICIENCY

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-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 28th day of March, 2022.




Janet Rackley, Clerk