



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

**May 12, 2025
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The meeting may be viewed remotely via YouTube at the following link:
[Meeting Video](#)
- B. AGENDA ADOPTION
- C. INVOCATION
- D. PLEDGE OF ALLEGIANCE
- E. SPECIAL PRESENTATIONS
 - 1. 2024-2025 Youth Council: Year in Review
- 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 14, 2025, Town Council Meeting
- B. Consideration of FY2025 Budget Ordinance Amendment for Insurance Proceeds for the Fire Department
- C. Consideration of Construction Contract for Conversion of Harrisburg Veterans Road Concrete Median to a Planted Median
- D. Consideration of Approval of Water Purchase Contract with City of Concord

3. COMMUNICATIONS

- A. TOWN MANAGER REPORT
- B. FINANCE REPORT
- C. LAW ENFORCEMENT REPORT
- D. FIRE DEPARTMENT REPORT

E. MAYOR'S COMMENTS

F. COUNCIL COMMENTS

4. PUBLIC HEARINGS

- A. Public Hearing for Consideration of FY2026 Budget Ordinance, Tax Rate, Schedule of Fees, and Capital Improvement Plan
- B. Conduct a Public Hearing to Consider Entering Into An Annexation Agreement between the Town of Harrisburg and the City of Concord
- C. H-2025-01-TA - Request to Amend Various Sections of the UDO

5. OLD BUSINESS

6. NEW BUSINESS

- A. Consideration of the Resolution for Closeout of Grant #'s AIA-D-ARP-0153 and AIA-W-ARP-0154 and Acceptance of the 25-Year Water and Wastewater CIP Planning Update

7. ACTION ITEMS

8. CLOSED SESSION

9. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 14, 2025, Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 14, 2025, Town Council meeting.

Description/Background:

Draft minutes of the April 14, 2025, Town Council minutes are presented for consideration.

Recommendation:

Approve

Fiscal Impact:

None

Attachments:

1. April 14 Town Council Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, APRIL 14, 2025
6:00 PM**

MINUTES

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem La'Trecia Glover, Councilmembers Mike Thevenin, Chris Faw, Ian Patrick, Ron Smith, Altyn Cotell

ABSENT: Councilmember Maurice Price Jr.

1A.

CALL TO ORDER

Mayor Teague called the meeting to order.

1B.

AGENDA ADOPTION

Town Manager, Robert Donham proposed the addition of a resolution opposing SB 688 and HB765 to the New Business section of tonight's agenda.

MOTION:

Councilmember Patrick made a motion to add the proposed resolution as New Business Item 6B on tonight's agenda. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

MOTION:

Mayor Pro-Tem Glover made a motion to adopt the agenda as amended. Second was made by Councilmember Cotell. **The motion passed 6-0.**

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **Miss Cabarrus County, Jaime Logan** - presentation to Council concerning service as Miss Cabarrus County 2025, the Miss America opportunity, and upcoming plans for the year.

- **Presentation of the FY2026 Manager's Recommended Budget.** The Town Manager, Rob Donham, presented his FY2026 Manager's Recommended Budget, including the proposed budget ordinance, tax rate, fee schedule and capital improvement plan.

1F.

PUBLIC COMMENT

- Wally Wallace, 3093 Springforest Drive, Harrisburg – presented plaque from the Addison Park HOA in appreciation of the work Town Engineer Devin Huston and his staff did in assisting the subdivision of Addison Park to make sure the neighborhood was completed to the required standards. Provided exceptional information, support, and responsiveness to the residents throughout the process.

2.

CONSENT AGENDA

- Consider the minutes of the March 10, 2025, Town Council Meeting
- Consider Contract for Amusements for the 2025 Harrisburg July 4th Celebration
- Set a public hearing for consideration of the proposed FY2026 Budget Ordinance, Fee Schedule, Capital Improvement Plan, and Tax Rate for May 12, 2025
- Set a public hearing to consider entering into an Annexation Agreement between the Town of Harrisburg and the City of Concord for May 12, 2025

MOTION:

Councilmember Thevenin made a motion to approve the Consent Agenda. Second was made by Mayor Pro-Tem Glover. **The motion passed 6-0.**

3A.

COMMUNICATIONS

Town Manager Report

- Welcome to the new Economic Development Director, Ryan McDaniels, to the Harrisburg team. Prior to joining Harrisburg, Ryan served as the Executive Director of Lake Norman Economic development and Vice President of Cabarrus Economic Development. His extensive background in economic strategy, business attraction, and community engagement has positioned him as a respected leader in North Carolina's economic development landscape. Ryan holds a bachelor's degree in business administration with a major in Marketing from the University of North Carolina at Charlotte. After college Ryan completed the Economic Development Institute program at the University of Oklahoma, earning his certification as a Certified Economic Developer. We are excited to bring him on board as he will be a valuable asset to our local business community. Over the last two weeks, he has blown away our expectations and hit the ground running like he's been here forever. We look forward to everything he is going to be able to help us accomplish.

3B.

COMMUNICATIONS

Finance Report

Finance Director Brian Lee presented the Finance report.

3C.

COMMUNICATIONS

Law Enforcement Report:

Captain Chris Measimer presented the Law Enforcement report.

3D.

COMMUNICATIONS

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report.

3E.

COMMUNICATIONS

MAYOR'S COMMENTS

- Attended Pancake Day at the Boys and Girls Club last month. This is a great annual tradition benefitting the Boys and Girls Club. They had about 5,600 people in attendance throughout the day
- Attended Advocacy Day in Raleigh with YMCA Directors. It's a great opportunity for us to meet with our legislators and let them know about the important projects we have going on in Harrisburg.
- Also had a Chamber Advocacy Day in Raleigh and met with many legislators who let us know what is going on in Raleigh and what the schedule looked like for them and what the focus is right now for our county.
- Hop to the Movies is this Thursday in the Park at 7:00pm
- We also have the Run the Burg 5k which is coming up on April 26th from 8:00am – 10:30am. They are already seeing some record signups this year.
- First Movies in the Park hosted in partnership with Venture Church coming up May 2nd, 2025. Free for families and activities will begin at 6:30pm.
- We are looking forward to our first Rockin the Burg concert on Saturday May 10th. More information is on our Town website and social media pages.
- Attended Centralina Regional Council executive board meeting last week. Good discussion about legislation going through the House and Senate, one of which we will talk about a little later tonight that would have a negative effect on Harrisburg. We are working diligently to wrap our heads around these and engage with our legislators to help them understand how these affect the Town.
- Centralina has also implemented a new state legislative tracker tool that lists all of the House and Senate bills that they are tracking, and I will send that link out to Council so you can access it.

3F.

COMMUNICATIONS

COUNCIL COMMENTS

Mayor Pro-Tem Glover

- April is the food drive the multi-cultural committee is doing to put food in the Harrisburg Food Pantry. Last year they collected about 5,000 lbs. of food and it only lasted about 3 months. There are 16 drop-off locations, and the Town Hall is one of them.

- Cabarrus Health Alliance is really pushing for the entire community of Cabarrus County to participate in a health assessment. This will help us identify programming to address the needs of our community. Harrisburg so far has very low participation in that so I would like to encourage everyone to participate in completing the health assessment survey
- Art Walk was beautiful. I think the vendors were very happy and it was great to have it back on Main Street. People really enjoyed it.

Councilmember Faw

- Took a hard hat tour of the new YMCA facility last week. It is an amazing facility and somewhere memories will be made. It is a first-class facility, and it really will make a difference for years to come in this community. It will change the whole scope of what our Parks and Recreation is able to do. Really proud of this and I am told it will open in August.

4A.

PUBLIC HEARING

H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District. A request to amend the Caldwell Business Park Planned Unit Development Zoning District modifying the maximum height performance standards for structures located within the Business Park area of the Planned Unit Development. This item was heard by the Planning & Zoning Board at its March 18, 2025, meeting and at the April 1, 2025, Special Meeting.

After receiving the report, public comment, and deliberations, the Board recommends approval with modification to limit the building height to the north side of Caldwell Park Drive within the business park area of the PUD. This modification would retain the current building height to 40 feet on the south side of Caldwell Park Drive and allow up to 72 feet in height on the north side of the road.

The public hearing was opened.

Speaking: none

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve H-2025-01-R Caldwell PUD zoning map amendment request modifying the maximum building height within the PUD and make the required findings, as presented. Second was made by Councilmember Cotell. **The motion passed 4-2 with Councilmembers Faw and Patrick voting against.**

CONSISTENCY STATEMENT MOTION:

Councilmember Smith made a motion to approve the following Consistency Statement for H-2025-01-R Caldwell PUD Zoning Map Amendment. The Town Council finds this map amendment is consistent with applicable Common Decision Criteria found within Section 145.01.07 and Specific Review Criteria within Section 145.03.03 of the UDO and with the HALUP, because:

The proposed project (H-2025-01-R) is a reasonable request and is in the best interest of the public because:

- It promotes economic development within an approved business park area of the existing PUD by updating the maximum building height only and maintaining all other performance standards and uses.

The Board further finds the proposed development (H-2025-01-R) is consistent with the following HALUP goals:

- **LU-7** This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.
- **ED-1** This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.

Second was made by Councilmember Cotell. **The motion passed 4-2 with Councilmembers Faw and Patrick voting against.**

5A.

OLD BUSINESS

Consideration of Resolution requesting NCDOT turn over maintenance of a portion of Stallings Road to the Town of Harrisburg. In the March 10, 2025, Town Council meeting, this item was presented to Town Council for consideration. At that time, Council members determined that more information was needed for them to make a final decision. They then continued the consideration for 30 days until this meeting.

As the Town continues to move forward with its transportation network improvements and incorporating the Town Council-approved Mission and Vision, there are various projects that are being identified for a section of Stallings Road, due to the many subdivisions added to this road, it has become an important corridor defacto Town road. These may include up to sidewalks/multi-use paths, street trees, median improvements and creative landscaping in the two medians on that road, such as trees and artwork. Stallings Road is a state-maintained road, so we must meet NCDOT standards and submit for their review and approval. NCDOT's standards are written to account for all types of State Roads and thus are too restrictive to allow improvements that meet Harrisburg's rigorous aesthetic and landscaping standards. Therefore, staff is presenting an option to take over Town maintenance of this stretch of Stallings Road in order to be able to maintain Stallings as if it were a Town Road and to be able to add landscape, artwork, medians and other facilities not able to be approved by NCDOT. Town staff already mows and maintains the right-of-way including ditches and storm structures through this corridor. This acceptance will add resurfacing responsibility to the Town as well and be more maintenance costs, however, we will also start receiving some revenue for being added to our Powell Bill network. This stretch of Stallings Road includes one of our Town Parks (Stallings Park), entrance to Harrisburg Elementary, Hickory Ridge Middle School and Hickory Ridge High School, and 4 major neighborhood subdivisions. Taking this area of Stallings Road will provide the Town with the ability to maintain Stallings Road in a manner consistent with other Town roads and help us meet the vision and mission related to being a distinctive Town with high quality public facilities.

After some discussion, the following action was taken:

MOTION:

Councilmember Cotell made a motion to adopt the resolution requesting to formally take over maintenance of the segment of Secondary Road 1161 (Stallings Road) starting at the Eastern edge of the public Right of Way of Harrisburg Veterans Road at the intersection with Harrisburg Veterans Road and Stallings Road, and ending at the Eastern edge of the public R/W of Cotton Street at the intersection of Cotton Street and Stallings Road, as shown on the presented exhibit map identifying the limits of the segment. Second was made by Councilmember Faw. **The motion passed 4-2 with Councilmembers Patrick and Thevenin voting against.**

6A.

NEW BUSINESS

Consideration of Addison Park Infrastructure Acceptance. Asphalt, curb, gutter, and sidewalk, storm drainage systems, and water and sewer systems have been installed on these streets in the Addison Park Subdivision to the standards and specifications of the Town of Harrisburg Engineering Department.

The Town must also accept a value for the roads and other infrastructure to properly account for the assets in the Town's financial records. Based on the mileage of these roads and the engineer's estimates provided, the value has been determined to be \$369,382 for streets, sidewalks, greenway and curb and gutter, \$145,695 for storm water infrastructure, \$73,748 for water lines and \$67,806 for sewer lines. This is calculated based on current construction costs for streets, storm, and water and sewer infrastructure installation.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to adopt the resolution to accept asphalt, curb, gutter, sidewalk, storm drainage systems, and water and sewer systems for the Addison Park Subdivision into the Town's systems, to be owned and maintained as a part of the Town's public roadway and drainage systems. Second was made by Mayor Pro-Tem Glover. **The motion passed 6-0.**

6B.

NEW BUSINESS

Consider a resolution opposing SB 688 and HB 765. Town Manager, Robert Donham, presented information concerning this resolution. These bills come for every last bit of authority municipalities have to protect the residents and Council from unrestricted development with no rules or regulations, and no accountability. Recommendation of staff is to approve the resolution and encourage residents to contact their representatives to voice their concerns as well. A few highlights from the bills:

- Both bills are an egregious overreach in limiting local government land use authority solely to that expressly authorized in the Statutes.
- Both bills remove the ability of local governments to apply certain conditions based upon voluntary consent and prohibit local governments from establishing parameters that uphold public health, safety and welfare.
- Both bills make recovery of damages including punitive damages and attorney fees to any developer against any member of an elected or appointed decision-making body if their

decision is deemed arbitrary or capricious. We view this as a direct attempt to discourage elected officials from making decisions in fear of punishment by land developers and limiting the ability to represent the residents.

- HB 765 creates an unnecessary paperwork burden and additional cost to taxpayers by setting a 14-calendar-day period within which an amendment application must be determined to be complete or deficient. Requires a maximum 90-calendar-day review period for review of an amendment. Failure to decide the application within the 90-day period shall constitute approval.
- HB 765 bans elected governing boards to make decisions on preliminary plats and final plats, bans voluntary agreements of conditional rezoning, removes citizen input from all subdivision decisions and further removes any ability of residents' concerns to be addressed through the public hearing process.
- HB 765 retracts the authority of local governments to establish or enforce development regulations under the general ordinance-making power established in the Statutes.
- HB 765 limits application fees so that they "shall not exceed the amount reasonably required to support, administer, and implement programs authorized by the NCGS" yet also requires taxpayer money to reward attorney fees to successful plaintiffs who challenge local government decision-making.
- HB 765 bars local governments from reserving public water or sewer capacity for speculative or future development yet requires a reserve on capacity for approved developments up to and potentially beyond a 24-month period.
- HB 765 adds by right development of 4 units per acre, and 6 units per acre including multifamily structures in all residential zones, as well as adds by right development of multifamily housing in commercial, business, or industrial zones, in certain cities based on population.
- HB 765 retracts the general ordinance-making power of counties and cities to establish or enforce development regulations.

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a motion to adopt the Resolution Opposing HB 765. Second was made by Councilmember Patrick. **The motion passed 6-0.**

7.

ACTION ITEMS

- Follow up with Tom Query Road resident concerning a request to allow for a taller fence on his property than is currently allowed

8.

CLOSED SESSION

None

9.

ADJOURNMENT

MOTION:

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

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2025 Budget Ordinance Amendment for Insurance Proceeds for the Fire Department

Presenting Personnel:

Bryan Dunn, Fire Chief

Suggested Motion or Action:

Motion to approve the FY2025 Budget Ordinance Amendment for Fire Department Insurance Proceeds and related replacement expenditure of \$7,500.

Description/Background:

The insurance proceeds will fund the purchase of the following equipment: Double stack trailer, 2 Inmar 14' inflatable boats, 1 40-horse power motor, 1 30-horse power motor, 2 fuel bladders, an air inflation device, and various small equipment such as tool kits. The boat that is being replaced by this list of equipment with the insurance proceeds was damaged beyond repair per the manufacturer during a training exercise.

Recommendation:

Staff recommends approval of the attached FY2025 Budget Ordinance Amendment.

Fiscal Impact:

The Town received insurance proceeds of \$7,500 as a result of this claim. The equipment being offered from a neighboring community has been quoted at \$7,500, resulting in no net cost to the Town for the replacement boat and additional trailer and equipment.

Attachments:

1. Amendment - GF - Fire Insurance Proceeds 05122025



AN ORDINANCE AMENDING THE 2024-2025 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2025:

Section 1. Amend the General Fund to account for insurance proceeds received from a claim made for damage to one of the Fire Department's swiftwater rescue boats.

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

Increase line item 100-2100-53141	\$ 7,500
SRT Program	

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

Increase line item 100-49121	\$ 7,500
Insurance Proceeds	

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

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of May, 2025.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Construction Contract for Conversion of Harrisburg Veterans Road Concrete Median to a Planted Median

Presenting Personnel:

Devin Huston, Town Engineer

Suggested Motion or Action:

Motion to approve the attached contract with Carolina Siteworks in the amount of \$84,979 to convert the median on Harrisburg Veterans to a planted median.

Description/Background:

This project was established as part of the FY2024 budget. ESP was previously contracted for \$37,470 to prepare a design for median landscaping which included the existing grass medians along HWY 49 near Founders Way, and the areas of Roberta Road and Harrisburg Veterans Road near the intersection with HWY 49. The Roberta Road median portion was included with the recently completed project in that area. The remaining portions of Harrisburg Veterans Road and HWY 49 were advertised for bid on 2/10/2025 and again on 3/3/2025 due to a lack of bids received from the first advertisement. In total, a single bid was received in the amount of \$315,387. This bid was rejected due to it being more than 4 times the remaining budget of approximately \$72,500. In order to progress with the project, staff worked to obtain quotes for just the structural portion of the scope to convert the existing concrete median on Harrisburg Veterans Road to a planted median. The attached proposal in the amount of \$84,979 is \$12,449 more than the remaining budget for this project. In addition, future costs will need to be considered for the landscaping portion, which will finish out the project on Veterans Road. There are areas in the operating budget within the Streets Department for FY2025 that can accommodate the minimal costs for those plantings after the concrete work is completed.

Recommendation:

Staff recommends approval of the attached contract to Carolina Siteworks in the amount of \$84,979 for the conversion of the median on Harrisburg Veterans Road to a planted median.

Fiscal Impact:

The fiscal impact of this contract is \$84,979. The available budget for this project is currently approximately \$72,500, however, savings on other capital projects occurring this fiscal year provide budgetary coverage for this amount and a budget amendment is not necessary. There are areas in the operating budget within the Streets Department for FY2025 that can accommodate the minimal costs for the plantings here and in other potential locations after the concrete work is completed.

Attachments:

1. Carolina Siteworks - Harrisburg Vet Median 3 Apr 25

CAROLINA SITEWORKS, INC.
Post Office Box 280
China Grove, North Carolina 28023
Telephone: 704-855-7483
Fax: 704-855-9676

April 3, 2025

To: Town of Harrisburg, NC

Project: Harrisburg Veteran's Parkway Concrete Median Improvements
Harrisburg, NC

Provide traffic control as required for the project. Demolish and remove the existing concrete island and haul off all debris. Mill out the area an average of 12 inches below the existing asphalt surface and haul off all debris. Excavate 4 drainage holes below the milled surface down to the soil below. Pour approximately 450 LF of 18" median curb & gutter. Patch the asphalt at the proposed curb with 6" of full depth asphalt pavement as required. Backfill the curb and island with suitable soil and cover the soil with pine straw.

TOTAL: \$84,979.00

NOTE: No pavement marking removal or replacement is included. Landscape planting and plants not included.

This proposal is for the work detailed on plan sheet L-1.04 dated 9-12-2024 and no other work areas or plan sheets are included.

Respectfully submitted,

Darrell Shell
Carolina Siteworks, Inc.

Accepted as Contract:

Carolina Siteworks, Inc.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of Water Purchase Contract with City of Concord

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to execute the contract with the City of Concord for the Fifth Addendum to the Water Purchase Agreement

Description/Background:

Concord and Harrisburg entered into an agreement dated June 30, 2008 for the sale of potable water to Harrisburg. The original agreement was modified in 2016 with the first addendum, in 2018 with the second addendum, in 2023 with the third addendum, and in 2024 with the fourth addendum. With the fifth addendum, the Town and Concord agree to revised terms, and will extend the contract terms up to five years, with the contract expiring on June 30, 2030.

With the agreement, Concord shall continue to make available to Harrisburg and shall supply Harrisburg up to two million (2,000,000) gallons per day (GPD) of potable water (the "Total Amount"). Harrisburg shall pay for at least one million (1,00,000) GPD (the Minimum Amount"), regardless of the amounts delivered to or used by Harrisburg. For context, the Town of Harrisburg averages 1,500,000 to 1,750,000 GPD in a normal month. On an annual basis, the parties agree to meet and review the Total Amount, the Minimum Amount, and the O&M Rate. The parties agree to no more than a 4% increase to the O&M rate annually unless unidentified federal or State recommendations are imposed that would significantly increase the annual budget, for which Concord will initiate discussions as soon as possible to determine mitigation options between the parties.

Recommendation:

Staff recommends approval of the attached fifth contract addendum with the City of Concord for the Purchase of Potable Water.

Fiscal Impact:

The Fiscal Impact resulting from executing this agreement is consistent with the Town's budget to purchase potable water to serve its residents and customer base. The Town anticipates that Concord will utilize the full 4% rate increase, consistent with what the Town has observed for operation and maintenance of the water distribution systems. The Town has adequately budgeted for the rate increase. Town Staff continues to evaluate other options for potable water acquisition to best manage the Town's growing customer base in a cost effective way.

Attachments:

1. Harrisburg-Concord Water Purchase - Addendum 5
2. Harrisburg-Concord Water - New Harrisburg-Concord Water Agreement - June-2008

FIFTH CONTRACT ADDENDUM

THIS FIFTH CONTRACT ADDENDUM is made and entered into this the ____ day of _____, 2025, by and between the City of Concord, North Carolina, a North Carolina municipal corporation (hereinafter referred to as the "City" or "Concord"), and Town of Harrisburg, North Carolina, a North Carolina municipal corporation (hereinafter referred to as "Harrisburg").

WHEREAS, the City and Harrisburg entered into an agreement dated June 30, 2008 for the sale of potable water to Harrisburg; and

WHEREAS, the City and Harrisburg entered into a Contract Addendum (hereinafter referred to as "First Addendum") dated July 2016, modifying the terms of the original agreement; and

WHEREAS, the City and Harrisburg entered into a Second Contract Addendum (hereinafter referred to as "Second Addendum") dated August 2018, modifying the terms of the original agreement and First Addendum; and

WHEREAS, the City and Harrisburg entered into a Third Contract Addendum (hereinafter referred to as "Third Addendum") dated May 18, 2023, modifying the terms of the original agreement, First Addendum, and Second Addendum; and

WHEREAS, the City and Harrisburg entered into a Fourth Contract Addendum (hereinafter referred to as "Fourth Addendum") dated May 14, 2024, modifying the terms of the original agreement, First Addendum, and Second Addendum; Third Addendum and

WHEREAS the Fourth Addendum provided that:

1. The Third Addendum dated May 18, 2023 between the parties is hereby amended to read as follows:
2. Sec. 2, Term: This Agreement shall extend for a period of one (1) year beginning effective when signed and ending at midnight on June 30, 2025. On an annual basis, the parties agree to meet and review the Total Amount, the Minimum Amount, and the O&M Rate.
3. All other terms and conditions of the Agreement and First, Second and Third Addendum shall remain in full force and effect.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The Fourth Addendum dated May 14, 2024 between the parties is hereby amended to read as follows:
2. Sec. 2, Term: This Agreement shall extend for a period of five (5) year beginning effective when signed and ending at midnight on June 30, 2030. On an annual basis, the parties agree to meet and review the Total Amount, the Minimum Amount, and the O&M Rate.
3. Concord agrees to make available to Harrisburg up to 2 million gallons per day. If 2 million gallons per day average over a billing period is exceeded the overage amount will be subject to a higher rate equal to the residential Block 2 outside city volumetric rate as defined in the City of Concord adopted rates and fee schedule.
4. Harrisburg agrees to a take-or-pay amount of 1 million gallons per day. The minimum billed amount each month will be 1 million gallons per day.
5. The amount of allowable routine rate increases each year remains at no more than 4% per year. This includes the O&M Rate and any unidentified Federal or State recommendations passed on to Concord as well as any additional amounts due to other regulatory requirements (PFAS, etc.). Any percentage amount above 4% for all of these other effects on the rate collectively must be renegotiated and agreed to by both parties.
6. All other terms and conditions of the Agreement and First, Second, Third and Fourth Addendum shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Fifth Contract Addendum as of the day and year first above written.

CITY OF CONCORD:

By:

Lloyd Payne, City Manager

Kim Deason, City Clerk

(SEAL)

Approved as to form:

VaLerie Kolczynski, City Attorney

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

Jessica Jones, Finance Director

TOWN OF HARRISBURG

By: _____
Rob Donham, Town Manager

(SEAL)

ATTEST:

Janet Rackley, Town Clerk

APPROVED AS TO FORM:

Rich Koch, Town Attorney

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

Brian Lee, Finance Director

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

NEW HARRISBURG-CONCORD
WATER AGREEMENT

THIS NEW HARRISBURG – CONCORD WATER AGREEMENT (the “Agreement”) is made and entered into this 30th day of June, 2008 by and between the CITY OF CONCORD, North Carolina (“Concord”) and the TOWN OF HARRISBURG, North Carolina (“Harrisburg”), both of which are North Carolina municipal corporations.

PREMISES

1. Concord is the primary provider of water to the citizens and businesses of Harrisburg, by virtue of Concord’s assumption of the obligations of Cabarrus County pursuant to the Asset Purchase Agreement of June 26, 1995 among Concord, Cabarrus County and the Water and Sewer Authority of Cabarrus County.

2. Such obligations of Cabarrus County to provide water to Harrisburg are contained in the following agreement documents:

- a) Agreement for Construction of Harrisburg Loop Water Line and Related Matters, dated January 22, 1993;
- b) Reciprocal Agreement for Water and Sewer Connections and Related Matters between Harrisburg and Cabarrus County, dated May 8, 1995; and
- c) Agreement to Supply Treated Water, dated May 8, 1995.

3. In addition to the above – referenced documents relating to the provision of water to Harrisburg, Harrisburg and Concord executed the Harrisburg – Concord Water Agreement dated July 9, 2003.

4. All these referenced documents are termed the “Prior Water Agreements” for purposes of this Agreement.

5. Harrisburg desires to modify the Prior Water Agreements to reflect that it uses ground water and purchased water sources other than Concord.

6. Concord desires to modify the Prior Water Agreements to provide that it is not obligated to provide all of Harrisburg’s water needs and to ensure compliance with its revenue bond covenants.

7. The contemplated terms of this Agreement impact the Annexation Agreement dated October 12, 1998, (as amended on December 11, 2003) between these parties, which Annexation Agreement shall be amended as soon as possible, but in no event before its expiration date.

In consideration of the above Premises and the Terms contained below, which the parties agree constitute sufficient consideration to render this Agreement binding and enforceable, the parties agree as follows:

TERMS

1. Quantity: Concord shall make available to Harrisburg and shall supply Harrisburg up to one million (1,000,000) gallons per day (GPD) of potable water (the "Total Amount"). Harrisburg shall pay for at least five hundred twenty five thousand (525,000) GPD (the Minimum Amount), regardless of the amounts delivered to or used by Harrisburg.

The above stated minimum GPD is to be considered as an average amount over a monthly billing period. For example, in a 30 day monthly billing period, Concord shall supply up to 30 million gallons to Harrisburg, understanding that daily demand for water varies and the demand on some days will exceed 1,000,000 GPD. The average GPD is the total gallons used in the billing period divided by the number of days in the billing period.

In the event of an emergency or if Harrisburg uses more than the Total Amount of GPD for any given day multiplied by the number of days in the billing period, Concord may agree to sell and Harrisburg may agree to purchase quantities of water above the Total Amount. Quantities will be sold at a rate equal to that charged to residential customers living outside the Concord city limits.

2. Term: This Agreement shall extend for a period of ten (10) years beginning effective July 1, 2008 and ending at midnight on June 30, 2018. On an annual basis, the parties agree to meet and review the Total Amount, the Minimum Amount, the Monthly Reserved Capacity Charge and the O&M Rate.

3. Rates: The rate for Concord water to be paid by Harrisburg shall be the sum of the O&M Rate and the Capital Charge Amount. Each of these amounts shall be determined by adjusting the wholesale rate model each year during the budget process.

Rates will be determined using the "Utility Approach". The Utility Approach evaluates three cost components: a) an allocated share of direct costs for operation and maintenance of the assets to provide water to wholesale customers; b) an allocated portion of the depreciation expenses associated with these assets; and c) a rate of return applied to an allocated portion of the investment in assets used to serve wholesale customers. Concord will assess the O&M component per 1000 gallons of usage as measured by the master meters and will assess the capital charges as a fixed charge each month.

4. Meters: Except as provided in this paragraph, all water connections between Concord and Harrisburg will be metered. A master meter shall be installed on the feed to Providence Manor subdivision and on the feed to Canterfield Estates subdivision. These meters shall be installed no later than October 1, 2008 by Harrisburg at its expense. Henceforward, these meters shall be the property of Concord, which shall repair, replace, maintain and calibrate the meters. Any new connections will require installation of a master meter, which will be installed and operated with the same sharing of costs and responsibilities.

Once the meters are installed, Concord will bill Harrisburg monthly based on the master meter readings. Any Harrisburg water customers that cannot be "master-metered" will be billed by Concord monthly from the individual meter readings that shall be provided by Harrisburg. At this time, these customers consist of Rick Crawford Performance at 6007 Victory Lane and Kevin Schoolcraft at 6013 Victory Lane.

5. Calibration: At least once in each year of this Agreement, Harrisburg and Concord shall jointly select an independent certified meter expert to calibrate Concord's master meters measuring water flows delivered for transmission. Concord shall provide Harrisburg at least forty-eight (48) hours advance notice of calibration so that a representative of both Concord and Harrisburg may have the opportunity to be present. Harrisburg and Concord shall jointly observe any adjustments that are made to the meters in case any adjustments are necessary. The cost of this calibration shall be paid by Concord.

In addition to the annual calibration described in the previous paragraph, either Harrisburg or Concord may request additional meter testing/calibrations. The requesting party may schedule a calibration of a particular meter or meters by a certified meter expert and shall provide the other party with at least forty-eight (48) hours advance notice of the calibration. If Harrisburg requested the calibration and the calibration shows that the meter is accurate within the range established by AWWA standards, then Harrisburg will pay the cost of the calibration check. If the calibration shows that the meter is not accurate within the range established by AWWA standards, then Concord will pay the cost of the calibration check.

To adjust billing for a certification that is not accurate within such range, the parties shall review available data to determine as accurately as possible the date upon which the inaccuracy began. Upon making such determination, the readings for the one year period prior to such date shall be reviewed together with data relating to an increase or decrease in use for the period from one year prior to discovery of the problem to the then present time. Billing for the period of time during which the problem persisted shall then be calculated upon such data.

6. Ownership of Water and Sewer Lines and Customers: No later than December 31, 2008, the parties agree to exchange deeds, easements and bills of sale as necessary so that Concord owns all water and sewer related facilities on its side of the master meters and Harrisburg owns all water and sewer related facilities on its side of the master meters. Concord will transfer to Harrisburg the industrial water and sewer customers listed in Exhibit A and the residential customers in Haywick Commons subdivision no later than forty five (45) days after approval of this Agreement by the last of the two governing councils of the parties.

7. Water Quality: Concord will provide water to each of the metering points that meets all state and federal drinking water standards. Concord will not be responsible for the quality of the drinking water beyond those metering points.

8. Water Conservation Measures and Drought Emergency Plans: Harrisburg agrees to adopt and comply with all Concord conservation and water meter management measures (including but not limited to ordinances, policies, declarations or emergency, inter-basin transfer

permit conditions, etc.).

9. Default: If either party fails to comply with any provisions of this Agreement, that party shall be in default. In the event of default, the non-defaulting party shall give the defaulting party written notice of such default, in which notice the nature of the default shall be specified. The defaulting party shall have thirty (30) days to correct such default. In the event the default is not corrected the non-defaulting party may terminate the Agreement. Termination will be effective on the sixty first (61st) day after written notice of termination, so that each party can make suitable agreement for provision of water. A termination of this Agreement must be approved by the governing council of the terminating party.

10. Billing: Concord shall read all master meters readings as close to the fifteenth (15th) of each month as is reasonably possible. Concord will bill Harrisburg as close to the twentieth (20th) day of each month as reasonably possible.

11. Interruption of Service: The parties agree to use reasonable care and diligence to provide uninterrupted service as provided in this Agreement, but each reserves the right at any time to temporarily interrupt service for reasons of force majeure and required maintenance. Each party shall give notice to the other party no less than forth-eight (48) hours in advance of any such service interruption, except that in emergencies, it shall give notice that is reasonable under the particular circumstances. No adjustments shall be made to the Monthly Service Charge in the event of emergency or maintenance service interruption lasting less than twenty-four (24) hours.

12. Notices: All notices and other communications required or permitted by this Agreement shall be in writing and shall be given either by personal delivery, fax, or certified United States mail, return receipt requested, addressed as follows:

To the City:	with copy to:	to Harrisburg:	with copy to:
City Manager	Albert Benshoff, Esq.	Town Administrator	Richard M. Koch, Esq.
City of Concord	City Attorney	PO Box 100	3220-201
PO Box 308	PO Box 308	Harrisburg, NC 28075	Charlotte, NC 28269
Concord, NC 28026	Concord, NC 28026		
Fax:	Fax:	Fax: 704-455-1206	Fax: 704-503-5707

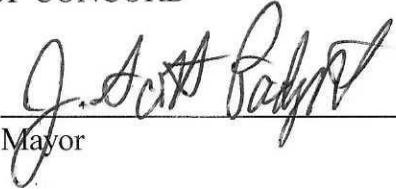
13. This Agreement does not affect any of the rights of Harrisburg under a July 9, 2003 Agreement Allowing Purchases of Water from Charlotte Mecklenburg Utilities by Harrisburg. Harrisburg may acquire water from any other sources, including public entities that may hold an inter-basin transfer ("IBT") permit ("IBT Entity"). Harrisburg stipulates that if it obtains water from another public IBT Entity, the amount of such purchase will not be counted as a part of the water allocated to Concord in the IBT permit issued to Concord-Kannapolis in 2007.

14. Miscellaneous Provisions:

- a) Regulatory Bodies: The parties through this Agreement seek to exercise and maintain all sovereign rights granted to them under and through the Constitution and laws of the State of North Carolina. This Agreement shall be subject to all valid rules, regulations, and laws passed or promulgated by the United States of America, the State of North Carolina, or any governmental body or agency having lawful jurisdiction, or any authorized representative or agency of any of them; provided, however, that this provision shall not be construed as waiving the right of any party to challenge the validity of such rule, regulation, or law on any basis, including the impairment of this Agreement.
- b) Change of Law: The terms and conditions of this Agreement and covenants made between the parties are based upon existing law as of the date of this Agreement. All terms and conditions are intended by the parties to be absolute and fixed.
- c) Applicable Law: This Agreement shall be construed and enforced in accordance with the laws of the State of North Carolina.
- d) Severability: Should any provision of this Agreement, for any reason, be declared invalid or void, such decision shall not affect the remaining provisions, which shall remain in full force and effect as if this Agreement had been executed with the invalid provision eliminated.
- e) Assignment: Except as specifically provided, neither party shall assign or transfer this Agreement or any rights or interests herein without the written consent of the other party. The right to receive all payments which are required to be made by Harrisburg to Concord in accordance with the provisions of this Agreement may be assigned by Concord to a trustee as provided in a financing facility approved by the Local Government Commission. Harrisburg will, upon notice of assignment to such trustee, make all payments directly to such trustee. The rights of Concord to enforce the provisions of this Agreement may be assigned to such trustee and, in such event, the trustee will have the right to enforce this Agreement at law or in equity with or without the further consent or participation of Concord.
- f) Execution in Counterparts: This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.
- g) Modification and Amendment: No change, amendment or modification to this Agreement shall be made which will affect adversely provisions authorized and issued under a financing facility approved by the Local Government Commission. All modifications and amendments to be made to this Agreement will be in writing, agreed to by both parties.
- h) Exhibits: All exhibits referenced in this Agreement are incorporated herein by reference as integral parts of this Agreement.
- i) The parties acknowledge that the terms of the Agreement to Supply Treated Water dated May 5, 1995, as assumed by Concord, require that any amendment to that document be approved by Cabarrus County. The parties to this Agreement agree to jointly seek that approval within one (1) month of the execution of this Agreement.

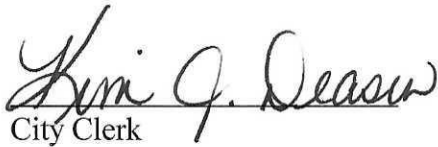
IN WITNESS, this Agreement has been executed by the Mayor of each party and attested and sealed by the Clerk to the Council, pursuant to authority granted by the governing council of each party.

CITY OF CONCORD

By: 
Mayor

(SEAL)

Attest:


City Clerk

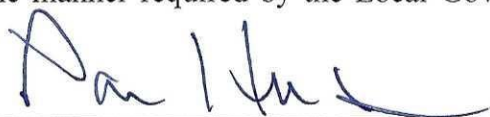


APPROVED AS TO FORM


City Attorney

APPROVAL BY CITY FINANCE OFFICER

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


Signature

TOWN OF HARRISBURG

By:

Mayor

(SEAL)

Attest:

Town Clerk

APPROVED AS TO FORM

Town Attorney

APPROVAL BY TOWN FINANCE OFFICER

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

Signature

EXHIBIT A

Concord Industrial Customers

Name

Meter Size (inches)

Stavola Brothers (1)

3/4"

Stavola Brothers (2)

1"

Chemical Specialities

4"

CSR Hydro Conduit (1)

3"

CSR Hydro Conduit (2)

8"

Energy Recovery Resources (1)

2"

Energy Recovery Resources (2)

2"

Foils Inc.

3/4"

Hwy 49 C&D Landfill (1)

3/4"

Hwy 49 C&D Landfill (2)

1"

JB Hunt Transport Inc. (1)

2"

JB Hunt Transport Inc. (2)

2"

Laroche Industries (1)

2"

Laroche Industries (2)

3/4" Fire

Lillian Arthur

3/4"

Mallard Creek Polymers Inc (1)

2"

Mallard Creek Polymers Inc (2)

3/4" Fire

Southeastern Packaging (1)

2"

Southeastern Packaging (2)

2"

Southeastern Packaging (3)

2"

Southeastern Packaging (4)

4" x 8" Fire

Southeastern Packaging (5)

3/4" Fire



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Hearing for Consideration of FY2026 Budget Ordinance, Tax Rate, Schedule of Fees, and Capital Improvement Plan

Presenting Personnel:

Robert Donham, Town Manager

Suggested Motion or Action:

Two motions are required:

Motion to approve the FY2026 Budget Ordinance, Schedule of Fees, and Capital Improvement Plan, as presented.

Motion to set the tax rate for FY2026 at \$0.410 per \$100 valuation, and to authorize collection by the Cabarrus County Tax Office.

Description/Background:

In the April Town Council meeting, the budget was presented to the Town Council with the public given an opportunity to ask questions and comment, as well as being made available for public inspection. A public hearing is required to be held to receive additional input from the public. The public hearing is being held and closed at the May Council meeting.

Town Manager, Rob Donham, will provide a budget presentation summarizing the proposed FY2026 budget.

Attached are copies of the Manager's Recommended Budget and the proposed FY2026 Budget Ordinance, FY2026 Schedule of Fees and FY2026 CIP. The budget was generated using a tax rate of \$0.410 per \$100 valuation.

Recommendation:

Staff recommends approval of the attached FY2026 Budget Ordinance, FY2026 Schedule of Fees, and FY2026 CIP and approval of the FY2026 tax rate of \$0.410 per \$100 valuation.

Fiscal Impact:

The total proposed budget for FY2026 is \$127,853,875.

Attachments:

1. FY2026 - Manager's Recommended Budget



TOWN OF HARRISBURG FY 25-26 MANAGER'S RECOMMENDED BUDGET





Mayor and Council Members

Jennifer Teague
Mayor

Council Members

La'Trecia Glover
Mayor Pro Tem

Altyn Cotell
Chris Faw
Ian Patrick
Maurice Price
Ron Smith
Mike Thevenin

Rob Donham
Town Manager

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

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FY2026 Manager's Budget Message

April 14, 2025

The Honorable Jennifer Teague, Mayor
Members of the Town Council
Harrisburg, North Carolina

Dear Mayor Teague and Members of the Town Council:

It is my honor to present the Fiscal Year (FY) 2026 Annual Budget for your review and consideration. This budget represents the goals expressed by you, with input from the community, at our annual planning session and three separate budget workshops. All funds within the proposed FY2026 budget are balanced and the General Fund, Water and Sewer Fund, Storm Water Fund, Capital Reserve Funds, Capital Projects Funds, and Grant Project Ordinances each conform to the requirements of North Carolina General Statutes and the Local Government Budget and Fiscal Control Act. The three main operating funds, the General Fund, the Water and Sewer Fund, and the Storm Water Fund account for a combined \$50.4 million of the FY2026 proposed budget, a decrease of \$400,000 (0.8%) over FY2025. The remainder consists of one-time capital investments in equipment and infrastructure, grant projects, and transfers to and from the Town's strategic reserve accounts, or Capital Reserve Funds. The Town Mission is **"Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice"**. With that mission in mind, I want to give special thanks to our Deputy Town Manager, Finance Director, Assistant to the Town Manager, and Department Directors for their commitment to developing another innovative and impactful budget for our Town. Our staff's deep commitment to public service allows us to provide the highest quality services in the region while continuing to maintain a low tax rate and contribute to maintaining and increasing the quality of life for our residents. Our Town budget and the process by which it is developed is the most impactful example of how we collaborate, plan, and invest to create our community of choice, contributing to Harrisburg being the best place to call home in the Carolinas!

Over the past two decades, Harrisburg has grown rapidly from a very small town to a desirable suburban hometown and full-service community. Per Council's direction, the FY2026 budget focuses on continuing and expanding our progress in providing top-notch public services and customer service in the region. In addition to our dedication to the build-out of the Harrisburg Sheriff Division staffing plan, areas of focus include major public safety investments, funding vital transportation and infrastructure projects, and a long-term investment in maintaining high-quality parks and recreation opportunities for our residents. The Town's future success relies on our ability to continue to scale the successes we have had as more and more people choose to call Harrisburg home. Although we have successfully controlled our residential growth over the past several years, Harrisburg continues to be one of the fastest-growing towns in North Carolina. We now have a population of more than 25,000 residents, and we are meeting our goals of rapidly expanding as a significant regional participant in economic development and infrastructure improvements. Many challenges exist in addressing our growth and achieving our goals while continuing to lead in public safety, quality of life, infrastructure, and recreation. This year's budget tackles those challenges and continues to follow the roadmap put in place through our collaborative planning efforts over the past three years. My recommended budget was developed with all these directions, goals, opportunities, and challenges in mind. The following is a discussion of the detailed considerations in this year's budget development process.

Our Commitments

My budget directive to departments this year was to create a plan that funded essential Town operations and honored the commitments made by Town Council to residents, the community, and our employees. Budget requests were constrained by the need to limit personnel additions, hold-the-line in operational costs, and propose capital requests that create high value at reasonable costs. Our departments were also challenged with innovating and creating greater efficiencies by either reducing costs without reducing services or expanding service levels with little or no additional costs. Throughout this process, we remained committed to adhering to our vision, mission, and goals, ensuring that every request aligns with our Town's overarching objectives. The goal of the annual budget development was to remain as close to the previous year's spending levels as possible while funding Council's priorities and meeting all our long-term goals. These priorities included commitment to public safety investments, parks and recreation services, transportation improvements, infrastructure maintenance, and

competitive employee compensation and benefits. The costs associated with meeting these commitments and funding essential operations drive the vast majority of the annual budget.

Investing in our workforce

The high level of excellent service that Harrisburg provides would not be possible without our exceptional staff. Over the past several years, the Town has implemented two comprehensive market pricing studies to refine our compensation strategy and get the Town aligned with regional market rates for employees. Subsequently, Town staff has implemented an annual market rate analysis system in order to stay competitive every year and prevent the Town from experiencing large market increases every three to four years. The adoption of the Police and Fire market rate adjustments in the FY2025 budget was a significant investment in our public safety forces. This investment, combined with our annual targeted approach to market rate competitiveness, will help the Town attract and retain employees at all levels, keeping Harrisburg an employer of choice. The following is a list of positions requested in this budget:

- Addition of Financial Analyst.
- Conversion of two (2) seasonal part-time Park Attendants to two (2) permanent part-time Park Attendants.
- Conversion of part-time Fire Inspector to full-time Fire Inspector.

Priority Funding

Public Safety

The safety of the community has been the number one funding priority for the past three years and remains the top priority this year, making up more than 48% of total General Fund expenditures. In 2022, Town Council authorized the expansion of the Harrisburg Sheriff Division, a division currently comprised of 29 total officers serving Harrisburg and will expand to 34 officers at full build-out. This year, we continue that planned expansion and investment in Public Safety. The FY2026 Deputy operational budget is in excess of \$3.8 million and over \$570,000 will be invested in capital upgrades.

Our single largest expense remains our fire services, due to the early expansion of the department to three stations and the addition of three battalion chiefs many years ago. Last year, Town Council also committed to assigning four firefighters per apparatus and fully staffing three shifts at all three stations. Our Fire Department also operates within our community as first responder emergency medical technicians (EMT) and serves the state as a specialized Swift Water Rescue Team, most recently providing outstanding service during the horrific damage caused to Western North Carolina during Hurricane Helene. Due to the size, scope and sophistication of our Fire Department, the total department expenditures are in excess of \$8.2 million for FY2026. Public Safety priorities for the fiscal year are as follows:

- Purchase two golf carts for Deputies to use for Harrisburg events.
- Purchase a utility task vehicle (UTV) for Deputies to provide rapid response around train tracks, Harrisburg Parks and aid in Town events.
- Continue training and recruitment of Fire Department personnel through Harrisburg Fire Academy.
- Hire a full-time Fire Inspector.
- Replace Fire Special Operations Trailer.
- Install dehumidifiers at Stations #1 and #2.
- Replace Fire Chief vehicle.

Transportation

Town Council continues to place a priority on dedicated funding for the maintenance of Town-owned streets and strategically important North Carolina Department of Transportation-owned intersections and corridors. The FY2026 budget designates more than \$1.4 million for streets in addition to Powell Bill funding. The primary focus of these dedicated monies is to fund roadway projects and maintenance, and it is supplemented by several other sources, including grant dollars, capital reserve funds, and transportation bonds. Major projects in this proposal include:

- Continued matching funding toward Caldwell Road Extension (Federal Grant).
- Continued matching funding towards Highway 49 Improvement (Federal Grant).
- Matching funding towards Roberta Road Roundabout (Federal Grant).
- Continued matching funding towards Hickory Ridge Pedestrian Facility (Federal Grant).
- Design funding for Woodside Drive stormwater and sidewalk upgrades.

Parks & Recreation

Another Council priority is ensuring our Parks & Recreation Department has the resources it needs to continue to be a leader in youth athletics, events, and providing high-quality parks. The FY2026 budget sets aside \$2.5 million for artificial turf fields projects. Work is underway on the renovations to Veterans Park and design of the Historic Pharr Mill site. The Town continues to plan for the acquisition of a new park to serve the southernmost area of Town. Priorities for FY2026 are as follows:

- Finalize design of Historic Pharr Mill Park and present construction plans to Town Council.
- Develop a funding plan for the Comprehensive Recreation Master Plan (Parks Master Plan), which identified \$44 million in long-term improvements.
- Replace the baseball/softball netting system at Stallings Park.
- Finish previously approved upgrades at Pharr Mill Park and Harrisburg Park.
- Continue to expand and connect the Town-wide Greenway system.

Solid Waste and Recycling

The Town has always contracted for solid waste services with a private contractor. Last fiscal year the Town entered into a new contract and experienced historic cost increases during that process. As a result, the Town decided to directly provide part of the solid waste service by purchasing and managing carts rather than leasing them from the solid waste contractor. By owning and operating the carts, the Town expects to save more than \$250,000 per year over the next 10 years. FY2026 will be our first full year owning and servicing carts for our residents. The Town-branded carts have already increased customer satisfaction through better customer service and a cleaner, more aesthetic look that is consistent with the high quality of our community. Over the next fiscal year, Town staff will look for additional opportunities to provide direct solid waste services to our residents where it is economical and makes sense. No increase to the solid waste fee has been proposed for FY2026.

General Fund

During FY2025, ad valorem tax collections remained strong, as did sales tax collections and customer fees, including those for Parks and Recreation athletics, programs, and events. For FY2026, we expect 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 FY2026.

Harrisburg has historically benefited from strong and steady tax base growth that has allowed us to maintain an attractive tax rate and still increase our service delivery to residents, businesses, and the regional community. The adoption, implementation, and continuous updating of our 10-year financial plan helps to guide our decision-making process as we forecast how our decisions today will impact our future. Ultimately, it ensures that as we grow, our services, amenities, and infrastructure grow with us to provide the same resident-focused Harrisburg experience year after year.

The Town continues to see new residential and commercial interest, and as a result, we are seeing growth in service needs. The quality of our new businesses and residential housing tends to meet or exceed our existing residential and commercial inventories. While new housing starts have slowed slightly during the last couple of years, commercial development, especially along Hwy 49, Rocky River Road and in Farmington, has picked up. We expect to see residential and commercial projects across Town continue into FY2026, however, residential growth is expected to slow due to our smart growth policies and focus on commercial and industrial development to diversify our tax base.

The total proposed General Fund expenditures for FY2026 decreased by \$1,731,050, or 4.7%, compared to the final FY2025 General Fund budget, including all amendments and carryovers. I am pleased to present a budget with no tax or fee increases across the board, including water and sewer rates. This approach provides good financial stewardship and long-term financial protection for the Town, while also addressing the current needs of the Town and preparing us for the future. 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 FY2026 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 \$14,334,860, an 11.2% decrease from the FY2025 budget. The Town is a participating member of the Water and Sewer Authority of Cabarrus County (WSACC), which is building a \$70 million treatment plant expansion that the Town is proportionally responsible, 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 Water and Sewer Fund's ten-year financial model. This resulted in a substantial increase in treatment and interceptor fees that the fund is now responsible for supporting. The Town also expects an increase in the bulk water purchase costs from the City of Concord in the 2-4% range and a 1-2% increase in sewer treatment costs from WSACC. Despite these costs, we are recommending no rate increase due to the savings achieved through enhanced efficiencies and reduced one-time capital expenses. Some of the expected capital projects within the Water and Sewer Fund for FY2026 include:

- Annual sewer line rehab.
- Purchase of a replacement well generator.
- Vehicle and equipment replacements.
- Continued design for the renovation of Town Hall.
- Waterline upgrades in the Cabarrus Woods neighborhood.

The Storm Water Fund has a proposed FY2026 budget of \$1,104,310, which is an 8.5% increase from FY2025. Similarly to the General Fund and Water and Sewer Fund, the Town has a ten-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 future needs as well. The FY2026 budget has been prepared with a recommendation to freeze the monthly Storm Water fee at the FY2025 level. The Town is making a concerted effort to prepare for significant water quality and drainage control projects over the next ten years with spot improvements planned for aged and deteriorating infrastructure as well as stream restorations and wetland improvements.

Conclusion

For Harrisburg to be a "**Distinctive, Family-Focused Community, Where Memories are Made,**" a great deal of effort is given to planning, prioritizing and ultimately implementing our programs, services, and projects. This proposed budget is the final product of the collaborative effort to meet our Vision, Mission, and Goals. We continue to refine our budget process each year to make our outputs more transparent and understandable to the public. Additional details and specifics for each fund and department are included, along with historical budget data for comparison of past revenues and expenses. I would like to personally thank the Mayor and each Town Council member for their direction, feedback, insight, and recommendations in the creation of this budget.

Respectfully,



Rob Donham
Town Manager
Town of Harrisburg

BUDGET PROCESS AND ORGANIZATION

The budget process, by design, requires the involvement of many stakeholders. FY2026 deliberations began in October 2024 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 January through March, Town staff debated the merits of budget requests internally as final revenue projections were calculated. Cost estimates were based on historical trends or actual known expenses. Staff and Town Council met with the community over several budget workshops totaling more than 20 hours of public meetings 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 the public during the April Council meeting and will be presented to the Town Council for adoption at the May Town 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 and 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, this document reports on the way 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 revenues and the methods used to project those. An **expenditure summary** follows, which outlines the Town's expenditures by category and explains major changes in the annual spending plan. Lastly, all expenditures are broken out in the **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.

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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 the General Government Capital Project Funds.
- Grant Project 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.
- Capital Projects Fund – General Government: used to account for the construction of capital projects relating to the general government, such as the Town Hall Renovation Project.
- Capital Projects Fund – Public Safety: used to account for the purchase of a replacement Pumper Fire Engine.
- Capital Projects Fund – Transportation: used to account for the construction of the 2017 Transportation Bond projects, the 2024 federal grant projects, and several locally funded sidewalk, greenway, and traffic improvement projects.
- Capital Projects Fund – Recreation: used to account for the construction of capital projects related to Parks and Recreation. The fund was created for several projects, including the purchase of land for future parks expansion, Veterans Park improvements, Holcomb Woods Restroom Facility, artificial turf conversion of two fields in Harrisburg Park, and the expansion of the Stallings Park Parking Lot.
- Capital Projects Fund – Economic Development: used to account for the construction of capital projects relating to the economic development activities of the Town. The fund was established to contribute toward the construction of a passenger train station.

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.
- Internal Service Fund – HRA: used to accumulate funds to be used to fund Health Reimbursement Accounts for participating employees. Annual funding will be provided by the General Fund and Water and Sewer Fund.

The tables on the following nine pages summarize revenues and expenditures for each of the 18 funds listed above, with historical reference to past budgets for comparison.

GENERAL FUND

GENERAL FUND	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Property taxes	\$ 10,044,000	\$ 13,195,000	\$ 13,735,000	\$ 19,255,000	\$ 19,915,000
Intergovernmental					
Sales tax revenues	3,100,000	3,675,000	4,375,000	4,950,000	6,335,000
Utility sales taxes	890,000	930,000	1,017,000	1,098,000	1,245,000
Powell Bill	550,500	555,000	560,000	640,000	725,000
CC Rural Fire	1,405,000	1,580,500	1,640,000	2,315,000	2,390,000
Other	96,300	92,500	93,200	107,400	112,400
Permits and fees	686,500	549,750	568,000	1,468,125	1,370,125
Charges for services	763,500	630,650	673,350	972,500	871,900
Miscellaneous/interest on investments	217,200	597,100	730,100	543,500	322,100
Transfers	3,649,900	1,846,900	3,553,000	2,928,000	1,653,920
Fund balance appropriated	2,840,045	3,114,317	6,253,830	2,393,970	-
Total revenues and funding sources	\$ 24,242,945	\$ 26,766,717	\$ 33,198,480	\$ 36,671,495	\$ 34,940,445
EXPENDITURES					
Governing Board	\$ 350,690	\$ 330,550	\$ 294,150	\$ 281,250	\$ 281,250
Town Clerk	77,620	82,040	55,080	53,950	52,660
Administration	477,240	514,005	577,310	536,584	503,760
Finance	343,270	388,135	401,165	484,655	505,110
Human Resources	163,430	221,907	306,880	249,315	282,390
Information Technology	186,969	149,023	251,323	181,820	192,970
Communications	87,855	171,760	203,245	182,825	197,260
Planning	460,134	563,430	1,037,505	1,089,095	1,093,715
Economic Development	118,100	62,350	230,620	457,400	751,605
Engineering	305,835	382,700	551,090	722,097	533,350
Deputies	1,608,450	2,109,050	3,656,819	5,079,058	4,392,200
Fire	7,475,411	6,679,772	7,159,410	8,039,970	8,193,150
Streets	1,817,500	1,095,877	1,955,231	2,039,140	1,381,770
Powell Bill	550,500	555,000	560,000	640,000	725,000
Environmental Protection	2,024,975	2,323,700	3,014,882	3,524,768	2,272,660
Buildings & Grounds	242,600	158,768	168,760	302,070	355,360
Parks & Recreation	3,689,686	4,238,845	4,315,175	4,778,678	4,492,610
Transfers	4,050,290	6,546,805	8,225,335	7,282,320	8,033,625
Contingency	212,390	193,000	234,500	746,500	700,000
Total expenditures	\$ 24,242,945	\$ 26,766,717	\$ 33,198,480	\$ 36,671,495	\$ 34,940,445

CAPITAL RESERVE FUND – GENERAL FUND

CAPITAL RESERVE FUND - GF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 100,000	\$ 150,000	\$ 350,000
Transfers	3,970,290	3,696,805	2,645,335	7,197,320	7,833,625
Fund balance appropriated	68,610	425,095	1,348,665	4,030,680	5,896,875
Total revenues and funding sources	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500
EXPENDITURES					
Transfers	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500
Total expenditures	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500

GRANT PROJECT FUND – ARPA

GRANT PROJECT FUND - ARPA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds/contributions	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729
Miscellaneous/interest on investments	-	-	75,000	383,271	383,271
Total revenues and funding sources	\$ 5,282,729	\$ 5,282,729	\$ 5,357,729	\$ 5,666,000	\$ 5,666,000
EXPENDITURES					
Administration	\$ 645,000	\$ 1,245,000	\$ 1,244,000	\$ 1,244,000	\$ 1,244,000
Construction	4,637,729	4,037,729	4,113,729	4,272,000	4,272,000
Transfers	-	-	-	150,000	150,000
Total expenditures	\$ 5,282,729	\$ 5,282,729	\$ 5,357,729	\$ 5,666,000	\$ 5,666,000

CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 500	\$ 500	\$ 5,000	\$ 20,000	\$ 20,000
Transfers	60,000	-	-	-	-
Fund balance appropriated	-	19,500	15,000	-	-
Total revenues and funding sources	\$ 60,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
EXPENDITURES					
Economic Development	\$ 55,500	\$ -	\$ -	\$ -	\$ -
Transfers	5,000	20,000	20,000	20,000	20,000
Total expenditures	\$ 60,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

CAPITAL PROJECTS FUND – GENERAL GOVERNMENT

CAPITAL PROJECTS FUND - GENERAL GOVERNMENT	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Installment financing	\$ -	\$ -	\$ 3,450,000	\$ 3,450,000	\$ 3,675,000
Transfers	-	-	300,000	300,000	450,000
Total revenues and funding sources	\$ -	\$ -	\$ 3,750,000	\$ 3,750,000	\$ 4,125,000
EXPENDITURES					
Professional fees	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 375,000
Construction	-	-	3,450,000	3,450,000	3,750,000
Total expenditures	\$ -	\$ -	\$ 3,750,000	\$ 3,750,000	\$ 4,125,000

CAPITAL PROJECTS FUND – PUBLIC SAFETY

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Installment financing	\$ 7,100,000	\$ 7,100,000	\$ -	\$ -	\$ -
Transfers	-	-	-	545,000	545,000
Total revenues and funding sources	\$ 7,100,000	\$ 7,100,000	\$ -	\$ 545,000	\$ 545,000
EXPENDITURES					
Professional fees	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
Construction	6,800,000	6,800,000	-	545,000	545,000
Total expenditures	\$ 7,100,000	\$ 7,100,000	\$ -	\$ 545,000	\$ 545,000

CAPITAL PROJECTS FUND – TRANSPORTATION

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds/contributions	\$ -	\$ -	\$ 13,890,400	\$ 13,890,400	\$ 13,890,400
Installment financing	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Transfers	-	-	3,472,600	10,165,400	11,278,400
Total revenues and funding sources	\$ 4,000,000	\$ 4,000,000	\$ 21,363,000	\$ 28,055,800	\$ 29,168,800
EXPENDITURES					
Professional fees	\$ 535,000	\$ 560,000	\$ 5,932,000	\$ 6,630,000	\$ 6,710,000
Construction	3,465,000	3,440,000	15,431,000	21,425,800	22,458,800
Total expenditures	\$ 4,000,000	\$ 4,000,000	\$ 21,363,000	\$ 28,055,800	\$ 29,168,800

CAPITAL PROJECTS FUND – RECREATION

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Installment financing	10,000,000	-	-	-	-
Transfers	1,123,000	4,000,000	-	5,280,000	8,480,000
Total revenues and funding sources	\$ 11,473,000	\$ 4,000,000	\$ -	\$ 5,280,000	\$ 8,480,000
EXPENDITURES					
Professional fees	\$ 540,000	\$ -	\$ -	\$ 20,000	\$ 220,000
Construction	10,933,000	4,000,000	-	5,260,000	8,260,000
Total expenditures	\$ 11,473,000	\$ 4,000,000	\$ -	\$ 5,280,000	\$ 8,480,000

CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

CAPITAL PROJECTS FUND - ECON DEV	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Transfers	\$ 1,750,000	\$ 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	\$ 1,750,000
EXPENDITURES					
Construction	\$ 1,750,000	\$ 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	\$ 1,750,000

WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Sales and services	\$ 9,271,250	\$ 10,017,700	\$ 10,781,700	\$ 10,978,700	\$ 11,480,900
Permits and fees	195,425	211,800	257,570	455,000	261,900
Miscellaneous/interest on investments	170,000	152,000	637,410	199,560	239,560
Transfers	2,159,000	1,995,750	2,457,000	4,045,000	2,352,500
Fund balance appropriated	1,581,641	539,174	2,223,137	473,425	-
Total revenues and funding sources	\$ 13,377,316	\$ 12,916,424	\$ 16,356,817	\$ 16,151,685	\$ 14,334,860
EXPENDITURES					
Administration	\$ 9,072,846	\$ 10,043,924	\$ 11,238,922	\$ 12,791,035	\$ 12,499,155
Debt service	2,192,550	1,965,750	1,956,300	1,445,250	1,386,000
Contingency	252,456	305,200	541,500	336,000	240,000
Transfers	1,859,464	601,550	2,620,095	1,579,400	209,705
Total expenditures	\$ 13,377,316	\$ 12,916,424	\$ 16,356,817	\$ 16,151,685	\$ 14,334,860

CAPITAL RESERVE FUND – WATER AND SEWER FUND

CAPITAL RESERVE FUND - WSF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 90,000	\$ 90,000	\$ 100,000
Appropriated fund balance	99,000	2,518,450	301,905	24,400	857,795
Transfers	1,850,000	201,550	860,095	1,555,600	159,705
Total revenues and funding sources	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500
EXPENDITURES					
Transfers	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500
Total expenditures	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500

CAPITAL RESERVE FUND – WATER AND SEWER - EXPANSION

CAPITAL RESERVE FUND - WSF - EXPANSION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Permits and Fees	\$ 1,727,000	\$ 1,648,750	\$ 1,730,000	\$ 2,900,000	\$ 1,885,000
Miscellaneous/interest on investments	2,000	2,000	25,000	25,000	50,000
Total revenues and funding sources	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000
EXPENDITURES					
Transfers	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000
Total expenditures	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000

CAPITAL PROJECTS FUND – WATER AND SEWER

CAPITAL PROJECTS FUND - WSF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Revenue bond financing	\$ 6,171,000	\$ 5,021,000	\$ 4,150,000	\$ 9,446,300	\$ 8,971,300
Transfers	2,495,000	3,585,000	700,000	1,181,480	1,181,480
Total revenues and funding sources	\$ 8,666,000	\$ 8,606,000	\$ 4,850,000	\$ 10,627,780	\$ 10,152,780
EXPENDITURES					
Professional fees	\$ 1,255,000	\$ 1,375,000	\$ 450,000	\$ 931,480	\$ 856,480
Construction	7,411,000	7,231,000	4,400,000	9,696,300	9,296,300
Total expenditures	\$ 8,666,000	\$ 8,606,000	\$ 4,850,000	\$ 10,627,780	\$ 10,152,780

STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Permits and fees	\$ 703,000	\$ 719,000	\$ 740,750	\$ 800,000	\$ 825,750
Miscellaneous/interest on investments	1,000	1,000	7,500	-	-
Transfers	-	100,000	410,000	150,000	278,560
Appropriated fund balance	250,983	155,525	345,398	67,589	-
Total revenues and funding sources	\$ 954,983	\$ 975,525	\$ 1,503,648	\$ 1,017,589	\$ 1,104,310
EXPENDITURES					
Administration	\$ 587,313	\$ 765,280	\$ 1,088,878	\$ 853,199	\$ 901,630
Transfers	351,283	192,245	398,770	145,390	183,680
Contingency	16,387	18,000	16,000	19,000	19,000
Total expenditures	\$ 954,983	\$ 975,525	\$ 1,503,648	\$ 1,017,589	\$ 1,104,310

CAPITAL RESERVE FUND – STORM WATER FUND

CAPITAL RESERVE FUND - SWF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 2,500	\$ 2,500	\$ 25,000	\$ 4,610	\$ -
Appropriated fund balance	-	4,255	306,230	-	-
Transfers	248,071	93,245	148,770	145,390	183,680
Total revenues and funding sources	\$ 250,571	\$ 100,000	\$ 480,000	\$ 150,000	\$ 183,680
EXPENDITURES					
Storm Water	\$ 250,571	\$ -	\$ -	\$ -	\$ -
Transfers	-	100,000	480,000	150,000	183,680
Total expenditures	\$ 250,571	\$ 100,000	\$ 480,000	\$ 150,000	\$ 183,680

INTERNAL SERVICE FUND – HRA

INTERNAL SERVICE FUND - HRA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Transfers	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
Total revenues and funding sources	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
EXPENDITURES					
Administration	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
Total expenditures	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000

REVENUE SOURCES AND ASSUMPTIONS

FISCAL YEAR 2025-2026

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				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Property taxes	\$ 10,044,000	\$ 13,195,000	\$ 13,735,000	\$ 19,255,000	\$ 19,915,000
Intergovernmental					
Sales tax revenues	3,100,000	3,675,000	4,375,000	4,950,000	6,335,000
Utility sales taxes	890,000	930,000	1,017,000	1,098,000	1,245,000
Powell Bill	550,500	555,000	560,000	640,000	725,000
CC Rural Fire	1,405,000	1,580,500	1,640,000	2,315,000	2,390,000
Other	96,300	92,500	93,200	107,400	112,400
Permits and fees	686,500	549,750	568,000	1,468,125	1,370,125
Charges for services	763,500	630,650	673,350	972,500	871,900
Miscellaneous/interest on investments	217,200	597,100	730,100	543,500	322,100
Transfers	3,649,900	1,846,900	3,553,000	2,928,000	1,653,920
Fund balance appropriated	2,840,045	3,114,317	6,253,830	2,393,970	-
Total revenues and funding sources	\$ 24,242,945	\$ 26,766,717	\$ 33,198,480	\$ 36,671,495	\$ 34,940,445

Ad valorem taxes

\$19,915,000 or 57% 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, motor vehicle, and personal property value in the Town limits. Uses for general ad valorem tax revenues are unrestricted.

The proposed budget sets the effective tax rate at \$0.410 for FY2026, which is unchanged from the FY2025 tax rate. See Appendix 1 for historical tax rate comparisons. For reference, one penny of the Town's tax rate generates approximately \$490,000 in ad valorem taxes.

Harrisburg's estimated taxable property value is \$4,846,160,000. The gross general tax levy on the estimated tax value equals \$19,940,000. 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 99.74%, which contributes to producing a levy of \$19,870,000.

Cabarrus County bills and collects property tax revenue for Harrisburg. The processing and collection fees total \$50,000 to Cabarrus County, or approximately 0.25% of taxes collected. Funds are wired from Cabarrus County to the Town monthly.

Intergovernmental - sales tax revenues

\$6,335,000 or 18.1% 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 exceeds the statewide economic performance.

Intergovernmental - utility sales taxes

\$1,245,000 or 3.6% 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 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 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 a 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

\$725,000 or 2.1% 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 \$725,000 in Powell Bill funding during FY2026. Of the projected \$390,000 in Powell Bill fund balance to begin the year, none is appropriated in the FY2026 budget.

Intergovernmental – rural fire tax and sales tax*\$2,390,000 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 \$1,950,000 to the Town, which is dedicated to fire protection. The County also provides a proportionate share of sales taxes to the Town for the rural district, which is dedicated to fire protection. For FY2026, the estimated amount of these funds is \$440,000.

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 FY2026. Grants associated with multi-year capital project funds are in those respective funds.

Intergovernmental – other*\$112,400 or 0.3% of total General Fund revenue*

The State of North Carolina, Cabarrus County, and other quasi-governmental agencies share with the Town a portion of revenue 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*\$1,370,125 or 3.9% of total General Fund revenue*

Revenue in this category mostly consists of a solid waste fee of \$10/month, which is applied to residential properties within the Town to help with the cost of solid waste and recycling disposal services. The anticipated revenue from the solid waste fee is approximately \$882,000 for FY2026. Also included in this category are compliance permits, passport acceptance fees, traffic review fees, fire permits, plan review fees, and inspection fees.

Charges for services*\$871,900 or 2.5% of total General Fund revenue*

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

Miscellaneous/Interest on investments*\$322,100 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 FY2026. Installment financing revenues associated with multi-year capital project funds are in those respective funds.

Transfers

\$1,653,920 or 4.7% 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 FY2026, 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 FY2025, the Town's unassigned fund balance – at \$7.3M – equaled 38.39% of expenditures.

A significant portion of a municipality's annual revenue is derived from ad valorem property taxes. Because late penalties on unpaid property taxes are not assessed until early January, most taxpayers do not pay until near this deadline. Therefore, the Town may operate with less cash at 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 are 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 of 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				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 100,000	\$ 150,000	\$ 350,000
Transfers	3,970,290	3,696,805	2,645,335	7,197,320	7,833,625
Fund balance appropriated	68,610	425,095	1,348,665	4,030,680	5,896,875
Total revenues and funding sources	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500

Miscellaneous/Interest on investments

\$350,000 or 2.5% of Capital Reserve Fund revenue

This includes investment income with significant interest rate growth compared to prior years.

Transfers

\$7,833,625 or 55.6% 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 \$7.8M transfer for FY2026.

Fund Balance Appropriated

\$5,896,875 or 41.9% 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 FY2026 budget requires \$5.89M in appropriated fund balance.

GRANT PROJECT FUND – ARPA

GRANT PROJECT FUND - ARPA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds/contributions	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729	\$ 5,282,729
Miscellaneous/interest on investments	-	-	75,000	383,271	383,271
Total revenues and funding sources	\$ 5,282,729	\$ 5,282,729	\$ 5,357,729	\$ 5,666,000	\$ 5,666,000

Grant proceeds/contributions
\$5,282,729 or 93.2% of total Grant Project Fund - ARPA revenue

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

Miscellaneous/interest on investments
\$383,271 or 6.8% of total Grant Project Fund - ARPA revenue

This includes investment income with significant interest rate growth compared to prior years.

CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 500	\$ 500	\$ 5,000	\$ 20,000	\$ 20,000
Transfers	60,000	-	-	-	-
Fund balance appropriated	-	19,500	15,000	-	-
Total revenues and funding sources	\$ 60,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

Miscellaneous/Interest on investments

\$20,000 or 100% of Capital Reserve Fund – Economic Development revenue

This includes investment income from a stable principal balance.

Transfers

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

Beginning with FY2017 and ending with FY2022, the Town transferred 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 FY2026.

Fund Balance Appropriated

\$0 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 FY2026 budget does not require an appropriation of fund balance.

CAPITAL PROJECTS FUND – GENERAL GOVERNMENT

CAPITAL PROJECTS FUND - GENERAL GOVERNMENT	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Installment financing	\$ -	\$ -	\$ 3,450,000	\$ 3,450,000	\$ 3,675,000
Transfers	-	-	300,000	300,000	450,000
Total revenues and funding sources	\$ -	\$ -	\$ 3,750,000	\$ 3,750,000	\$ 4,125,000

Installment financing
\$3,675,000 or 89.1% of total Capital Projects Fund – General Government 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. The Town plans to finance \$3.675M for the construction costs related to the Town Hall renovation project, which began with design in FY2024.

Transfers
\$450,000 or 10.9% of total Capital Projects Fund – General Government revenue

Transfers in from the Capital Reserve Fund – General Fund represent the Town’s cash contribution toward professional services and some initial construction costs related to the Town Hall renovation.

CAPITAL PROJECTS FUND – PUBLIC SAFETY

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Installment financing	\$ 7,100,000	\$ 7,100,000	\$ -	\$ -	\$ -
Transfers	-	-	-	545,000	545,000
Total revenues and funding sources	\$ 7,100,000	\$ 7,100,000	\$ -	\$ 545,000	\$ 545,000

Installment financing

\$0 of total Capital Projects Fund – Public Safety 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 Projects Fund – Public Safety projected for FY2026.

Transfers

\$545,000 or 100% of total Capital Projects Fund – Public Safety revenue

The Town is currently using this fund to purchase a replacement pumper fire engine. This large capital purchase is accounted for within a multi-year capital project fund due to the build time on fire apparatus typically requiring 12-24 months. This purchase will be partially funded by the Capital Reserve Fund – General Fund, as shown above, with the remainder of the project funded through the Grant Project Fund - ARPA.

CAPITAL PROJECTS FUND - TRANSPORTATION

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds/contributions	\$ -	\$ -	\$ 13,890,400	\$ 13,890,400	\$ 13,890,400
Installment financing	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Transfers	-	-	3,472,600	10,165,400	11,278,400
Total revenues and funding sources	\$ 4,000,000	\$ 4,000,000	\$ 21,363,000	\$ 28,055,800	\$ 29,168,800

Grant proceeds/contributions

\$13,890,400 or 47.6% of total Capital Projects Fund – Transportation revenue

Grant opportunities are one way in which the Town looks for additional funding for multi-year projects. The Town is receiving \$13.89M in grants awarded in FY2024 related to Transportation Projects.

Installment financing

\$4,000,000 or 13.7% 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 2027.

Transfers

\$11,278,400 or 38.7% 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. \$11.2M in transfers are expected to occur in FY2026 to fund the Town's portion of matching grants and several locally funded projects.

CAPITAL PROJECTS FUND – RECREATION

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Grant proceeds	\$ 350,000	\$ -	\$ -	\$ -	\$ -
Installment financing	10,000,000	-	-	-	-
Transfers	1,123,000	4,000,000	-	5,280,000	8,480,000
Total revenues and funding sources	\$ 11,473,000	\$ 4,000,000	\$ -	\$ 5,280,000	\$ 8,480,000

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 FY2026 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 FY2026.

Transfers

\$8,480,000 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 land purchases and professional services and construction costs related to Veterans Park Improvements, Holcomb Woods Restroom Facility, artificial turf conversion of two fields in Harrisburg Park, and the expansion of the Stallings Park Parking Lot.

CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

CAPITAL PROJECTS FUND - ECON DEV	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Transfers	\$ 1,750,000	\$ 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	\$ 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 in Harrisburg.

WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Sales and services	\$ 9,271,250	\$ 10,017,700	\$ 10,781,700	\$ 10,978,700	\$ 11,480,900
Permits and fees	195,425	211,800	257,570	455,000	261,900
Miscellaneous/interest on investments	170,000	152,000	637,410	199,560	239,560
Transfers	2,159,000	1,995,750	2,457,000	4,045,000	2,352,500
Fund balance appropriated	1,581,641	539,174	2,223,137	473,425	-
Total revenues and funding sources	\$ 13,377,316	\$ 12,916,424	\$ 16,356,817	\$ 16,151,685	\$ 14,334,860

Sales and services

\$11,480,900 or 80.1% 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 both external providers.

The Town also charges for sewer service 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.

The sales and services category of revenues includes water sales, sewer charges, and meter sales. The Town has an adopted Water and Sewer Rate Resolution, whereby a five percent annual rate increase for water and sewer usage rates for both inside and outside customers is applied, however, the Town is able to freeze rates for FY2026, keeping all charges equal to those in FY2025. The last rate change occurred in FY2025.

Permits and fees

\$261,900 or 1.8% of total Water and Sewer Fund revenue

As customers come onto the system, there is routinely a cost to the customer to join the system. The Town charges a fee for any customer that is not currently connected to 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

\$239,560 or 1.7% of total Water and Sewer Fund revenue

This category is comprised 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 \$82,000 for the Water and Sewer Fund annually. As aged Town equipment is replaced, the Town uses Govdeals or other auction-style platforms to sell this equipment to generate funds to help offset the cost of new purchases.

Transfers

\$2,352,500 or 16.4% 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. In FY2026, all non-financed capital outlay items will be funded with capital reserve funds, which accounts for approximately \$415,000 of the total transfer. In addition, per State Statute, water and sewer system development charges can be transferred into the Water and Sewer Fund to pay for expansion projects and related debt service payments on such projects. System development charges totaling approximately \$1.93M will fund expansion-related debt service payments and expansion-related capital outlay in FY2026.

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				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 90,000	\$ 90,000	\$ 100,000
Appropriated fund balance	99,000	2,518,450	301,905	20,600	857,795
Transfers	1,850,000	201,550	860,095	1,559,400	159,705
Total revenues and funding sources	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500

Miscellaneous/Interest on investments

\$100,000 or 8.9% of Capital Reserve Fund – Water and Sewer revenue

This includes investment income with significant interest rate growth compared to prior years.

Appropriated fund balance

\$857,795 or 76.8% 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

\$159,705 or 14.3% 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				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Permits and Fees	\$ 1,727,000	\$ 1,648,750	\$ 1,730,000	\$ 2,900,000	\$ 1,885,000
Miscellaneous/interest on investments	2,000	2,000	25,000	25,000	50,000
Total revenues and funding sources	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000

Permits and fees

\$1,885,000 or 97.4% 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 designated 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

\$50,000 or 2.6% of Capital Reserve Fund – Water and Sewer – Expansion revenue

This includes investment income with significant interest rate growth compared to prior years.

CAPITAL PROJECTS FUND – WATER AND SEWER

CAPITAL PROJECTS FUND - WSF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Revenue bond financing	\$ 6,171,000	\$ 5,021,000	\$ 4,150,000	\$ 9,446,300	\$ 8,971,300
Transfers	2,495,000	3,585,000	700,000	1,181,480	1,181,480
Total revenues and funding sources	\$ 8,666,000	\$ 8,606,000	\$ 4,850,000	\$ 10,627,780	\$ 10,152,780

Revenue bond financing

\$8,971,300 or 88.4% of total Capital Projects Fund – Water and Sewer revenue

The Town will be using this fund to renovate Town Hall, rehabilitate the Cabarrus Woods waterlines, and complete the annual sanitary sewer upgrades. This amount represents the portion of those projects that will be funded with financing proceeds.

Transfers

\$1,181,480 or 11.6% 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.

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STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Permits and fees	\$ 703,000	\$ 719,000	\$ 740,750	\$ 800,000	\$ 825,750
Miscellaneous/interest on investments	1,000	1,000	7,500	-	-
Transfers	-	100,000	410,000	150,000	278,560
Appropriated fund balance	250,983	155,525	345,398	67,589	-
Total revenues and funding sources	\$ 954,983	\$ 975,525	\$ 1,503,648	\$ 1,017,589	\$ 1,104,310

Permits and fees

\$825,750 or 74.8% 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. The monthly charge is \$5.90 per home or Equivalent Residential Unit (ERU), which represents the impervious space that directly impacts storm water runoff. This rate is also frozen at the FY2025 charge, with the most recent rate change occurring in FY2025.

Miscellaneous/Interest on investments

\$0 of total Storm Water Fund revenue

This includes investment income.

Transfers

\$278,560 or 25.2% 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 FY2026, all capital outlay items will be funded with capital reserve funds.

CAPITAL RESERVE FUND – STORM WATER FUND

CAPITAL RESERVE FUND - SWF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Miscellaneous/interest on investments	\$ 2,500	\$ 2,500	\$ 25,000	\$ 4,610	\$ -
Appropriated fund balance	-	4,255	306,230	-	-
Transfers	248,071	93,245	148,770	145,390	183,680
Total revenues and funding sources	\$ 250,571	\$ 100,000	\$ 480,000	\$ 150,000	\$ 183,680

Miscellaneous/Interest on investments

\$0 of total Capital Reserve Fund – Storm Water Fund revenue

This includes investment income.

Appropriated fund balance

\$0 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

\$183,680 or 100% 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 FY2026, this is anticipated to equate to approximately \$183,000. 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.

INTERNAL SERVICE FUND – HRA

INTERNAL SERVICE FUND - HRA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
REVENUE					
Transfers	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
Total revenues and funding sources	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000

Transfers
\$250,000 or 100% of total Internal Service Fund – HRA revenue

At the end of each fiscal year, the Health Reimbursement Account expenditures made on behalf of covered employees by the Town will be reimbursed by the employees’ respective funds to the Internal Service Fund.

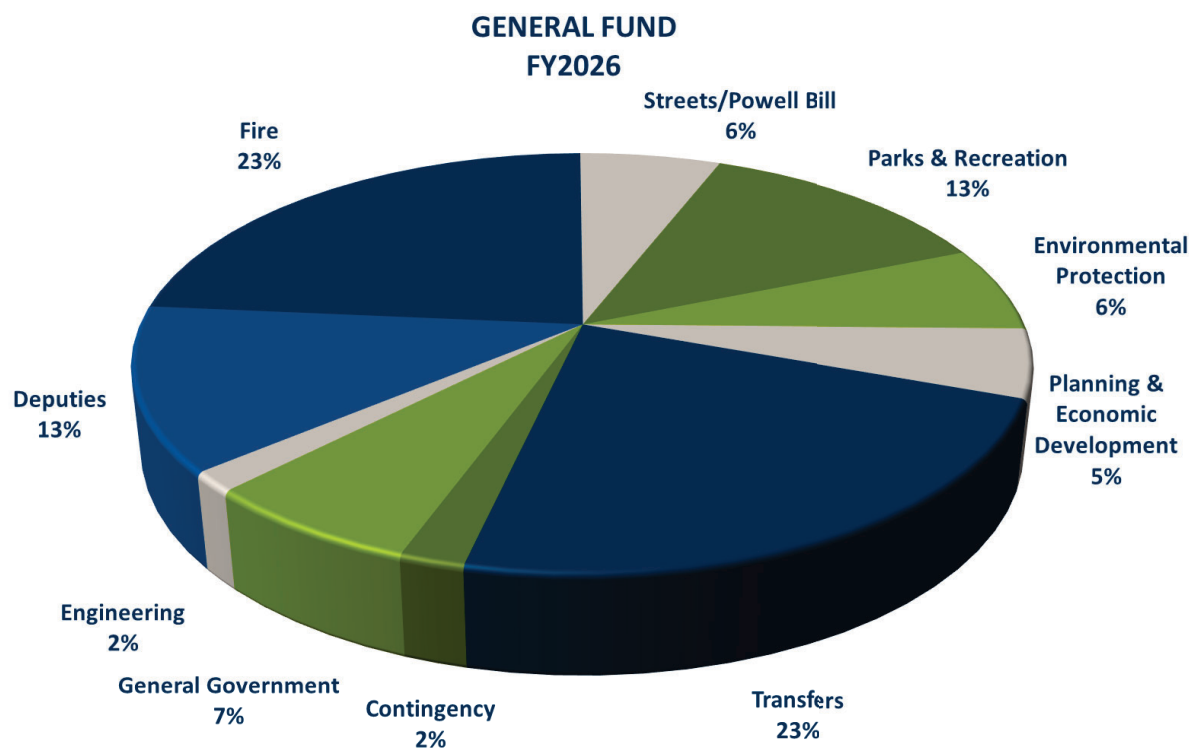
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EXPENDITURE SUMMARY FISCAL YEAR 2025-2026

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				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Governing Board	\$ 350,690	\$ 330,550	\$ 294,150	\$ 281,250	\$ 281,250
Town Clerk	77,620	82,040	55,080	53,950	52,660
Administration	477,240	514,005	577,310	536,584	503,760
Finance	343,270	388,135	401,165	484,655	505,110
Human Resources	163,430	221,907	306,880	249,315	282,390
Information Technology	186,969	149,023	251,323	181,820	192,970
Communications	87,855	171,760	203,245	182,825	197,260
Planning	460,134	563,430	1,037,505	1,089,095	1,093,715
Economic Development	118,100	62,350	230,620	457,400	751,605
Engineering	305,835	382,700	551,090	722,097	533,350
Deputies	1,608,450	2,109,050	3,656,819	5,079,058	4,392,200
Fire	7,475,411	6,679,772	7,159,410	8,039,970	8,193,150
Streets	1,817,500	1,095,877	1,955,231	2,039,140	1,381,770
Powell Bill	550,500	555,000	560,000	640,000	725,000
Environmental Protection	2,024,975	2,323,700	3,014,882	3,524,768	2,272,660
Buildings & Grounds	242,600	158,768	168,760	302,070	355,360
Parks & Recreation	3,689,686	4,238,845	4,315,175	4,778,678	4,492,610
Transfers	4,050,290	6,546,805	8,225,335	7,282,320	8,033,625
Contingency	212,390	193,000	234,500	746,500	700,000
Total expenditures	\$ 24,242,945	\$ 26,766,717	\$ 33,198,480	\$ 36,671,495	\$ 34,940,445



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

\$11,461,600 or 33.5% of total General Fund expenditures

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

This budget includes a recommended maximum 7.0% merit pool. For budgeting purposes, an estimated 5.0% merit increase across the entire General Fund employee base was used, which amounts to approximately \$450,000 (total salaries and benefits). A nominal amount is included in the FY2026 budget for salary study adjustments to account for the Town's annual study methodology.

This budget also includes a State-mandated increase in employer pension contributions from 13.60% to 14.35% of salaries. This results in an increase of \$79,700. A 20% increase in health insurance premiums accounts for approximately \$330,000 in increased costs to the Town.

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

- Finance – Financial Analyst
- Fire Department – Full-time conversion of Part-time Fire Inspector
- Parks and Recreation – Conversion of seasonal park attendants to full-year Part-time attendants

Employee relations and education expenditures

\$264,171 or 0.8% 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.

FY2025 employee relations and education expenditures for the General Fund were estimated to total \$295,119, while budgeted employee relations and education costs for FY2026 represent an 10% decrease, year-over-year. These expenditures allow staff to continue to stay on top of industry-specific issues and cover the expanding training and development needs of Town staff.

Supplies and materials expenditures*\$580,279 or 1.7% 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, printing, and special projects.

FY2025 supplies and materials expenditures for the General Fund were estimated to total \$642,568, while budgeted supplies and materials costs for FY2026 represent a 10% decrease, year-over-year.

Current obligations and services expenditures*\$3,556,791 or 10.4% 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.

FY2025 current obligations and services expenditures for the General Fund were estimated to total \$3.16M, while budgeted current obligations and services expenditures for FY2026 represent a 12% increase, year-over-year.

Fixed charges and other services expenditures*\$6,296,809 or 18.4% 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. Some examples of these are equipment leases, casualty insurance, professional services, technology services, legal services, and traffic review fees. Inflationary impacts have been most heavily experienced in this category of expenditures due to the nature of external, service-based contracts, such as the Cabarrus County Sheriff's contract and the Town's solid waste and recycling disposal services arrangement.

FY2025 fixed charges and other services expenditures for the Town were estimated to total \$6.07M, while budgeted fixed charges and other services expenditures for FY2026 represent a 4% increase, year-over-year.

Indirect cost allocation*(\$494,205) or (1.5)% 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 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 FY2025, the indirect cost allocation from the General Fund to the enterprise funds of the Town totaled \$388,880. Of this total, \$348,720 is allocated to the Water and Sewer Fund and \$40,160 is allocated to the Storm Water Fund.

For FY2026, the indirect cost allocation from the General Fund to the enterprise funds of the Town totals \$494,205. Of this total, \$443,485 is allocated to the Water and Sewer Fund and \$50,720 is allocated to the Storm Water Fund.

Capital expenditures

\$1,663,920 or 4.9% 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 exceeding \$5,000 in this section.

Proposed capital expenditures for FY2026 include:

- Engineering
 - \$45,000 – Replacement staff vehicle
- Deputies
 - \$340,000 – Four (4) Replacement Vehicles
 - \$180,000 – Two (2) New Vehicles for FY2027 Positions
 - \$20,000 – Two (2) Golf Carts
 - \$30,000 – Side-by-Side (UTV)
- Fire
 - \$13,500 – Stations #1 and #2 – HVAC Dehumidifiers
 - \$85,000 – Replacement Fire Chief Vehicle
 - \$40,000 – Replacement Airlifting Bags
 - \$30,000 – Replacement Special Operations Trailer
- Streets
 - \$100,000 – ADA Sidewalk Program
 - \$250,000 – Annual Greenway Program
 - \$136,420 – Branded Gateway Sign – Rocky River Road
 - \$150,000 – Robinson Church Rd. and Tom Query Traffic Improvements - Epcon
 - \$100,000 – Robinson Church Rd. and Rocky River Rd. Traffic Improvements - Courtyards
- Parks & Recreation
 - \$40,000 – Replacement Picnic Tables
 - \$44,000 – Netting System – Stallings Park
 - \$30,000 – Splash Pad Updates

Debt service expenditures

\$1,688,250 or 4.9% of General Fund expenditures

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

The Town plans to issue debt on the Town Hall Renovation and the second and final round of Transportation Bonds during FY2026 or FY2027.

Transfers out

\$8,033,625 or 23.5% of General Fund expenditures

The Town has established a fund balance policy, whereby a minimum available fund balance of 40% is required to be maintained. Any fund balance exceeding this amount is transferred to capital reserve funds for use on future capital projects. This amount is anticipated to be \$8M for FY2026.

Contingency

\$700,000 or 2% of General Fund expenditures

Contingency funding for the General Fund is budgeted in FY2026 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.

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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

Planning & Zoning

Economic Development

Engineering

Public Safety

- Deputies
- Fire

Transportation

- Powell Bill
- Streets

Environmental Protection

- Public Works

Buildings & Grounds

Cultural & Recreation

- Recreation & Sports

Non-departmental

- Transfers
- Contingency

Capital Reserve Funds

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

Grant Project Fund

- Grant Project Fund – ARPA

Capital Projects Funds

- Capital Projects Fund – General Government
- 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

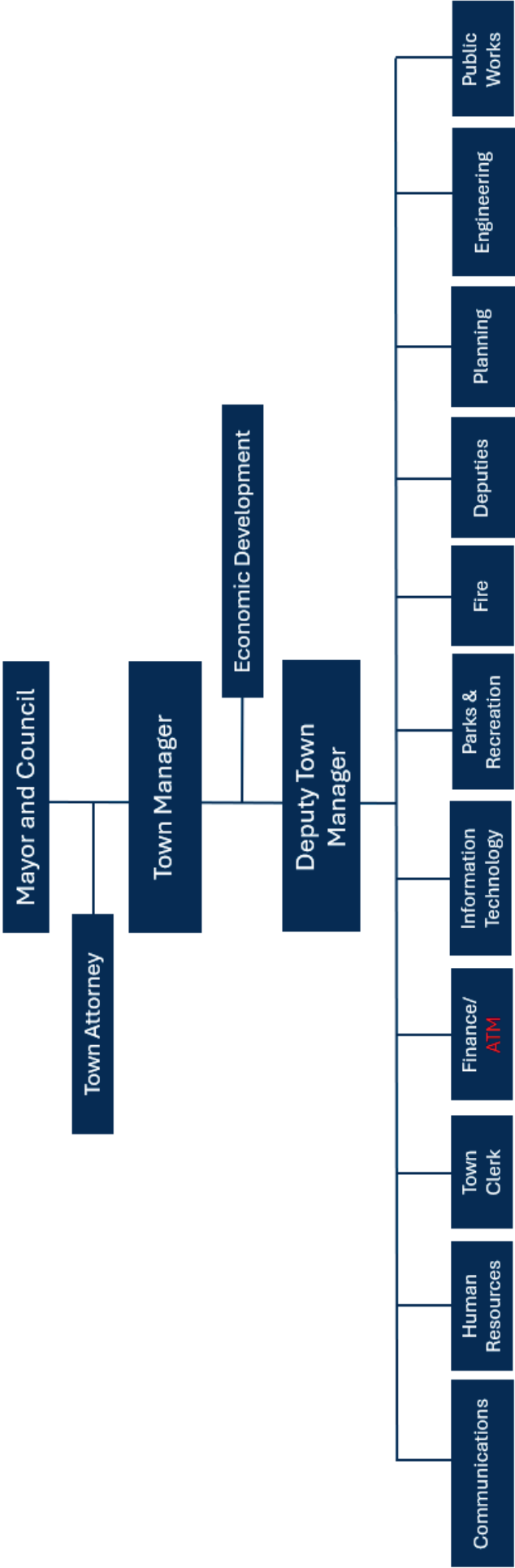
Storm Water Fund

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

Internal Service Fund

- Internal Service Fund – HRA

TOWN-WIDE ORGANIZATION CHART



GOVERNING BOARD

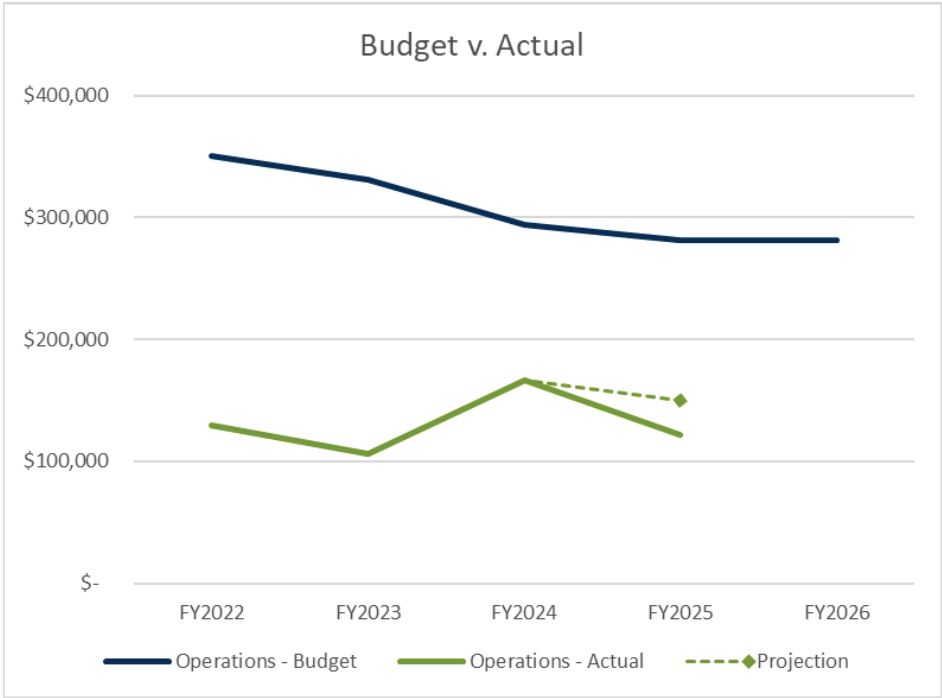
Overview:
The Town’s governing board is comprised of a non-voting Mayor and seven Council Members elected to four-year staggered terms. The Governing Board sets the goals and policies for the Town to guide its future.

- Notable changes:**
- \$30,000 – addition of election fees
 - \$80,000 – addition of State budget advocacy consulting services
 - (\$43,965) – decrease in miscellaneous Council special projects

Five-year budgeted expenditures:

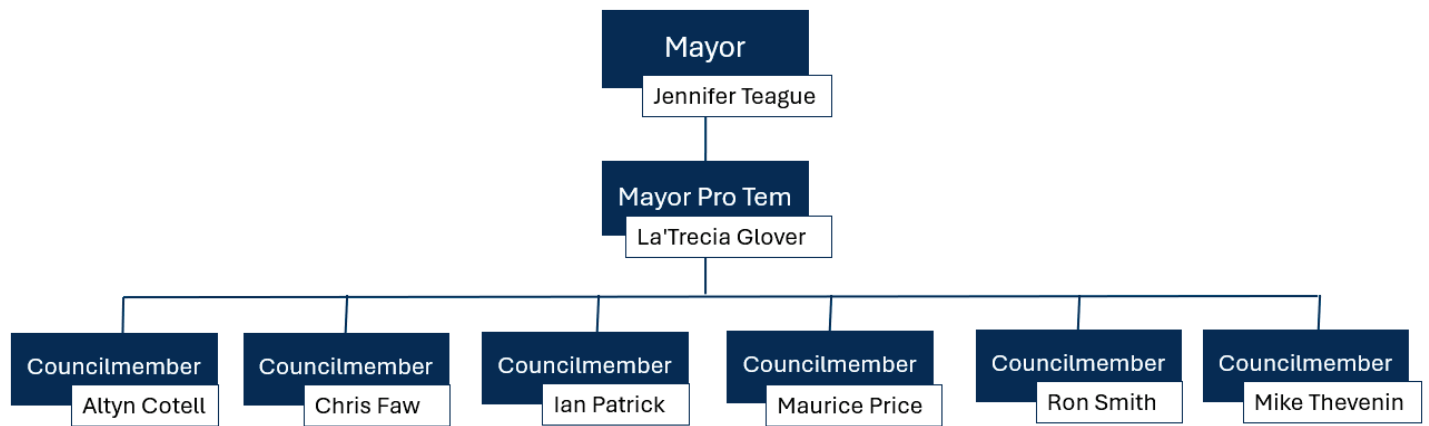
GOVERNING BOARD (COUNCIL)	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 76,540	\$ 69,900	\$ 60,700	\$ 59,800	\$ 52,350
Employee relations and education	11,600	12,000	25,750	24,500	25,000
Supplies and materials	222,500	233,000	170,900	153,400	109,835
Current obligations and services	60,820	42,840	45,020	41,450	46,060
Fixed charges and other services	26,280	13,510	57,780	56,250	164,355
Indirect cost allocation	(47,050)	(40,700)	(66,000)	(54,150)	(116,350)
Total budgeted expenditures	\$ 350,690	\$ 330,550	\$ 294,150	\$ 281,250	\$ 281,250

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 350,690	\$ 330,550	\$ 294,150	\$ 281,250	\$ 281,250
Operations - Actual	129,908	106,077	166,826	121,446	



GOVERNING BOARD

ORGANIZATION CHART



TOWN CLERK

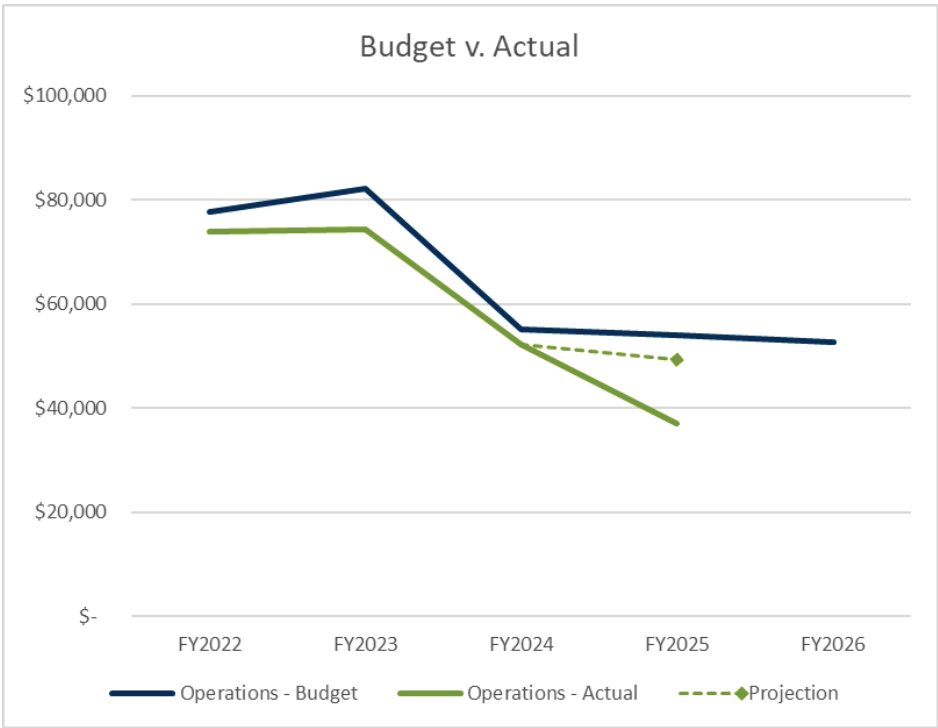
Overview:
The Town Clerk is responsible for maintaining and preserving the legal and permanent records of the Town, executing legal documents with the Town seal, drafting meeting agendas and taking minutes, issuing public notifications, providing information to the public, and administering the Town’s 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:**
- None

Five-year budgeted expenditures:

TOWN CLERK	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 69,000	\$ 74,000	\$ 50,950	\$ 48,750	\$ 48,900
Employee relations and education	1,625	1,625	1,200	1,000	1,475
Supplies and materials	7,150	6,070	2,500	1,200	1,050
Current obligations and services	4,660	4,660	1,785	1,230	1,105
Fixed charges and other services	2,250	2,300	2,020	6,045	3,235
Indirect cost allocation	(7,065)	(6,615)	(3,375)	(4,275)	(3,105)
Total budgeted expenditures	\$ 77,620	\$ 82,040	\$ 55,080	\$ 53,950	\$ 52,660

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 77,620	\$ 82,040	\$ 55,080	\$ 53,950	\$ 52,660
Operations - Actual	73,931	74,355	52,210	37,061	



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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 Executive Officer for the Town, the Deputy Town Manager who serves as the Chief Operating Officer for the Town, the Assistant to the Town Manager, and the Executive Assistant. The Administration Department directs the implementation of policy directives by the Town Council and oversees all departments and functions.

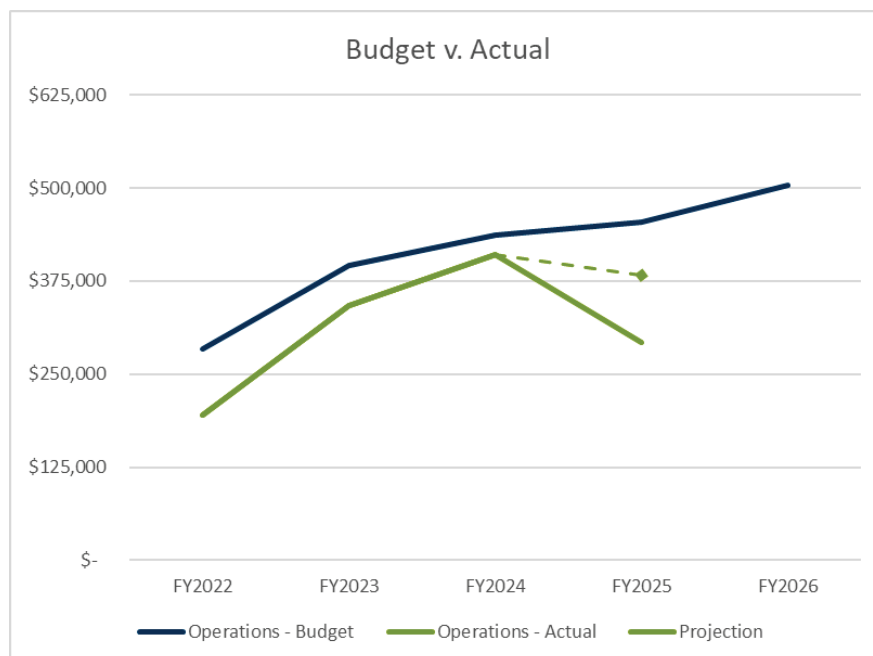
Notable changes:

- (\$7,500) – removal of workstation replacements
- (\$90,300) – shifting costs to more appropriate Departments: Town Hall property and liability insurance and debt service to Buildings and Grounds

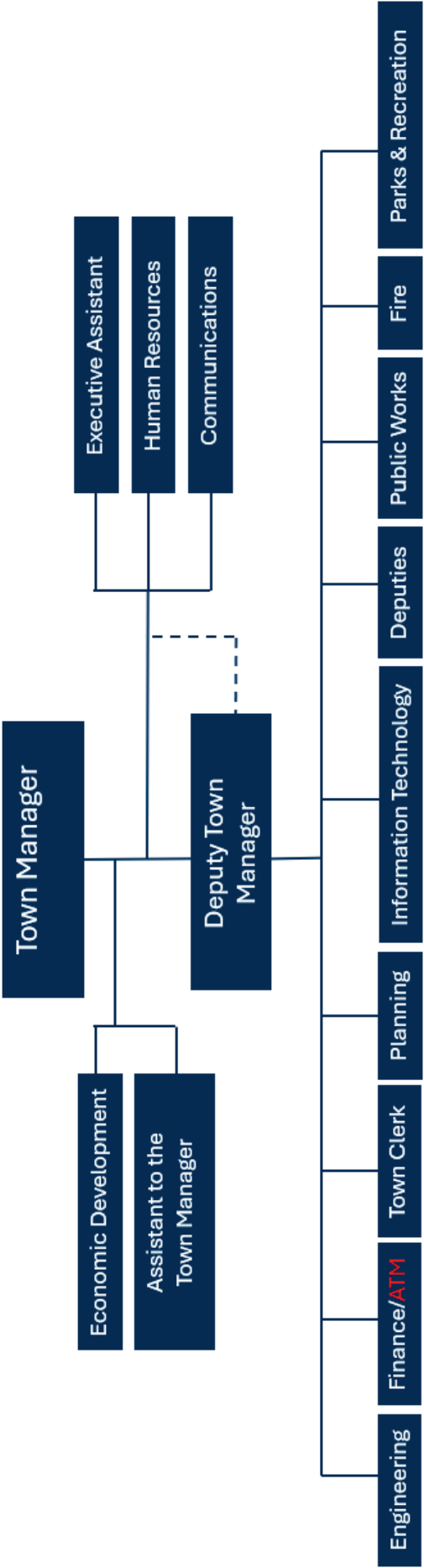
Five-year budgeted expenditures:

ADMINISTRATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 175,600	\$ 242,000	\$ 287,700	\$ 403,800	\$ 468,100
Employee relations and education	17,550	26,300	28,100	29,750	31,100
Supplies and materials	16,660	14,110	17,200	18,600	14,950
Current obligations and services	98,320	96,420	83,695	16,184	12,875
Fixed charges and other services	104,100	124,230	126,730	41,195	20,350
Indirect cost allocation	(128,040)	(107,305)	(107,415)	(54,945)	(43,615)
Capital outlay	32,500	32,500	57,500	-	-
Debt service	160,550	85,750	83,800	82,000	-
Total budgeted expenditures	\$ 477,240	\$ 514,005	\$ 577,310	\$ 536,584	\$ 503,760

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 284,190	\$ 395,755	\$ 436,010	\$ 454,584	\$ 503,760
Operations - Actual	194,577	342,066	410,895	292,376	



ADMINISTRATION
ORGANIZATION CHART



FINANCE

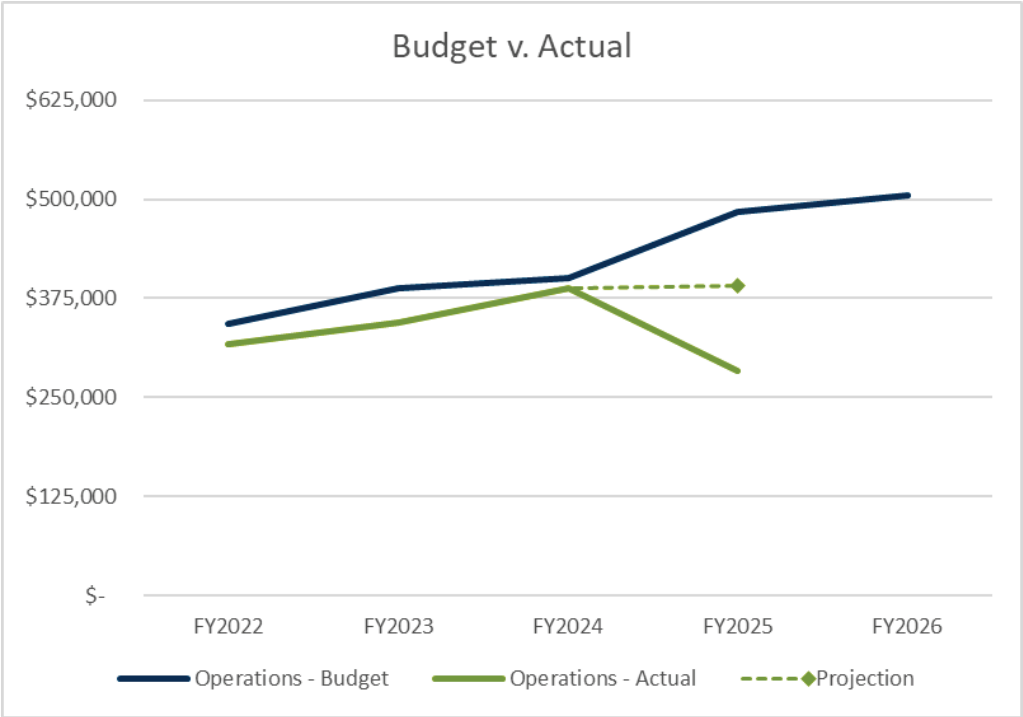
Overview:
Finance functions include budgeting and reporting, tax collections, investments, debt issuance and management, contract administration, and customer service. The Town seeks to guarantee long-term financial stability while maintaining an organizational environment that fosters professionalism,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

- Notable changes:**
- \$29,600 – addition of Financial Analyst position (cost reflects half-year General Fund-portion only)
 - (\$20,000) – removal of NCVTS credit card processing fees

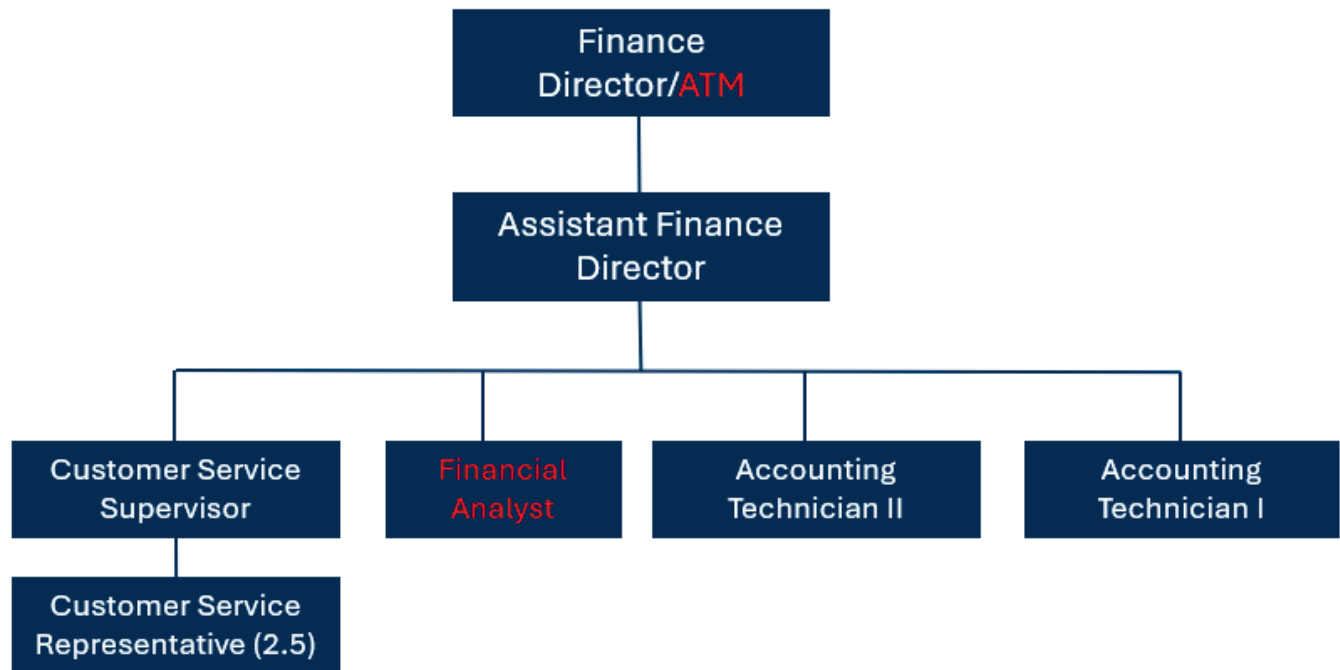
Five-year budgeted expenditures:

FINANCE	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 272,300	\$ 318,600	\$ 329,100	\$ 344,750	\$ 382,000
Employee relations and education	11,775	11,375	13,850	9,350	11,300
Supplies and materials	23,850	22,500	26,520	19,210	20,720
Current obligations and services	3,975	4,725	5,950	2,640	2,385
Fixed charges and other services	49,830	52,440	50,550	128,285	111,860
Indirect cost allocation	(18,460)	(21,505)	(24,805)	(19,580)	(23,155)
Total budgeted expenditures	\$ 343,270	\$ 388,135	\$ 401,165	\$ 484,655	\$ 505,110

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 343,270	\$ 388,135	\$ 401,165	\$ 484,655	\$ 505,110
Operations - Actual	317,570	344,631	387,420	283,062	



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.

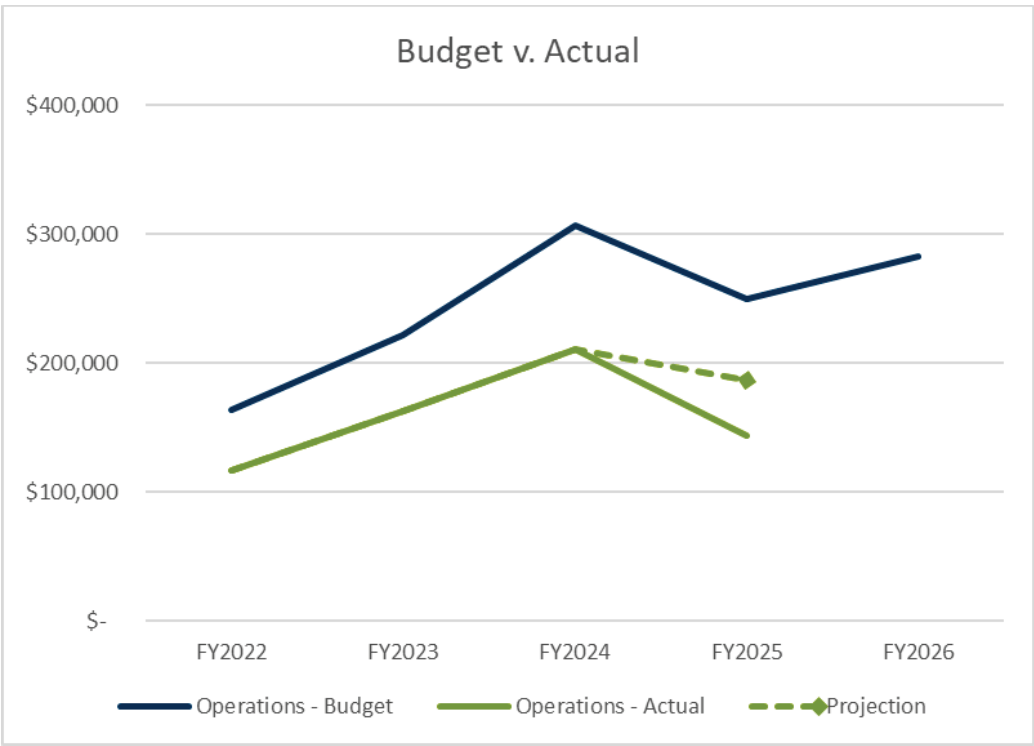
Notable changes:

- \$10,000 – shifting pre-employment expenses from respective departments

Five-year budgeted expenditures:

HUMAN RESOURCES	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 75,450	\$ 150,500	\$ 163,750	\$ 198,850	\$ 228,650
Employee relations and education	81,700	86,200	179,025	70,350	74,425
Supplies and materials	3,200	1,600	900	1,000	500
Current obligations and services	2,750	2,975	2,975	2,255	1,730
Fixed charges and other services	47,780	42,632	26,180	27,360	30,785
Indirect cost allocation	(47,450)	(62,000)	(65,950)	(50,500)	(53,700)
Total budgeted expenditures	\$ 163,430	\$ 221,907	\$ 306,880	\$ 249,315	\$ 282,390

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 163,430	\$ 221,907	\$ 306,880	\$ 249,315	\$ 282,390
Operations - Actual	116,939	162,434	210,628	144,091	



**HUMAN RESOURCES
ORGANIZATION CHART**



INFORMATION TECHNOLOGY

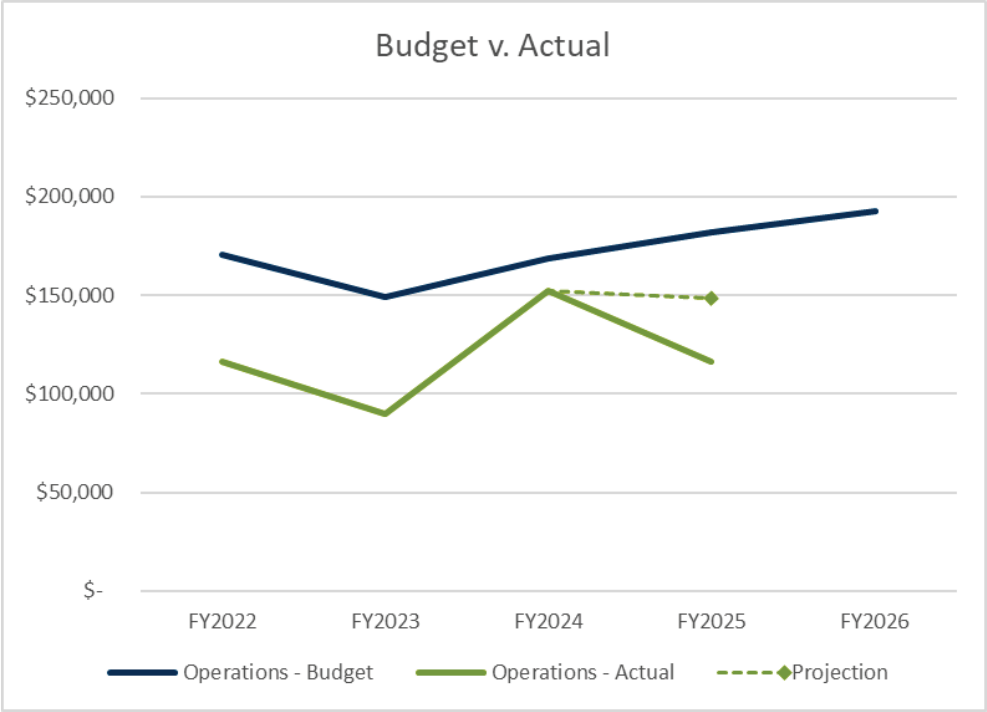
Overview:
The Town of Harrisburg’s Information Technology Department provides IT services to all departments within the Town. There are two main objectives within this Department; to enhance the Town’s delivery of services to the public and to support critical business operations. The Department’s underlying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

- Notable changes:**
- \$5,000 – addition of National Certified Government CIO Training
 - \$5,000 – addition of Threatshield security and intrusion detection software

Five-year budgeted expenditures:

INFORMATION TECHNOLOGY	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 96,800	\$ 109,200	\$ 125,500	\$ 146,200	\$ 151,750
Employee relations and education	5,500	5,400	6,400	6,500	11,500
Supplies and materials	5,600	3,700	1,400	1,000	1,000
Current obligations and services	3,720	3,220	3,220	2,200	2,500
Fixed charges and other services	95,660	65,703	67,253	61,570	67,470
Indirect cost allocation	(36,750)	(38,200)	(34,950)	(35,650)	(41,250)
Capital outlay	16,439	-	82,500	-	-
Total expenditures	\$ 186,969	\$ 149,023	\$ 251,323	\$ 181,820	\$ 192,970

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 170,530	\$ 149,023	\$ 168,823	\$ 181,820	\$ 192,970
Operations - Actual	116,534	89,866	151,972	116,348	



**INFORMATION TECHNOLOGY
ORGANIZATION CHART**



COMMUNICATIONS

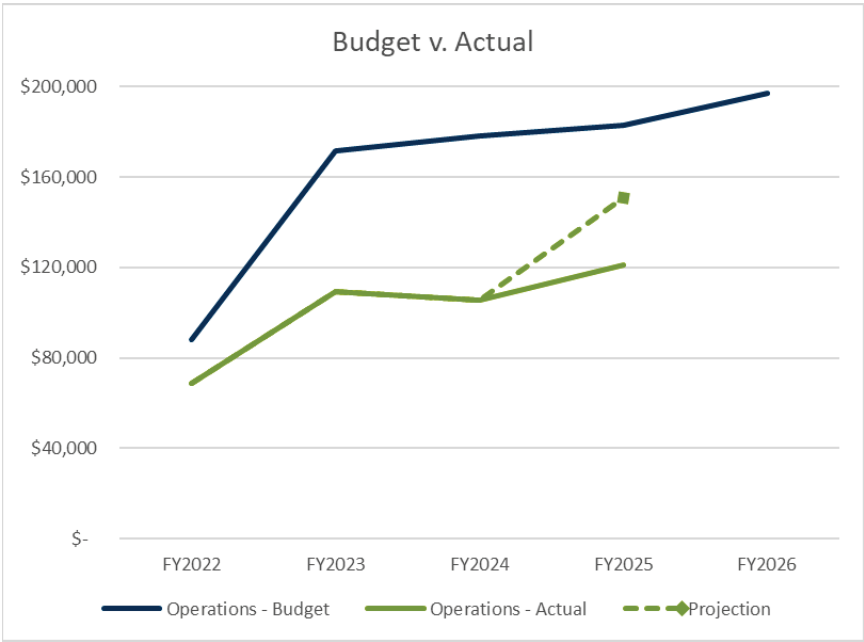
Overview:
The Communications Department is a key component of Council’s goal of informing and engaging citizens and promoting Harrisburg. The Communications Department collaborates with all departments and effectively provides services in support of all Town initiatives. Key responsibilities include: 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:**
- \$7,000 – increase in branded promotional items
 - \$15,000 – addition of community surveys
 - (\$10,000) – decrease in videography services

Five-year budgeted expenditures:

COMMUNICATIONS	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 41,300	\$ 74,000	\$ 111,250	\$ 121,950	\$ 125,000
Employee relations and education	3,550	3,550	11,800	5,100	8,400
Supplies and materials	13,525	15,400	32,550	18,750	13,200
Current obligations and services	27,720	44,280	26,540	29,635	32,960
Fixed charges and other services	35,810	62,480	51,305	56,140	73,650
Indirect cost allocation	(34,050)	(27,950)	(55,200)	(48,750)	(55,950)
Capital outlay	-	-	25,000	-	-
Total expenditures	\$ 87,855	\$ 171,760	\$ 203,245	\$ 182,825	\$ 197,260

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 87,855	\$ 171,760	\$ 178,245	\$ 182,825	\$ 197,260
Operations - Actual	68,934	109,321	105,285	121,170	



**COMMUNICATIONS
ORGANIZATION CHART**



PLANNING & ZONING

Overview:

The Planning & Zoning Department performs 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 zoning ordinance violations.

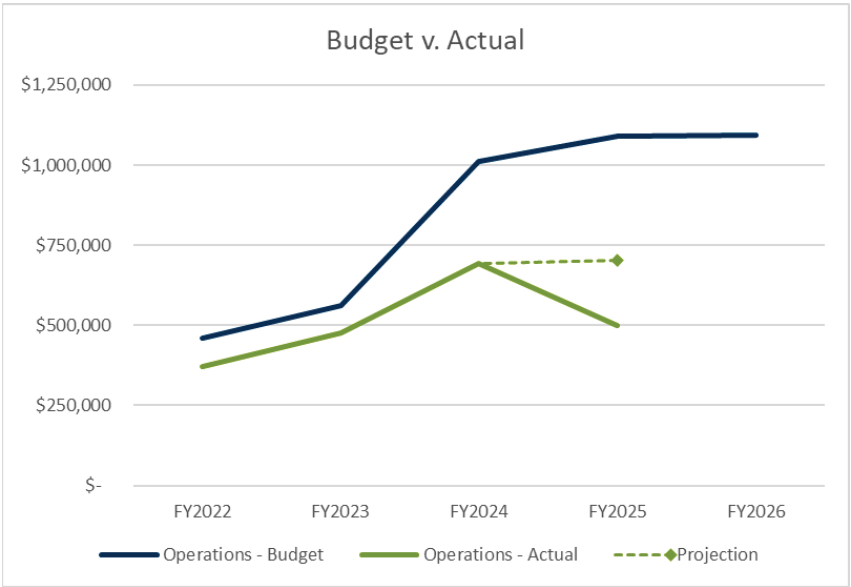
Notable changes:

- \$90,000 – addition of tree preservation ordinance
- \$110,000 – addition of Town Center small area plan
- \$13,500 – addition of PlacerAI software (cost reflects Planning’s proportion shared with Parks & Recreation)
- (\$25,000) – decrease in Traffic Impact Analyses
- (\$20,000) – decrease in UDO updates
- (\$50,000) – removal of Town Center overlay plan

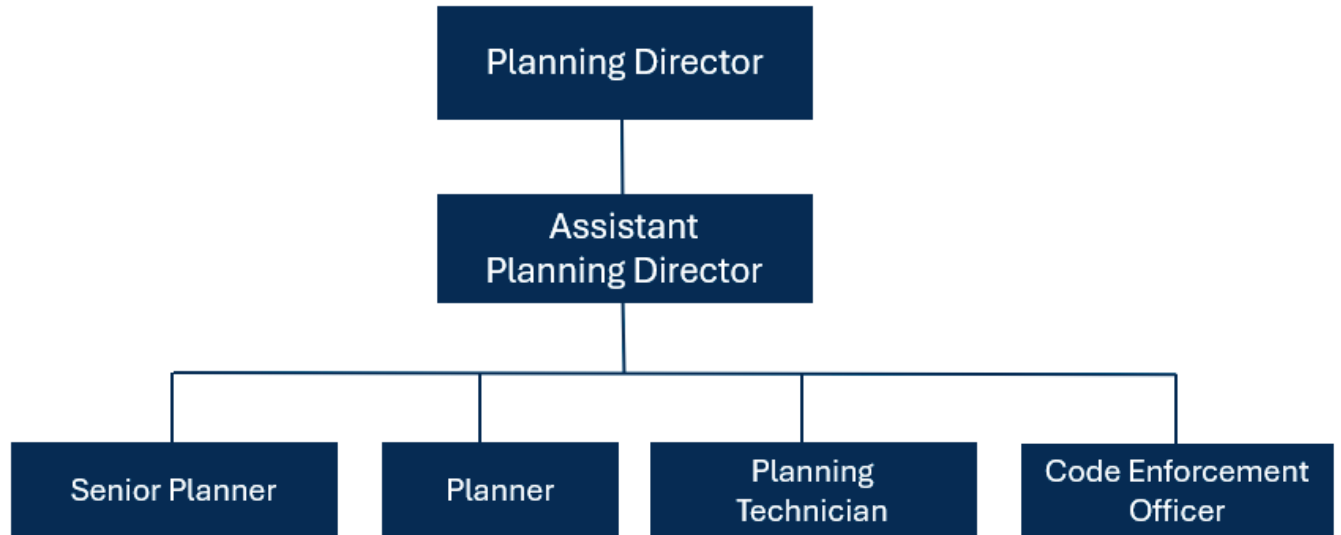
Five-year budgeted expenditures:

PLANNING	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 278,600	\$ 319,600	\$ 448,600	\$ 583,850	\$ 617,350
Employee relations and education	9,750	9,750	10,250	8,550	7,100
Supplies and materials	5,600	5,800	5,500	4,450	3,700
Current obligations and services	11,100	10,300	20,705	23,720	23,335
Fixed charges and other services	155,084	217,980	527,450	468,525	442,230
Capital outlay	-	-	25,000	-	-
Total expenditures	\$ 460,134	\$ 563,430	\$ 1,037,505	\$ 1,089,095	\$ 1,093,715

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 460,134	\$ 563,430	\$ 1,012,505	\$ 1,089,095	\$ 1,093,715
Operations - Actual	372,410	476,851	694,027	498,709	



**PLANNING & ZONING
ORGANIZATION CHART**



ECONOMIC DEVELOPMENT

Overview:

The Economic Development Department is responsible for attracting and retaining businesses within the Town and promoting the conditions and incentives that help businesses succeed in Harrisburg. A goal of the economic development function is to diversify the tax base so that the Town is not as heavily reliant on residential properties as it has been in the past. The department will build upon the FY2024 Strategic Economic Development Plan, add a position, and provide funding to begin implementing recommendations coming out of the strategic plan.

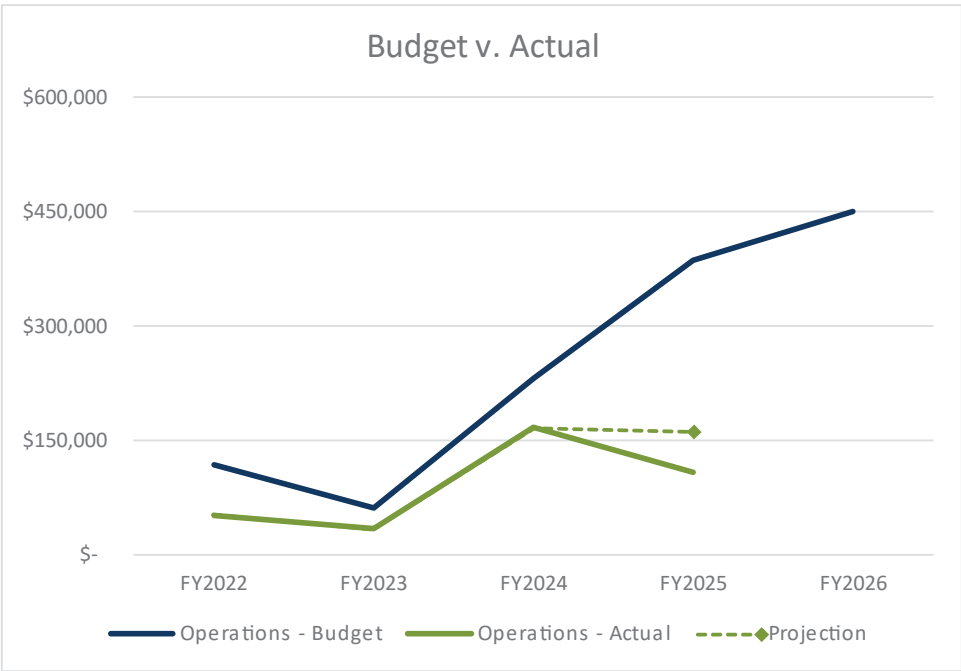
Notable changes:

- \$230,000 – increase in the Farmington Development Tax Increment Financing (TIF) reimbursement. This reimbursement represents 85% of the improved valuation from the project’s inception date and runs for maximum length of 10 years. The first payment was made during FY2025 and the agreement expires during FY2034.

Five-year budgeted expenditures:

ECONOMIC DEVELOPMENT	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 13,300	\$ 16,900	\$ 31,950	\$ 86,550	\$ 170,400
Employee relations and education	1,500	1,500	1,500	11,900	1,500
Supplies and materials	-	300	120	1,370	720
Current obligations and services	21,600	39,250	81,000	274,480	275,030
Fixed charges and other services	81,700	4,400	116,050	13,100	3,955
Tax increment financing	-	-	-	70,000	300,000
Total expenditures	\$ 118,100	\$ 62,350	\$ 230,620	\$ 457,400	\$ 751,605

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 118,100	\$ 62,350	\$ 230,620	\$ 387,400	\$ 451,605
Operations - Actual	52,136	33,704	167,142	108,459	



ECONOMIC DEVELOPMENT
ORGANIZATION CHART



ENGINEERING

Overview:

The Engineering Department is responsible for engineering, inspections, 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 are also responsible for ensuring compliance with federal, State, and local regulations, specifications, laws, and ordinances, as well as investigating citizen complaints regarding engineering issues.

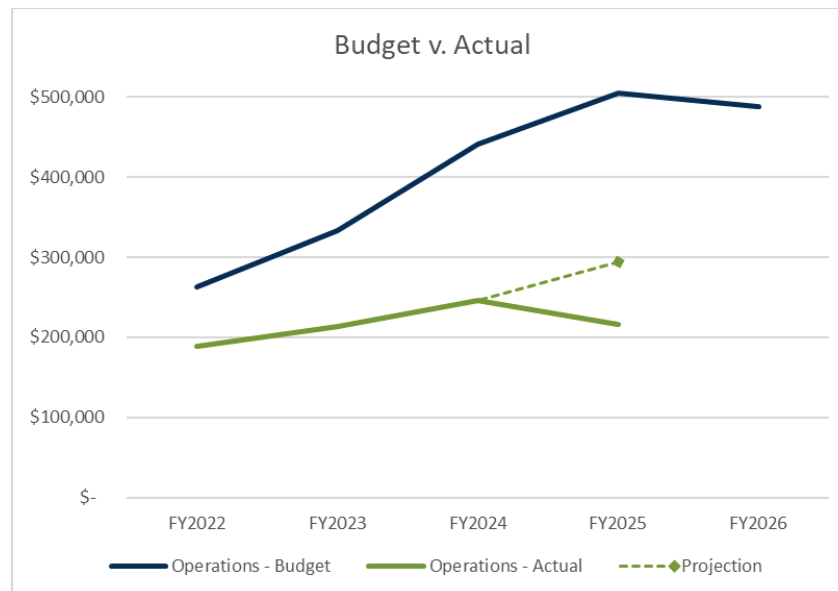
Notable changes:

- (\$5,400) – removal of furniture purchased in FY2025
- (\$15,000) – decrease in testing and inspection services
- (\$25,000) – Reduction in consultant-provided plan review services
- (\$172,000) – Reduction in capital planned for the year. Individual departments are subject to significant capital changes from one year to another

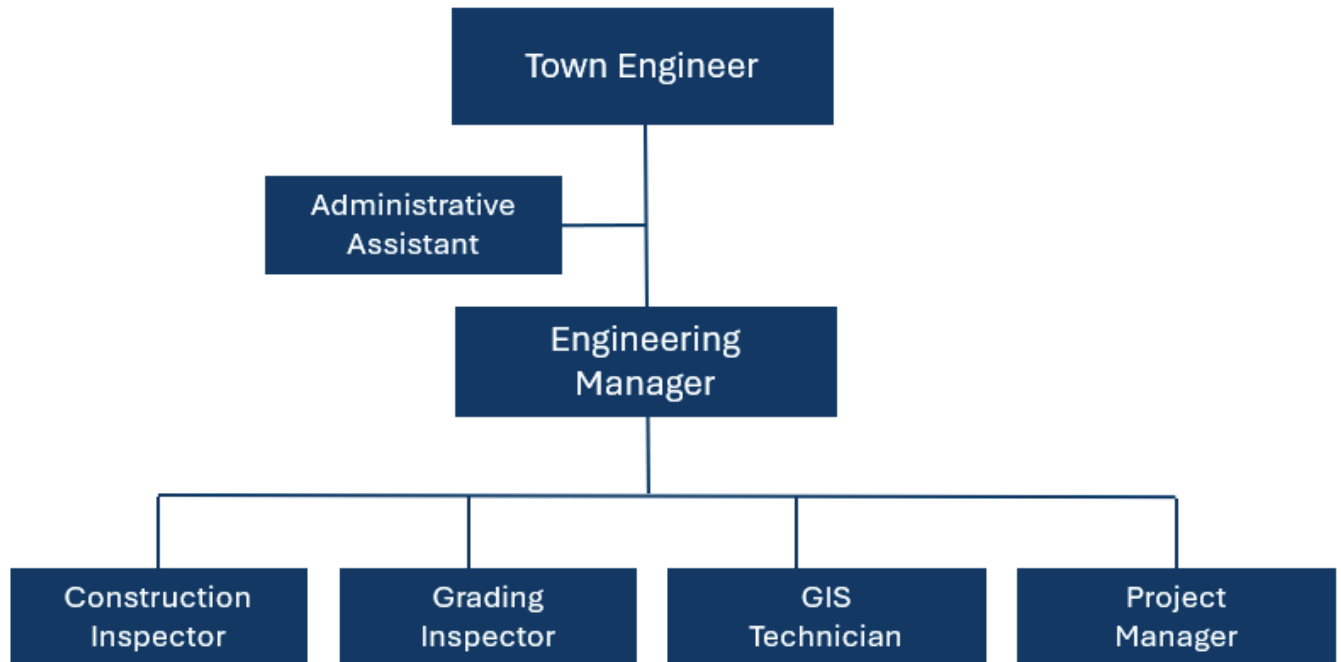
Five-year budgeted expenditures:

ENGINEERING EXPENDITURES	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
Personal services	\$ 138,400	\$ 227,600	\$ 321,250	\$ 345,100	\$ 380,350
Employee relations and education	12,450	12,050	11,750	19,800	18,000
Supplies and materials	6,150	6,200	5,250	9,500	3,450
Current obligations and services	12,515	13,330	14,340	31,225	19,655
Fixed charges and other services	93,820	92,870	114,150	128,002	94,975
Indirect cost allocation	-	(19,350)	(25,650)	(28,530)	(28,080)
Capital outlay	42,500	50,000	110,000	217,000	45,000
Total expenditures	\$ 305,835	\$ 382,700	\$ 551,090	\$ 722,097	\$ 533,350

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 263,335	\$ 332,700	\$ 441,090	\$ 505,097	\$ 488,350
Operations - Actual	188,839	213,055	246,436	216,135	



ENGINEERING
ORGANIZATION CHART



DEPUTIES

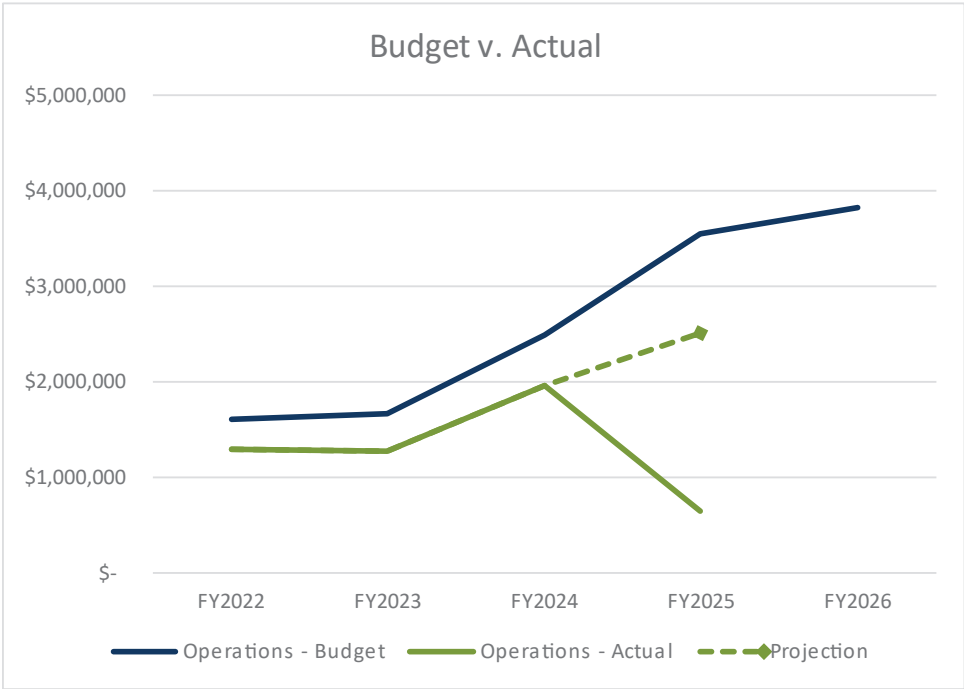
Overview:
The Town contracts its law enforcement services with the Cabarrus County Sheriff’s Office. The Town currently funds 27 deputies and the County provides two additional deputies. The Town provides select equipment for the deputies and reimburses the Sheriff’s Office for salary and benefits, as well as vehicle purchases. The total number of deputies dedicated to the Town to 29.

- Notable changes:**
- \$8,000 – increase in fuel
 - \$279,000 – net increase in contract cost changes in average compensation applied to existing positions
 - \$8,000 – addition of SDK software

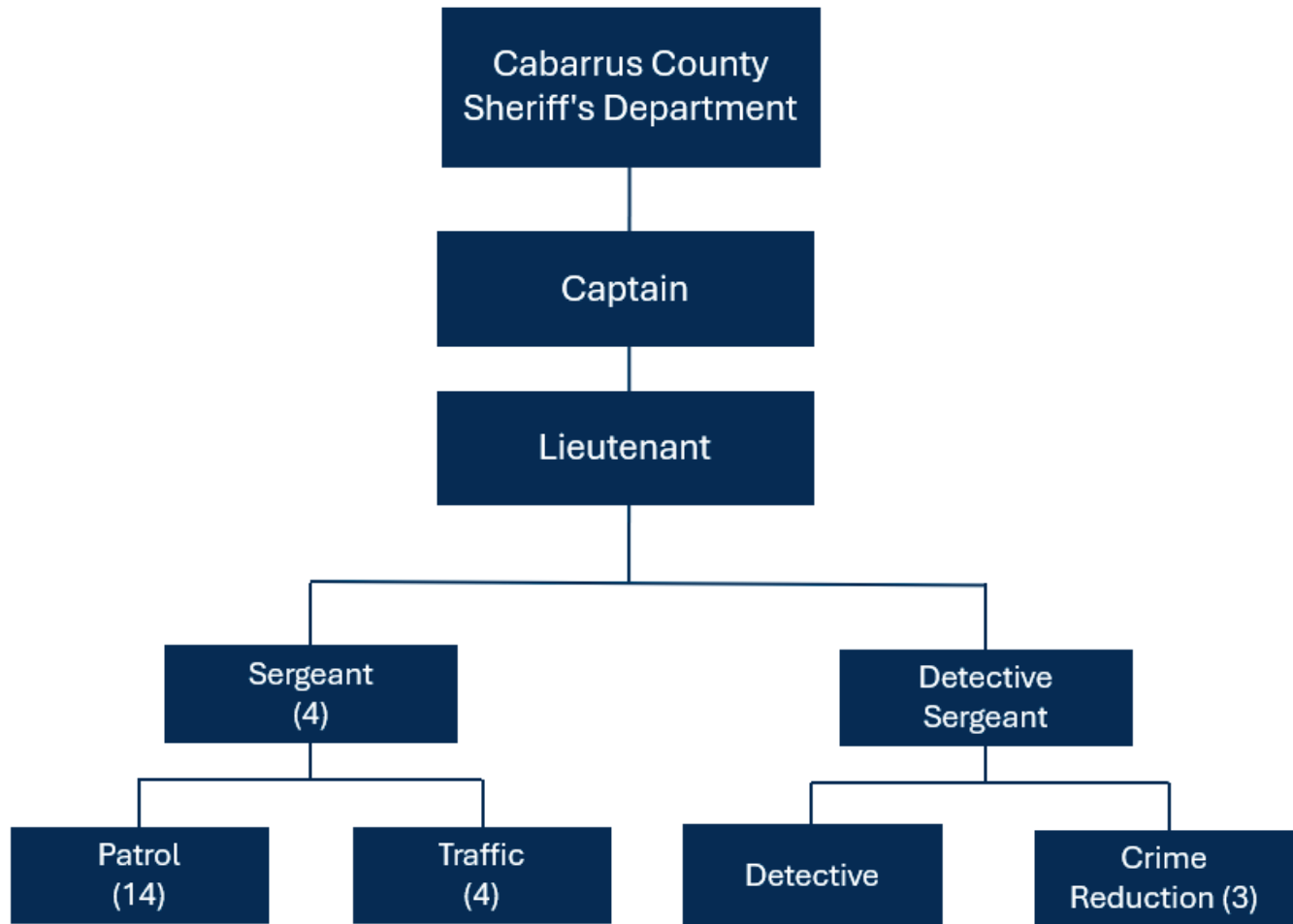
Five-year budgeted expenditures:

DEPUTIES	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Employee relations and education	\$ 4,500	\$ 2,000	\$ -	\$ -	\$ -
Supplies and materials	8,650	11,650	122,319	146,800	137,000
Current obligations and services	86,400	100,300	102,300	132,120	140,100
Fixed charges and other services	1,508,900	1,557,600	2,267,200	3,278,800	3,545,100
Capital outlay	-	437,500	1,165,000	1,521,338	570,000
Total budgeted expenditures	\$ 1,608,450	\$ 2,109,050	\$ 3,656,819	\$ 5,079,058	\$ 4,392,200

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 1,608,450	\$ 1,671,550	\$ 2,491,819	\$ 3,557,720	\$ 3,822,200
Operations - Actual	1,306,673	1,270,634	1,957,077	640,599	



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:

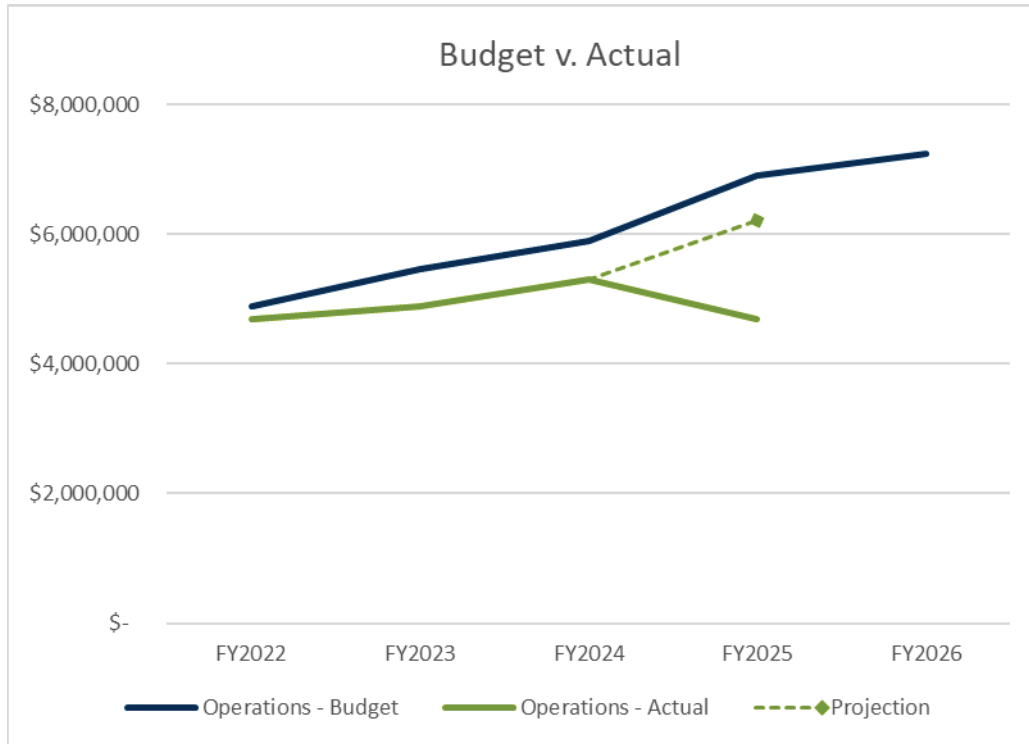
- \$320,000 – Increase in personal services resulting from merit increases, annual salary study impacts, a 20% increase in healthcare premiums, the increase in the State-mandated pension match, and the Department achieving full staffing levels for the first time in several years
- \$90,000 – Fire Inspector part-time to full-time conversion, net of part-time salaries savings
- \$9,600 – increase in electric utilities
- \$8,800 – increase in property and liability insurance
- \$6,000 – addition of dispatch software licenses
- (\$10,000) – decrease in overtime
- (\$13,500) – removal of mattress replacements purchased in FY2025
- (\$8,500) – removal of radio firmware updates completed in FY2025

Five-year budgeted expenditures:

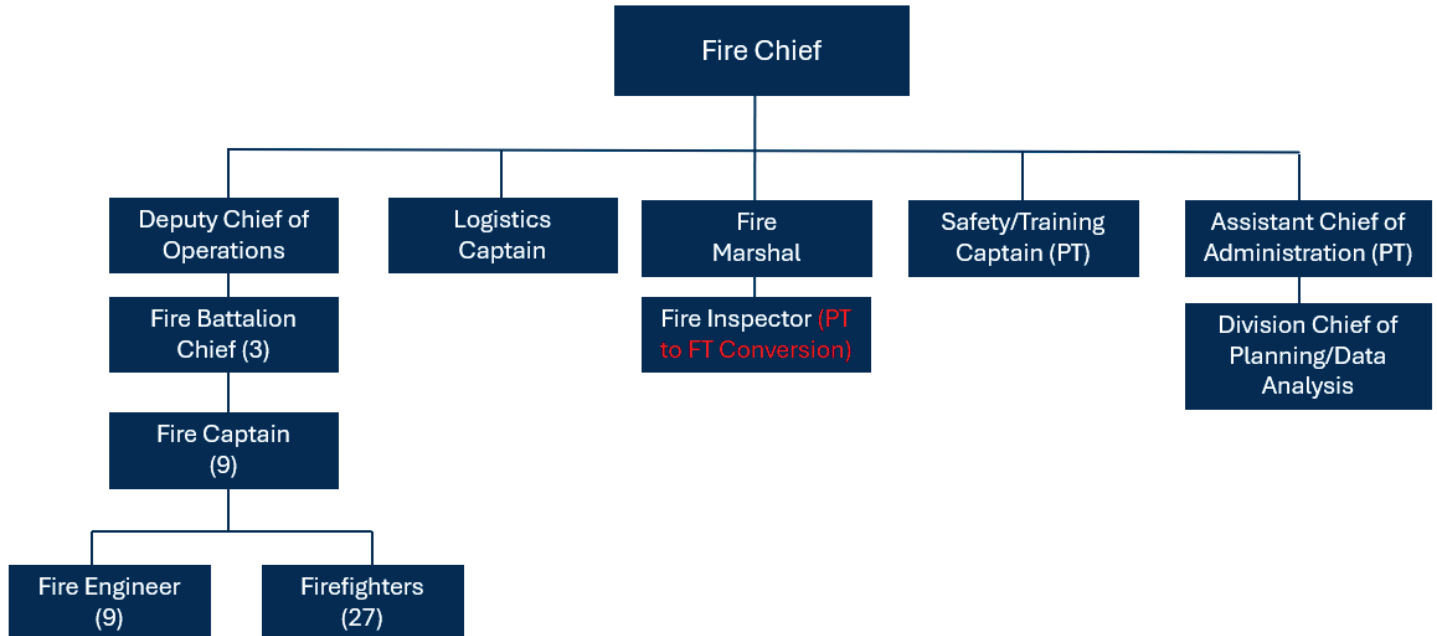
FIRE	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 4,015,150	\$ 4,669,600	\$ 5,105,200	\$ 6,013,350	\$ 6,424,450
Employee relations and education	95,144	80,030	91,700	100,825	67,575
Supplies and materials	282,852	163,490	126,240	174,300	146,550
Current obligations and services	376,535	386,246	409,800	413,041	386,755
Fixed charges and other services	124,275	162,490	175,620	203,245	216,320
Capital outlay	1,817,705	304,616	437,000	328,459	168,500
Debt service	763,750	913,300	813,850	806,750	783,000
Total expenditures	\$ 7,475,411	\$ 6,679,772	\$ 7,159,410	\$ 8,039,970	\$ 8,193,150

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 4,893,956	\$ 5,461,856	\$ 5,908,560	\$ 6,904,761	\$ 7,241,650
Operations - Actual	4,688,389	4,900,162	5,307,686	4,691,303	

FIRE (continued)



FIRE
ORGANIZATION CHART



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POWELL BILL

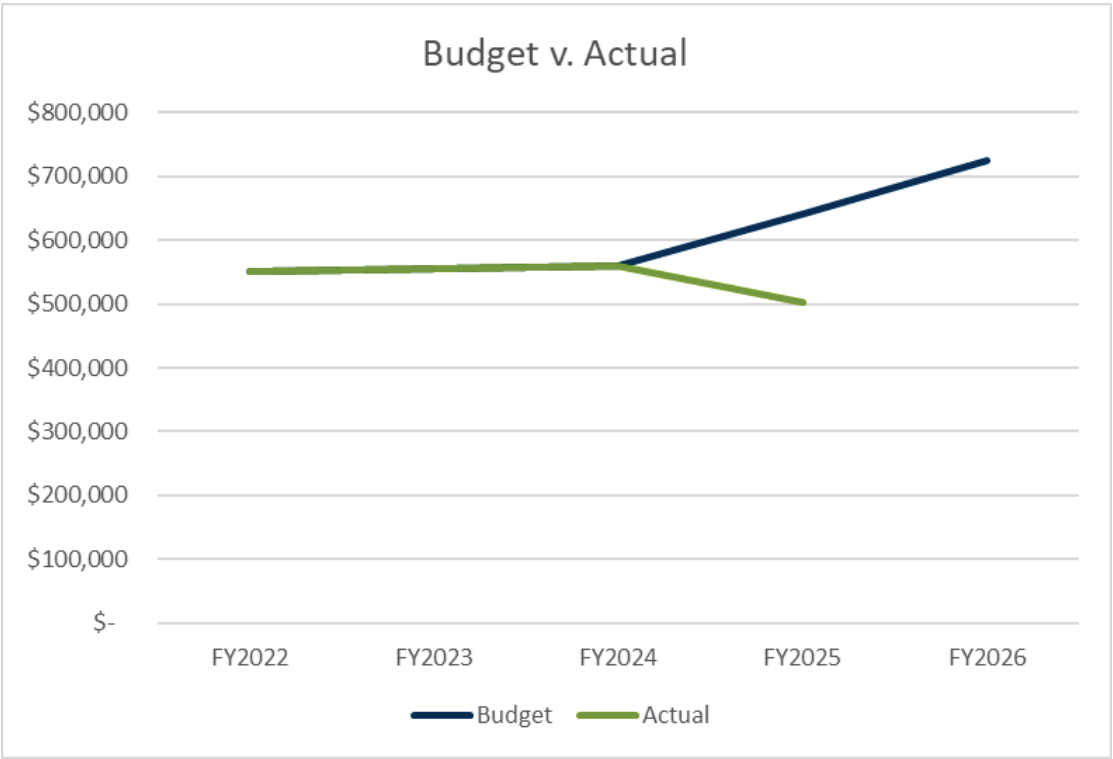
Overview:
Annual Powell Bill distributions are restricted in their use. Municipalities must use funds only for the purposes of maintaining, repairing, constructing, reconstructing, or widening of local streets; or for planning, construction, and maintenance of bikeways and sidewalks along public streets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

- Notable changes:**
- \$85,000 – Increase in expected State distribution for the fiscal year

Five-year budgeted expenditures:

POWELL BILL	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Capital outlay	\$ 550,500	\$ 555,000	\$ 560,000	\$ 640,000	\$ 725,000
Total expenditures	\$ 550,500	\$ 555,000	\$ 560,000	\$ 640,000	\$ 725,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 550,500	\$ 555,000	\$ 560,000	\$ 640,000	\$ 725,000
Actual	550,492	555,000	560,000	503,243	



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STREETS

Overview:

Streets expenditures relate to all street-related costs that do not qualify under the Powell Bill program or exceed the funding amounts of that program. These funds will often complement Powell Bill projects to expand the scope of such projects. Other costs in this Department include construction and maintenance of greenways and the Town's street lighting network.

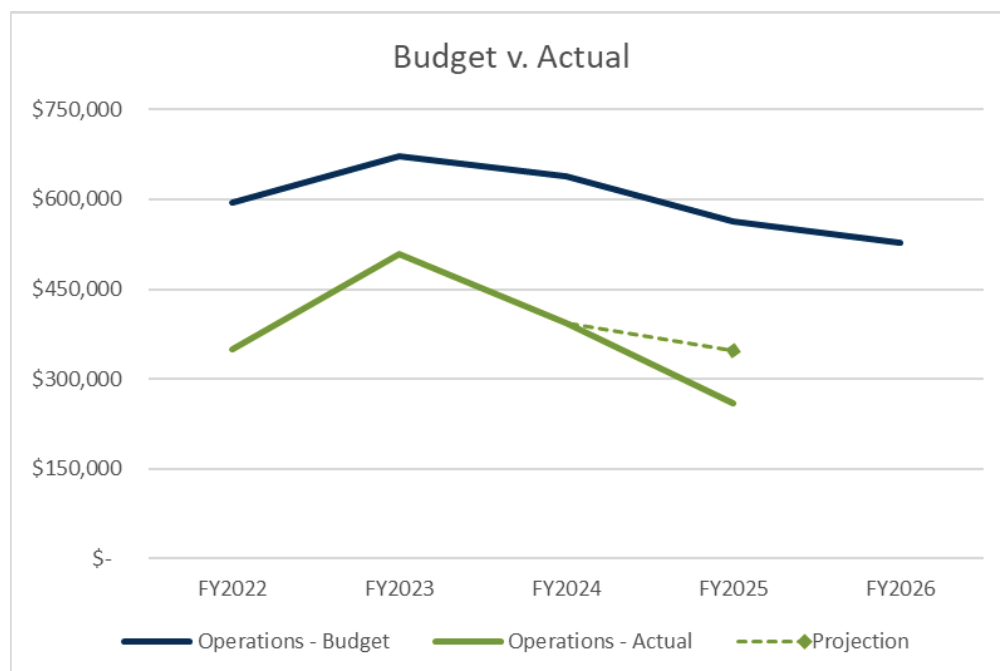
Notable changes:

- \$50,000 – addition of street enhancements
- \$50,000 – addition of wayfinding signs
- \$44,400 – increase in electric utilities for pedestrian and street lighting
- (\$60,000) – removal of street slurry and seal
- (\$10,000) – reduction in greenway maintenance
- (\$100,000) – removal of HWY 49 & Roberta Rd intersection analysis

Five-year budgeted expenditures:

STREETS	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Supplies and materials	\$ 19,750	\$ 21,750	\$ 18,950	\$ 18,950	\$ 14,950
Current obligations and services	470,000	544,052	462,101	386,500	460,900
Fixed charges and other services	104,750	106,325	157,480	158,750	52,000
Capital outlay	1,100,000	300,000	1,194,950	1,355,440	736,420
Debt service	123,000	123,750	121,750	119,500	117,500
Total expenditures	\$ 1,817,500	\$ 1,095,877	\$ 1,955,231	\$ 2,039,140	\$ 1,381,770

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 594,500	\$ 672,127	\$ 638,531	\$ 564,200	\$ 527,850
Operations - Actual	348,682	508,586	393,738	259,186	



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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 and performs the maintenance functions of the Water and Sewer and Storm Water Departments. Storm Water administration is housed in the Engineering Department.

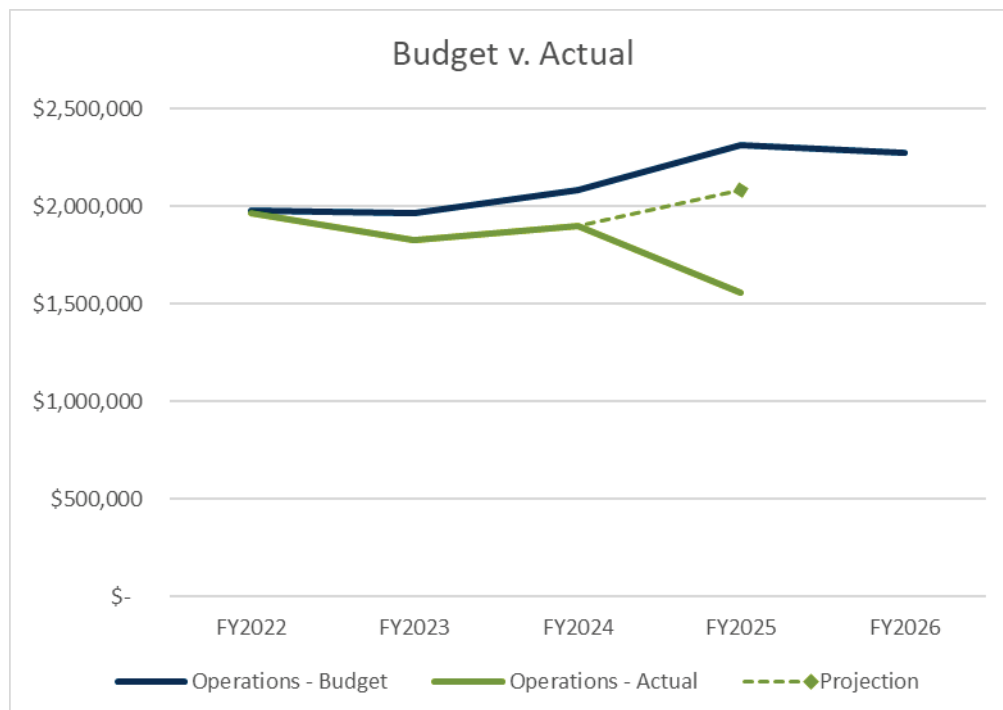
Notable changes:

- \$252,500 – increase in annual sanitation and recycling contracting costs
- (\$336,000) – decrease in annual cart-rental costs with contractor by implementing Town-owned carts in FY2025

Five-year budgeted expenditures:

ENVIRONMENTAL PROTECTION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 693,600	\$ 721,600	\$ 748,350	\$ 527,400	\$ 527,050
Employee relations and education	3,650	3,900	1,050	4,050	4,050
Supplies and materials	4,850	5,350	4,850	4,850	5,350
Current obligations and services	53,350	66,750	100,902	89,700	84,100
Fixed charges and other services	1,223,525	1,165,100	1,225,730	1,683,610	1,652,110
Capital outlay	46,000	361,000	934,000	1,215,158	-
Total expenditures	\$ 2,024,975	\$ 2,323,700	\$ 3,014,882	\$ 3,524,768	\$ 2,272,660

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 1,978,975	\$ 1,962,700	\$ 2,080,882	\$ 2,309,610	\$ 2,272,660
Operations - Actual	1,961,815	1,828,389	1,895,853	1,559,272	



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BUILDINGS & GROUNDS

Overview:

The Buildings and Grounds department is responsible for the maintenance and upkeep of Town facilities, including Town Hall, Public Works, and the three Fire Stations. Costs for those maintenance tasks, services provided to those buildings, and utilities are reflected in this Department.

Notable changes:

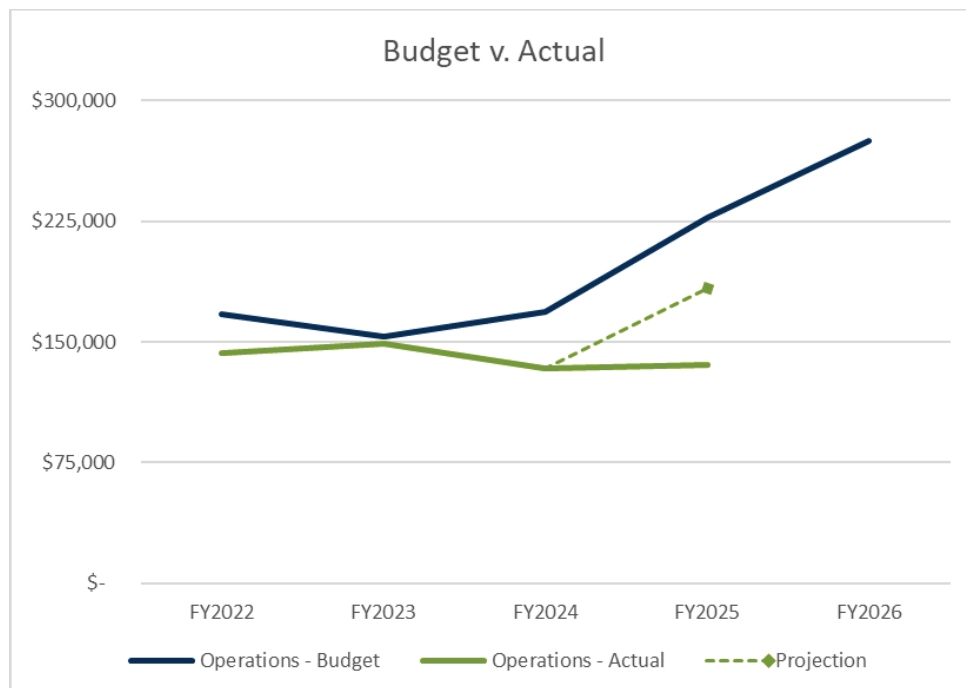
- \$30,000 – addition of Town Hall cleaning services
- \$30,000 – increase in water and electric utilities
- \$80,000 – shifting Town Hall debt service from Administration

Five-year budgeted expenditures:

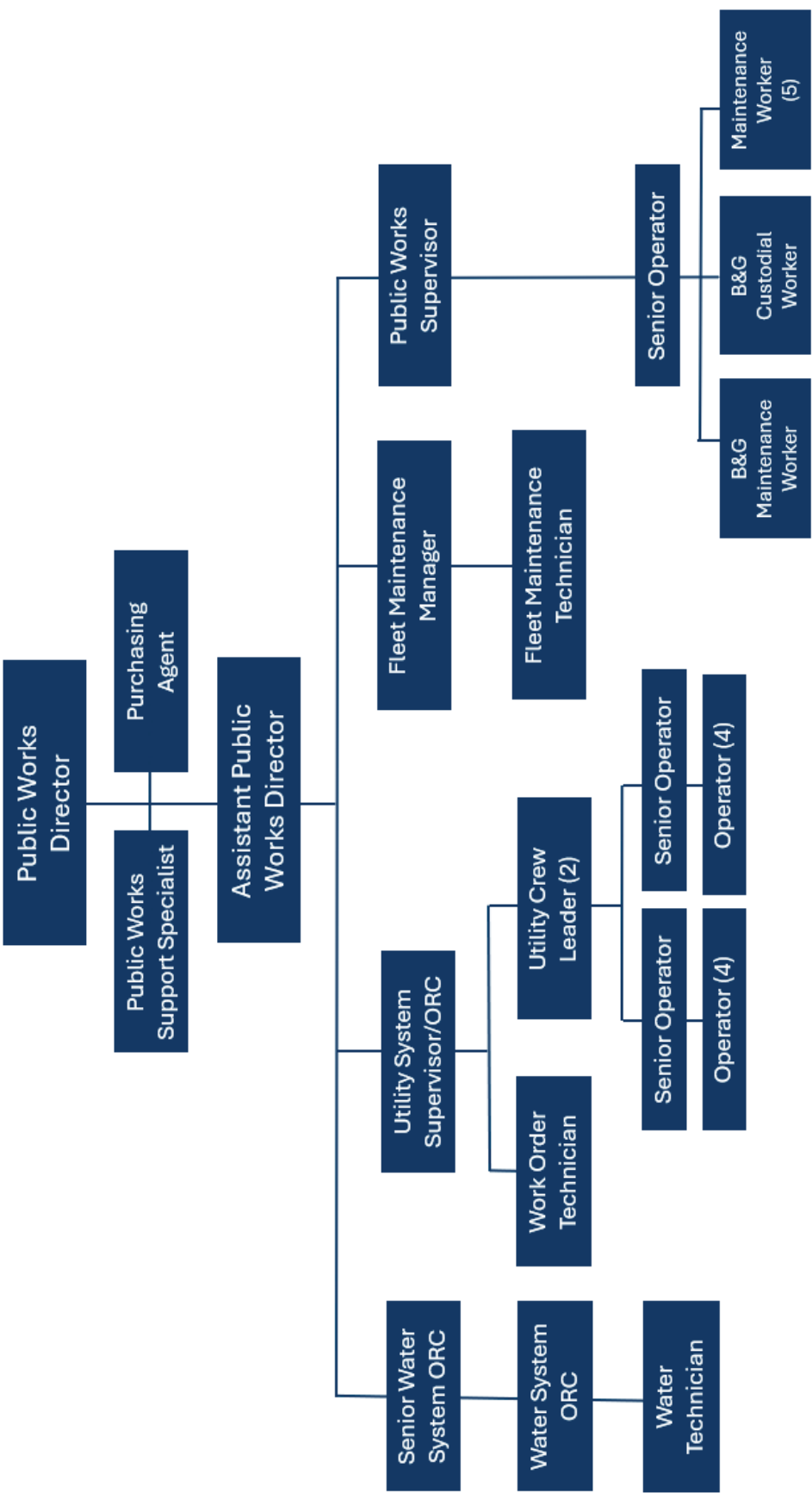
BUILDINGS & GROUNDS	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 59,800	\$ 68,700	\$ 73,850	\$ 89,600	\$ 96,400
Employee relations and education	1,000	1,000	500	500	500
Supplies and materials	2,500	2,600	2,400	6,900	13,100
Current obligations and services	100,390	78,649	91,710	217,310	280,210
Fixed charges and other services	3,910	2,410	300	5,260	14,150
Indirect cost allocation	-	-	-	(92,500)	(129,000)
Capital outlay	75,000	5,409	-	75,000	-
Debt service	-	-	-	-	80,000

Total expenditures	\$ 242,600	\$ 158,769	\$ 168,760	\$ 302,070	\$ 355,360
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	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 167,600	\$ 153,359	\$ 168,760	\$ 227,070	\$ 275,360
Operations - Actual	143,182	149,249	133,179	135,535	



**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:

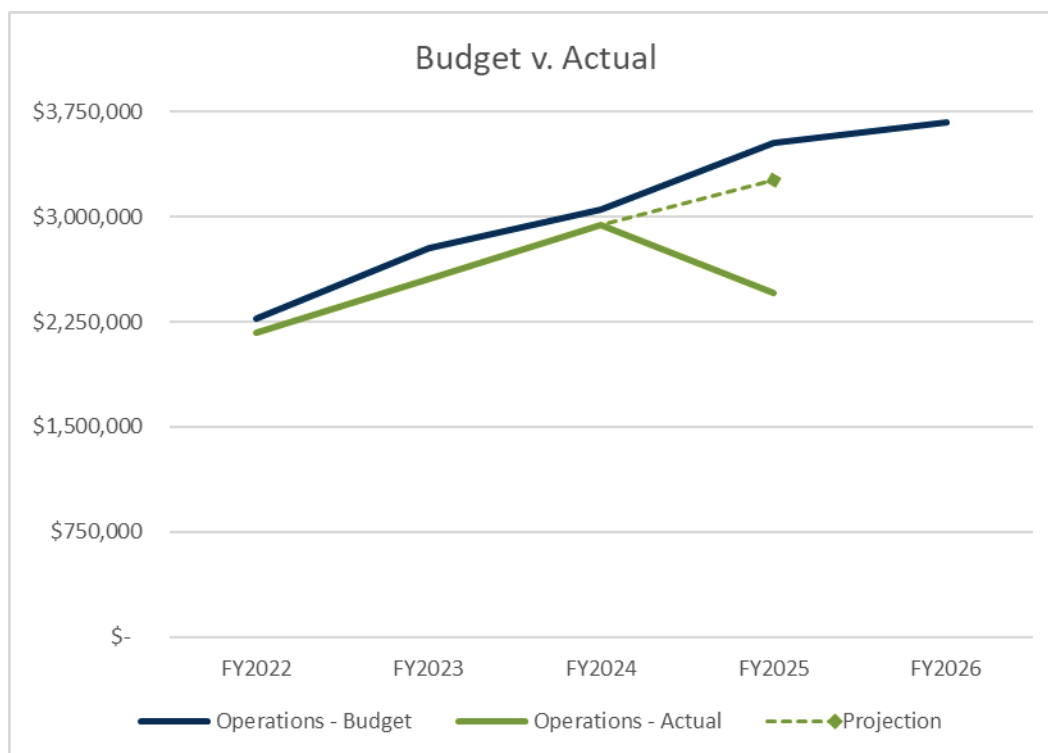
- \$30,100 – Park Attendant seasonal to part-time full-year conversion (2)
- \$8,750 – increase in Rockin the Burg
- \$100,000 – increase July 4th Celebration for the country's 250th Anniversary Celebration on 7/4/2026
- \$20,400 – increase in water utilities
- \$12,300 – increase in property and liability insurance
- \$13,500 – addition of PlacerAI software (cost reflects Planning's proportion shared with Parks & Recreation)
- (\$10,000) – decrease in seasonal salaries
- (\$34,500) – decreases/removals of M/R Buildings and Grounds costs including:
 - Christmas bows
 - Harrisburg Park fence and shelter stain
 - Mulch
 - Miscellaneous repairs
- (\$24,000) – decrease in programs

Five-year budgeted expenditures:

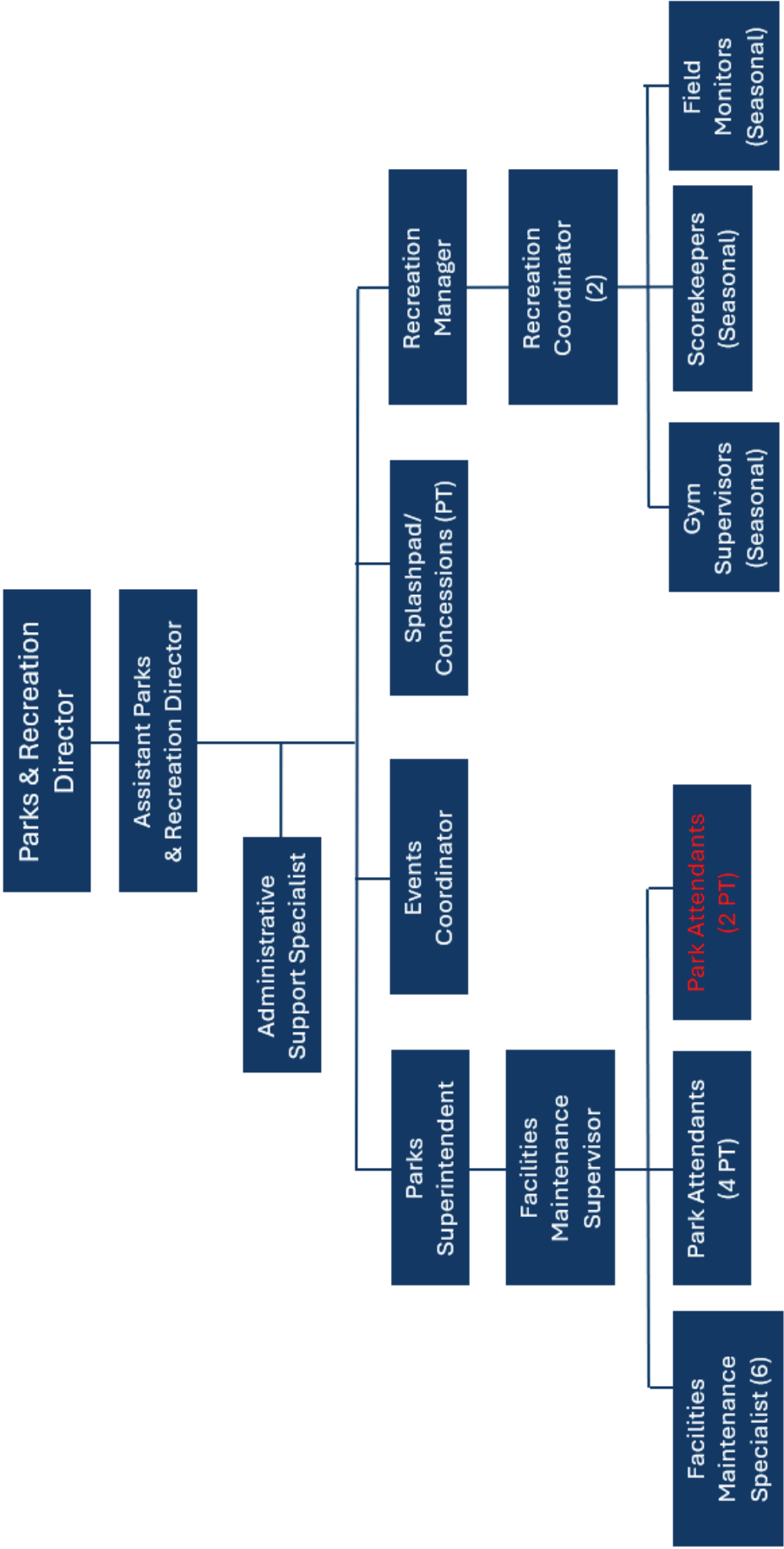
PARKS & RECREATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 1,159,300	\$ 1,337,300	\$ 1,518,050	\$ 1,702,750	\$ 1,788,850
Employee relations and education	8,800	17,300	15,900	19,575	14,450
Supplies and materials	102,697	108,350	108,750	118,510	121,010
Current obligations and services	941,040	1,196,685	1,279,265	1,610,373	1,651,400
Fixed charges and other services	63,670	119,460	133,120	79,720	95,150
Capital outlay	649,429	709,000	523,840	526,000	114,000
Debt service	764,750	750,750	736,250	721,750	707,750
Total expenditures	\$ 3,689,686	\$ 4,238,845	\$ 4,315,175	\$ 4,778,678	\$ 4,492,610

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 2,275,507	\$ 2,779,095	\$ 3,055,085	\$ 3,530,928	\$ 3,670,860
Operations - Actual	2,176,503	2,554,000	2,945,140	2,455,710	

PARKS & RECREATION (continued)



**PARKS & RECREATION
ORGANIZATION CHART**



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NON-DEPARTMENTAL

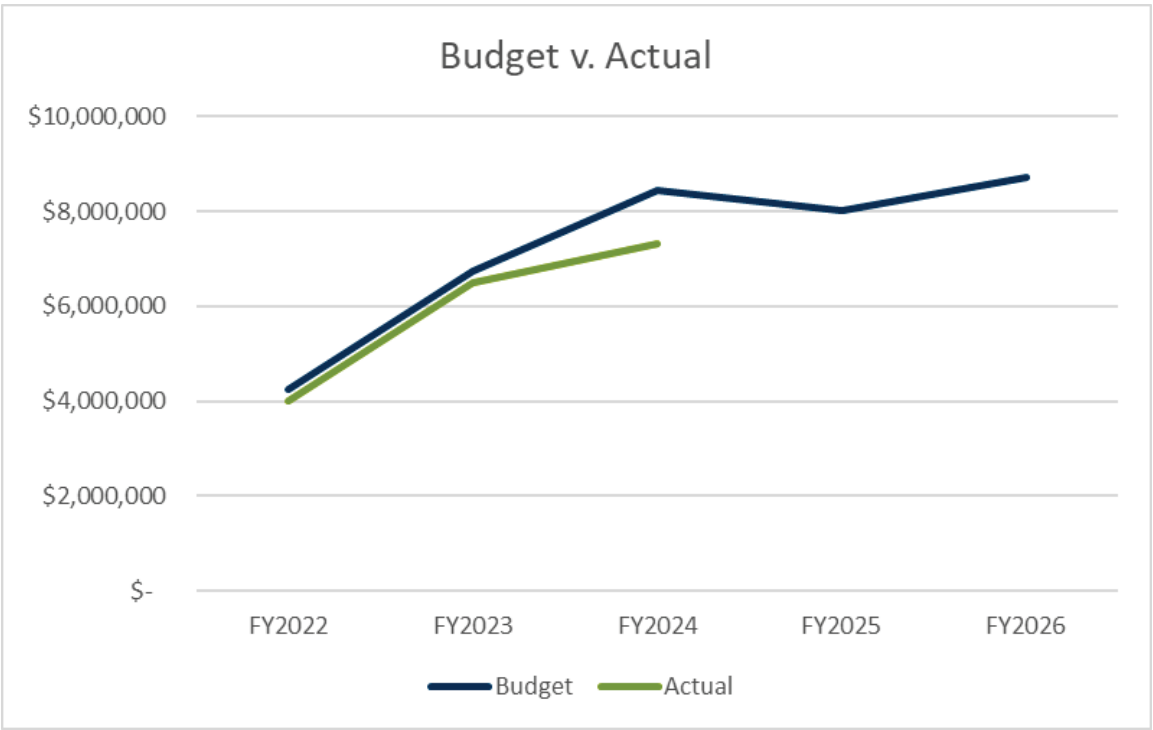
Overview:
This section includes transfers, or savings dedicated to future capital expenses, and contingency funds that are not listed in specific departments.

- Notable changes:**
- \$200,000 – Transfer to ISF-Health Reimbursement Account
 - \$535,860 – Transfers to GF Capital Reserve Fund based on fund balance growth
 - \$7,297,765 – Transfers to GF Capital Reserve Fund based on 40% fund balance policy
 - \$700,000 – Remaining contingency for the General Fund, currently undedicated to any particular purpose

Five-year budgeted expenditures:

NON-DEPARTMENTAL	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Transfers	\$ 4,050,290	\$ 6,546,805	\$ 8,225,335	\$ 7,282,320	\$ 8,033,625
Contingency	212,390	193,000	234,500	746,500	700,000
Total expenditures	\$ 4,262,680	\$ 6,739,805	\$ 8,459,835	\$ 8,028,820	\$ 8,733,625

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 4,262,680	\$ 6,739,805	\$ 8,459,835	\$ 8,028,820	\$ 8,733,625
Actual	4,013,050	6,500,000	7,330,000		



CAPITAL RESERVE FUND – GENERAL FUND

Overview:

This Fund’s only expense is to transfer funds to the General Fund or governmental capital projects funds to cover the costs of capital outlay.

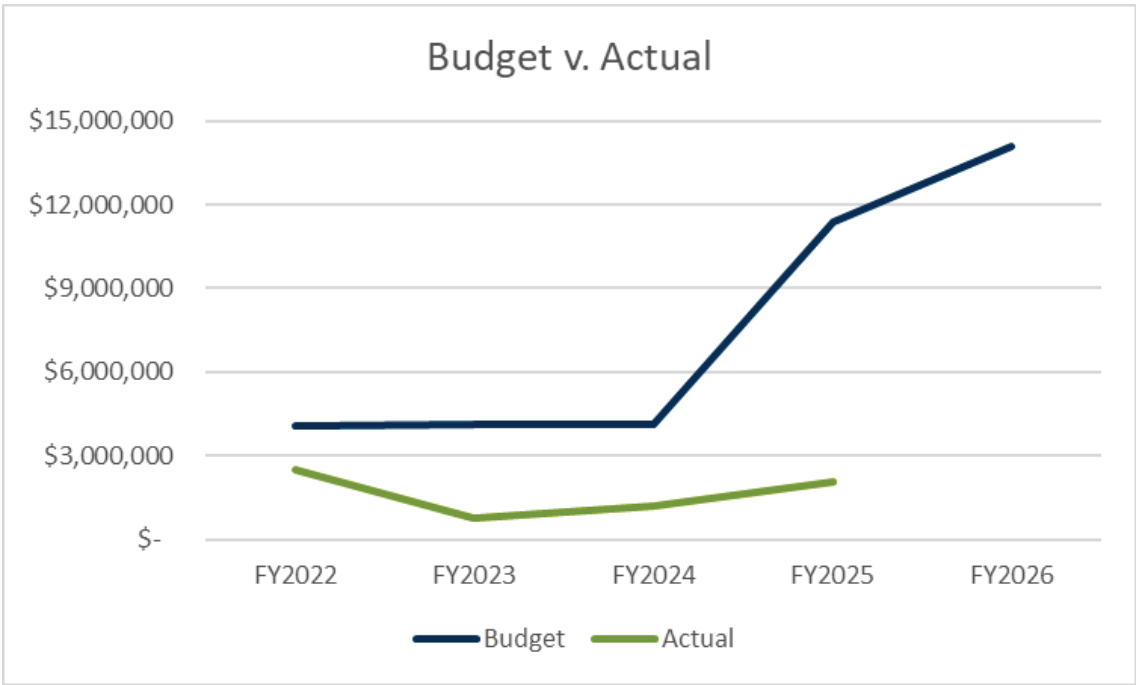
Notable changes:

- Transfers to other funds for capital purchases and projects:
 - \$1,647,500 – General Fund operating capital
 - \$450,000 –Town Hall Renovation
 - \$545,000 – Fire Engine Replacement
 - \$2,958,000 – Transportation projects
 - \$8,480,000 – Parks and Recreation projects

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - GF	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Transfers	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500
Total expenditures	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 4,043,900	\$ 4,126,900	\$ 4,094,000	\$ 11,378,000	\$ 14,080,500
Actual	2,489,287	760,157	1,191,564	2,071,300	



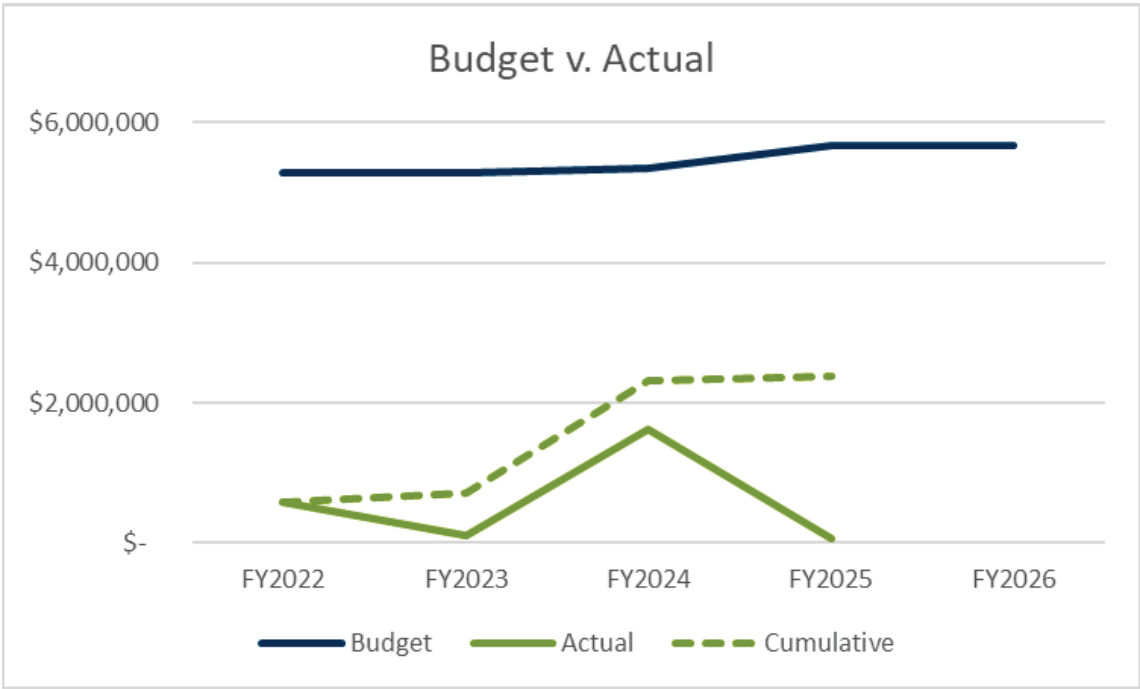
GRANT PROJECT FUND – ARPA

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:

GRANT PROJECT FUND - ARPA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 640,500	\$ 640,500	\$ 640,500	\$ 640,500	\$ 640,500
Supplies and materials	-	600,000	600,000	600,000	600,000
Fixed Charges and other services	4,500	4,500	3,500	3,500	3,500
Capital outlay	4,637,729	4,037,729	4,113,729	4,272,000	4,272,000
Transfers	-	-	-	150,000	150,000
Total expenditures	\$ 5,282,729	\$ 5,282,729	\$ 5,357,729	\$ 5,666,000	\$ 5,666,000



CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

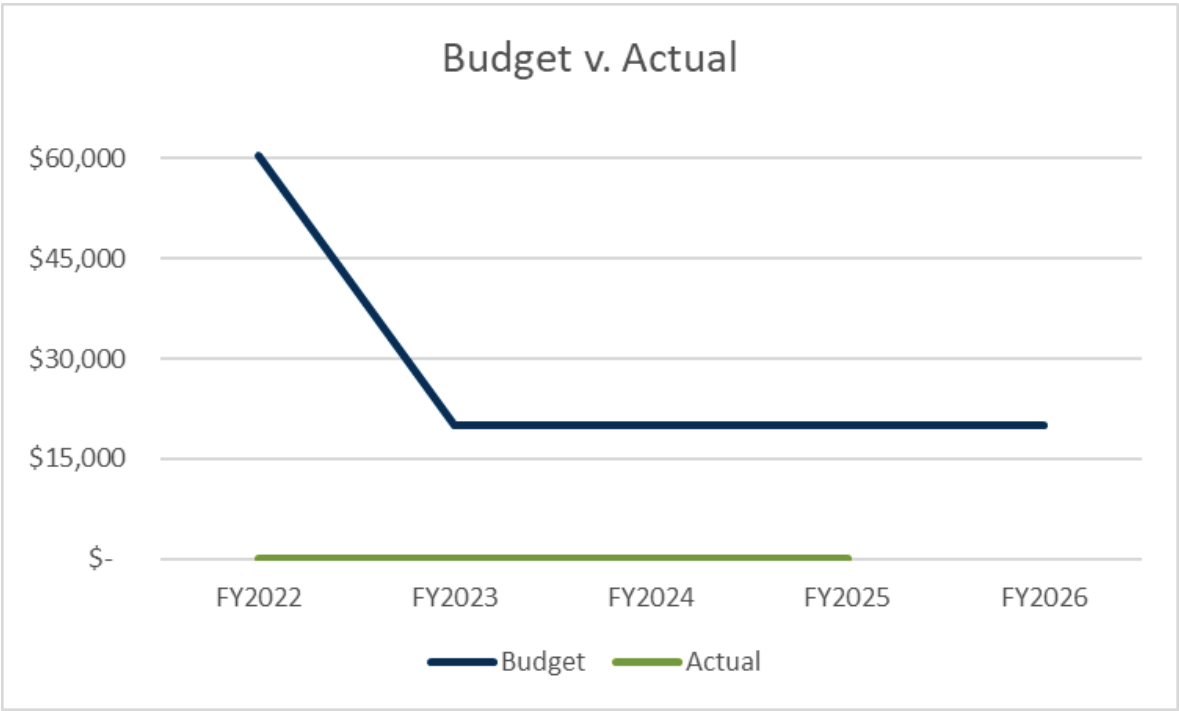
Overview:
This Fund was established to provide a mechanism to house funds designated for economic development initiatives and/or incentives. As projects are identified that meet these needs, funds will be transferred to the General Fund.

- Notable changes:**
- No notable changes

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - ECON DEV.	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Transfers	\$ 5,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Economic Development	55,500	-	-	-	-
Total expenditures	\$ 60,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 60,500	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
Actual	-	-	-	-	-



CAPITAL PROJECTS FUND – GENERAL GOVERNMENT

Overview:

This Fund was established to account for the costs associated with capital projects that span multiple years relating to the general government. Beginning in FY2024, the design and construction of Town Hall is shown in this fund. This project is split 50% with the Water & Sewer Fund.

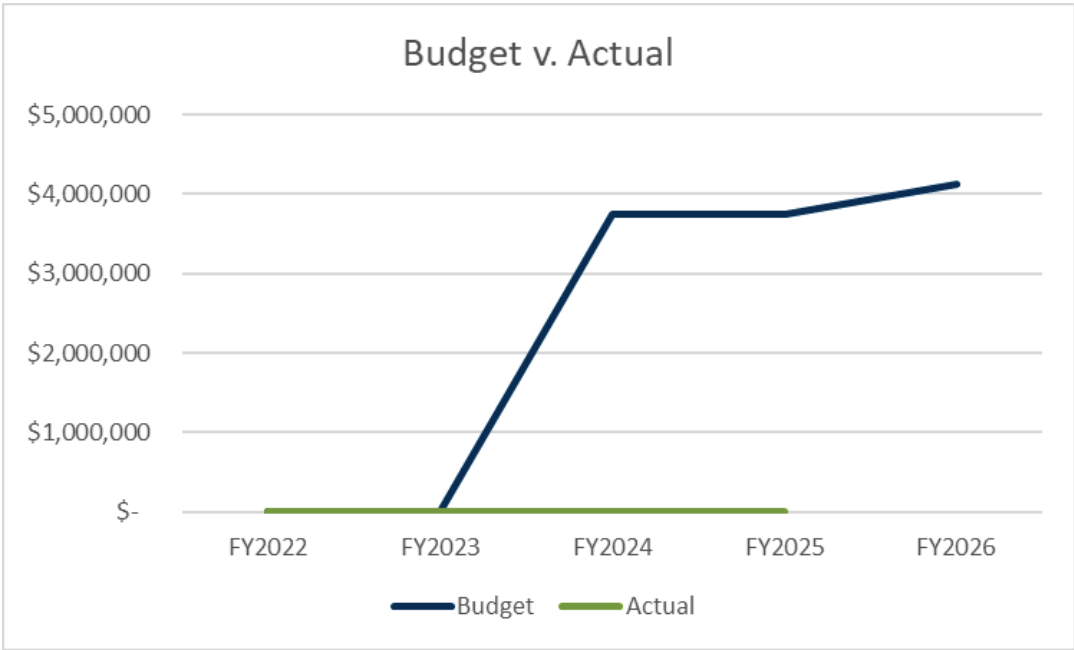
Notable changes:

- \$75,000 – increase in Town Hall renovation design
- \$300,000 – increase in Town Hall renovation construction

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - GEN. GOV.	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Fixed charges and other services	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 375,000
Capital outlay	-	-	3,450,000	3,450,000	3,750,000
Total expenditures	\$ -	\$ -	\$ 3,750,000	\$ 3,750,000	\$ 4,125,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ -	\$ -	\$ 3,750,000	\$ 3,750,000	\$ 4,125,000
Actual	-	-	-	-	-



CAPITAL PROJECTS FUND – PUBLIC SAFETY

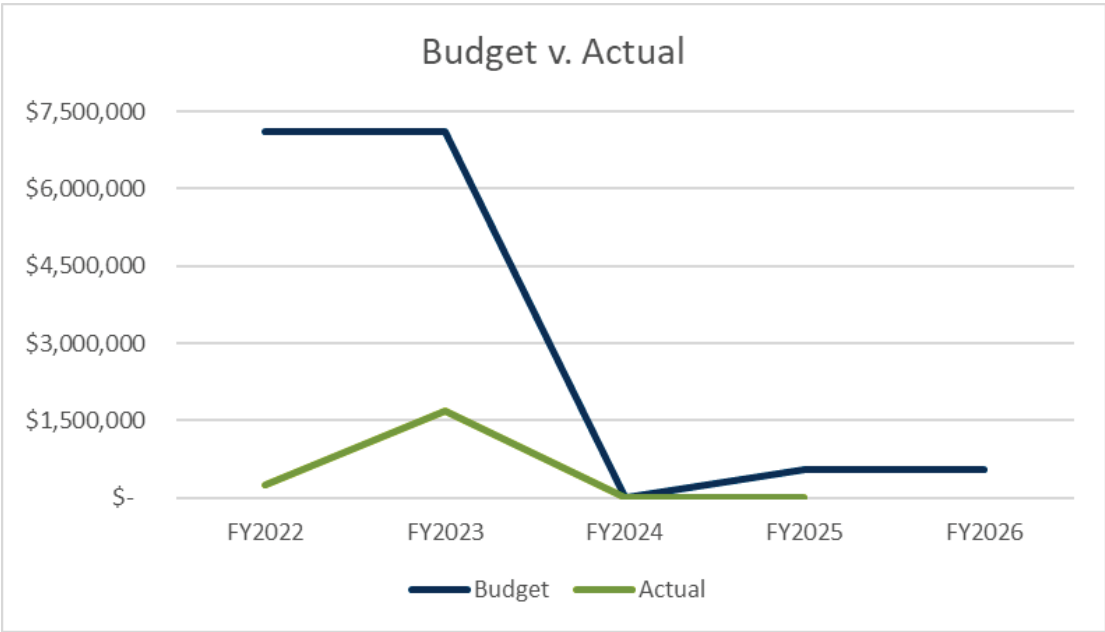
Overview:
This Fund was established to account for the costs associated with capital projects that span multiple years relating to Public Safety. Beginning in FY2025, the purchase of a pumper fire engine is shown in this fund. This vehicle can take 12-24 months from the time it is ordered to be built and delivered.

- Notable changes:**
- No notable changes

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Fixed charges and other services	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ -
Capital outlay	6,800,000	6,800,000	-	545,000	545,000
Total expenditures	\$ 7,100,000	\$ 7,100,000	\$ -	\$ 545,000	\$ 545,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 7,100,000	\$ 7,100,000	\$ -	\$ 545,000	\$ 545,000
Actual	251,478	1,676,271	-	450	



CAPITAL PROJECTS FUND – TRANSPORTATION

Overview:

This Fund was established to account for the costs associated with 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. Beginning in FY2024, the design and construction costs for multiple federal grants totaling approximately \$13.9M are included in this fund. These grants will help the Town construct additional sidewalks, a road extension, and aesthetic and operational improvements to Highway 49. The FY2026 budget accounts for several locally funded projects including greenways near Fuda Creek and Back Creek and pedestrian facilities on Oakley Drive and Woodside Drive.

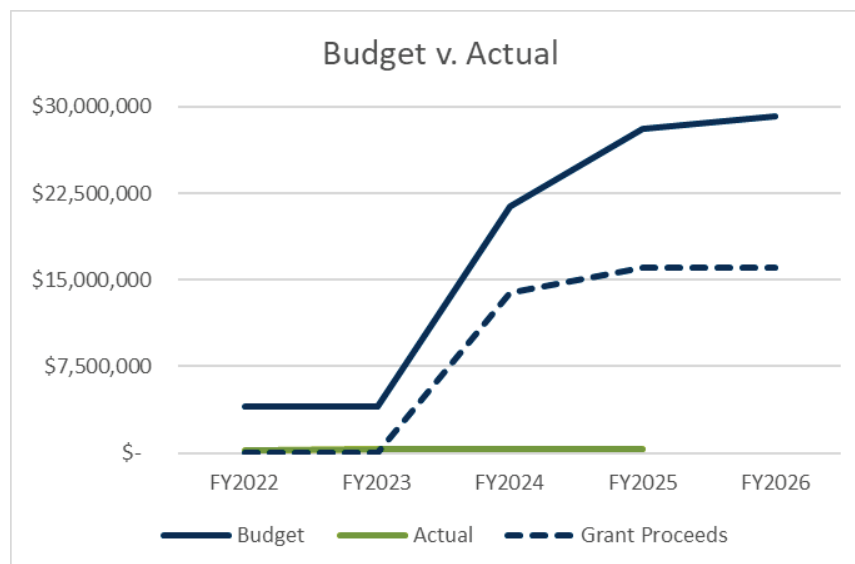
Notable changes:

- \$220,000 – addition of Back Creek greenway and trailhead
- \$220,000 – addition of Fuda Creek greenway
- \$250,000 – addition of Oakley Dr. pedestrian facility
- \$1,123,000 – addition of Woodside Dr. pedestrian facility

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Professional services	\$ 535,000	\$ 560,000	\$ 5,932,000	\$ 6,630,000	\$ 6,710,000
Capital outlay	3,465,000	3,440,000	15,431,000	21,425,800	22,458,800
Total expenditures	\$ 4,000,000	\$ 4,000,000	\$ 21,363,000	\$ 28,055,800	\$ 29,168,800

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 4,000,000	\$ 4,000,000	\$ 21,363,000	\$ 28,055,800	\$ 29,168,800
Actual	261,215	333,716	338,065	280,861	



CAPITAL PROJECTS FUND – RECREATION

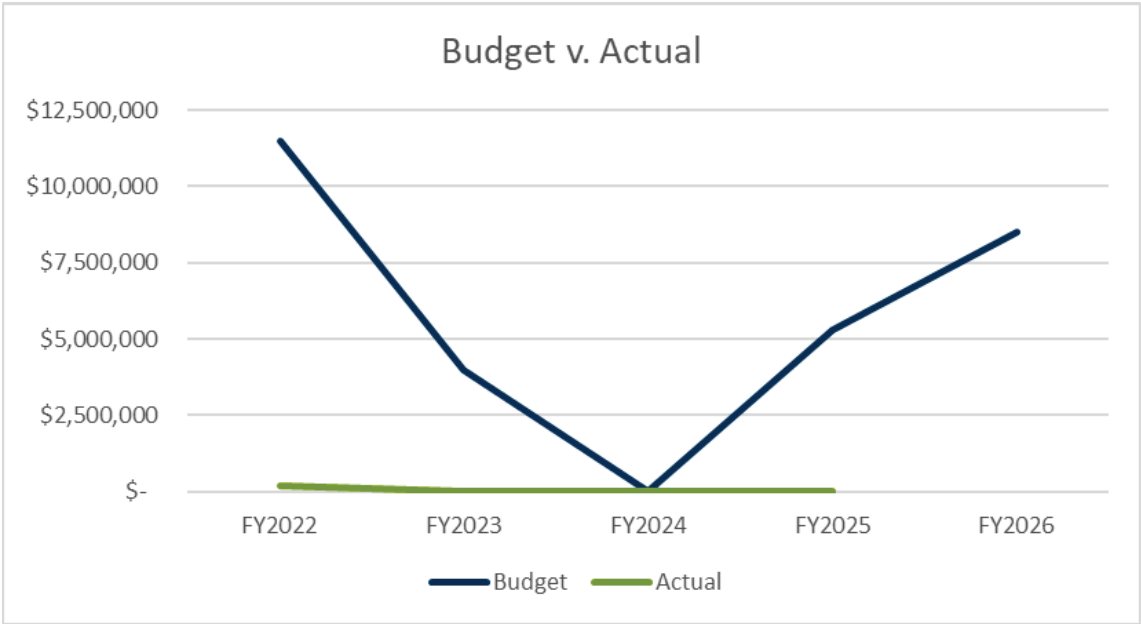
Overview:
This Fund was established to account for the costs associated with capital projects that span multiple years relating to Recreation. Some of the projects included are the purchase of land adjacent to Harrisburg Park and elsewhere in Town for a future park. Other projects include improvements made to Veterans Park, Restroom Facility at Holcomb Woods, and a parking lot expansion at Stallings Park.

- Notable changes:**
- \$700,000 – addition of Historic Pharr Mill
 - \$2,500,000 – addition of Artificial Turf – Harrisburg Park

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Fixed charges and other services	\$ 540,000	\$ -	\$ -	\$ 20,000	\$ 220,000
Capital outlay	10,933,000	4,000,000	-	5,260,000	8,260,000
Total expenditures	\$ 11,473,000	\$ 4,000,000	\$ -	\$ 5,280,000	\$ 8,480,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 11,473,000	\$ 4,000,000	\$ -	\$ 5,280,000	\$ 8,480,000
Actual	168,306	-	-	-	-



CAPITAL PROJECTS FUND – ECONOMIC DEVELOPMENT

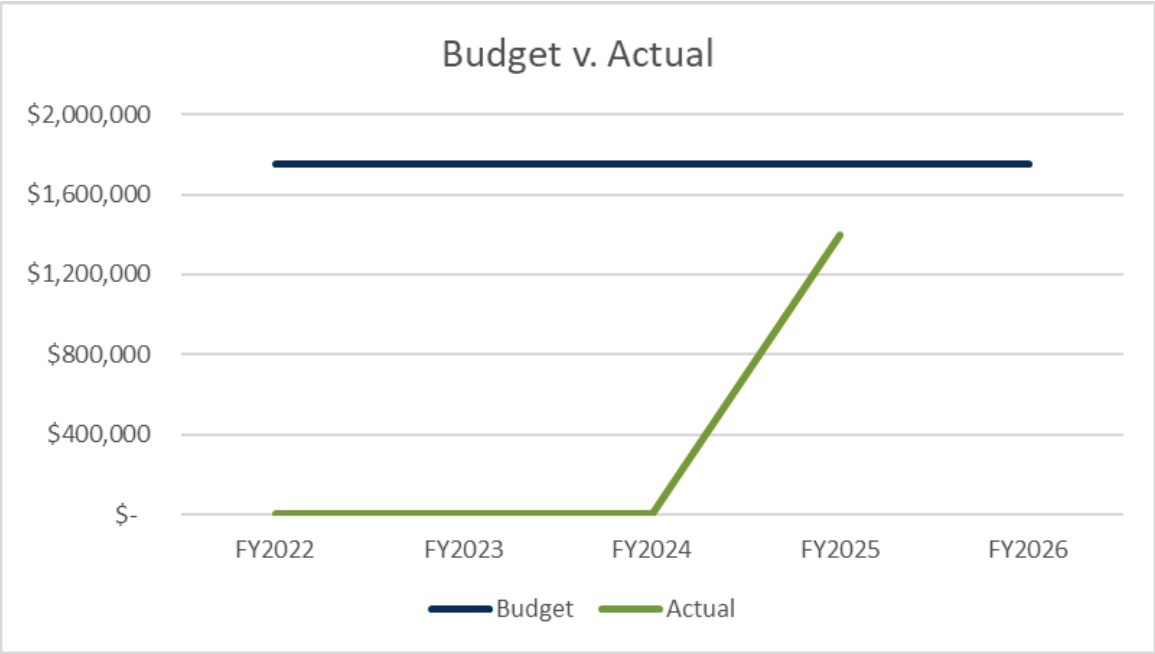
Overview:
This fund was established to account for the costs associated with the construction of the Harrisburg Train Station.

- Notable changes:**
- No notable changes

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - ECON DEV.	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Capital outlay	\$ 1,750,000	\$ 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	\$ 1,750,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000	\$ 1,750,000
Actual	350	-	400	1,395,010	



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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:

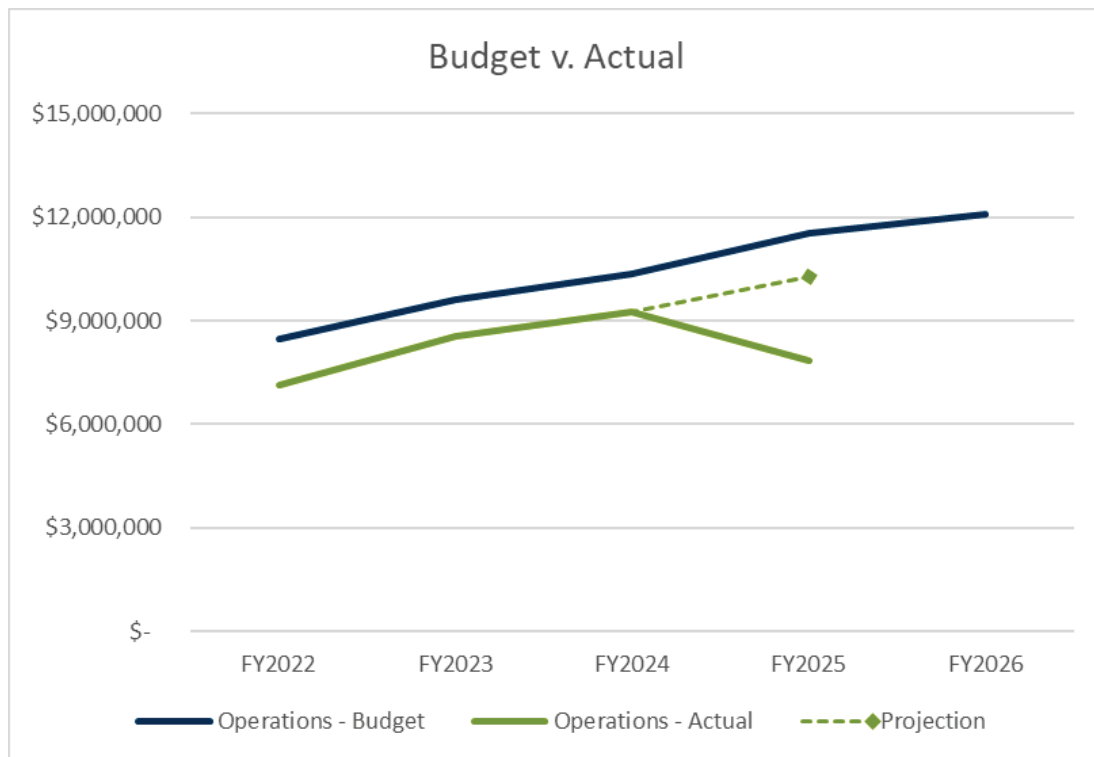
- \$81,600 – increase in utility billing software and credit card processing fees
- \$172,000 – increase in water purchases
- \$393,000 – increase in sewer treatment
- \$15,500 – increase in property and liability insurance
- (\$261,250) – decrease in new and replacement smart water meters
- (\$17,600) – removal of special equipment purchased in FY2025
- (\$35,000) – removal of lift station bypass repairs
- (\$10,800) – decrease in fuel costs
- (\$5,000) – removal of large meter calibration services
- (\$20,000) – reduction in water and sewer tapping services
- Capital outlay includes:
 - \$77,000 – Heatherstone Well Generator replacement
 - \$20,000 – Replacement RTV
 - \$320,500 – Replacement crew vehicles (4)

WATER AND SEWER FUND (continued)

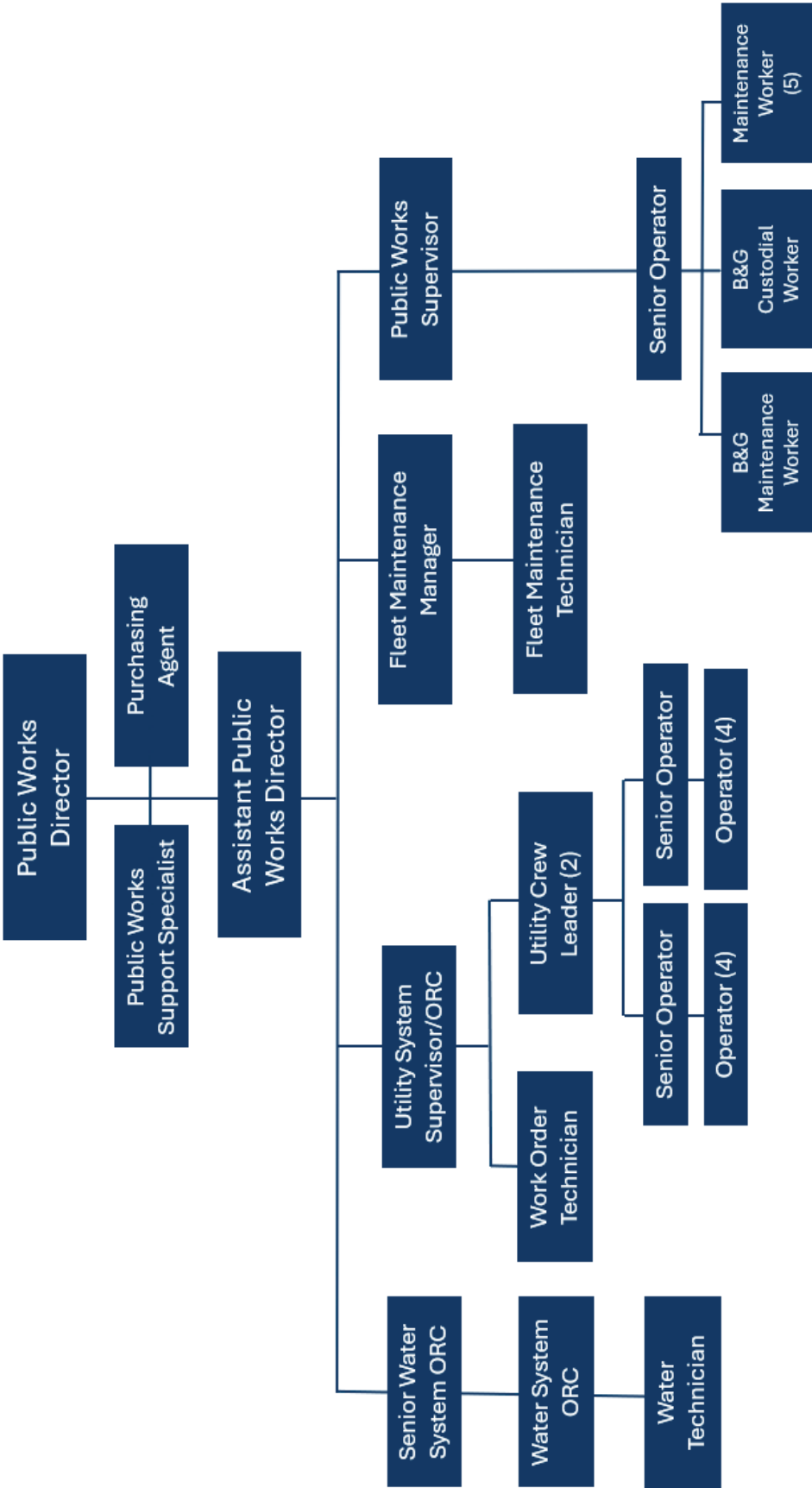
Five-year budgeted expenditures:

WATER AND SEWER	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 2,464,900	\$ 3,008,000	\$ 3,246,300	\$ 3,909,150	\$ 4,377,050
Employee relations and education	21,550	28,000	27,950	33,000	26,850
Supplies and materials	360,895	351,880	322,214	344,950	254,550
Current obligations and services	5,072,960	5,410,894	5,509,317	6,226,694	6,586,960
Fixed charges and other services	261,607	503,580	894,850	664,480	392,760
Indirect cost allocation	288,135	291,070	344,465	348,720	443,485
Capital outlay	602,799	450,500	893,826	1,264,041	417,500
Debt service	2,192,550	1,965,750	1,956,300	1,445,250	1,386,000
Transfers	1,859,464	601,550	2,620,095	1,579,400	209,705
Contingency	252,456	305,200	541,500	336,000	240,000
Total expenditures	\$ 13,377,316	\$ 12,916,424	\$ 16,356,817	\$ 16,151,685	\$ 14,334,860

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 8,470,047	\$ 9,593,424	\$ 10,345,096	\$ 11,526,994	\$ 12,081,655
Operations - Actual	7,115,711	8,528,664	9,241,475	7,849,197	



**WATER AND SEWER
ORGANIZATION CHART**



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CAPITAL RESERVE FUND – WATER AND SEWER

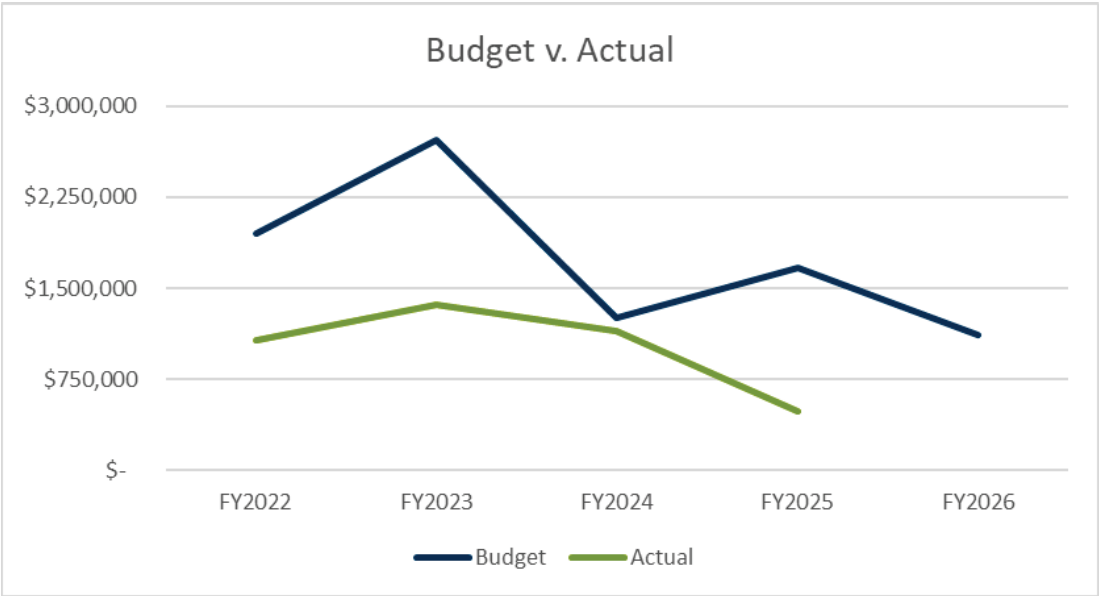
Overview:
This fund’s only expenses are to transfer funds to the Water and Sewer Fund and Capital Projects Fund – Water and Sewer to cover the costs of capital outlay.

- Notable changes:**
- Transfers to other funds for capital purchases and projects:
 - \$417,500 – Water and Sewer Fund operating capital
 - \$700,000 – Water and Sewer capital projects

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - WATER & SEWER	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Transfers	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500
Total expenditures	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 1,954,000	\$ 2,725,000	\$ 1,252,000	\$ 1,670,000	\$ 1,117,500
Actual	1,074,702	1,369,689	1,144,084	487,601	



CAPITAL RESERVE FUND – WATER AND SEWER – EXPANSION

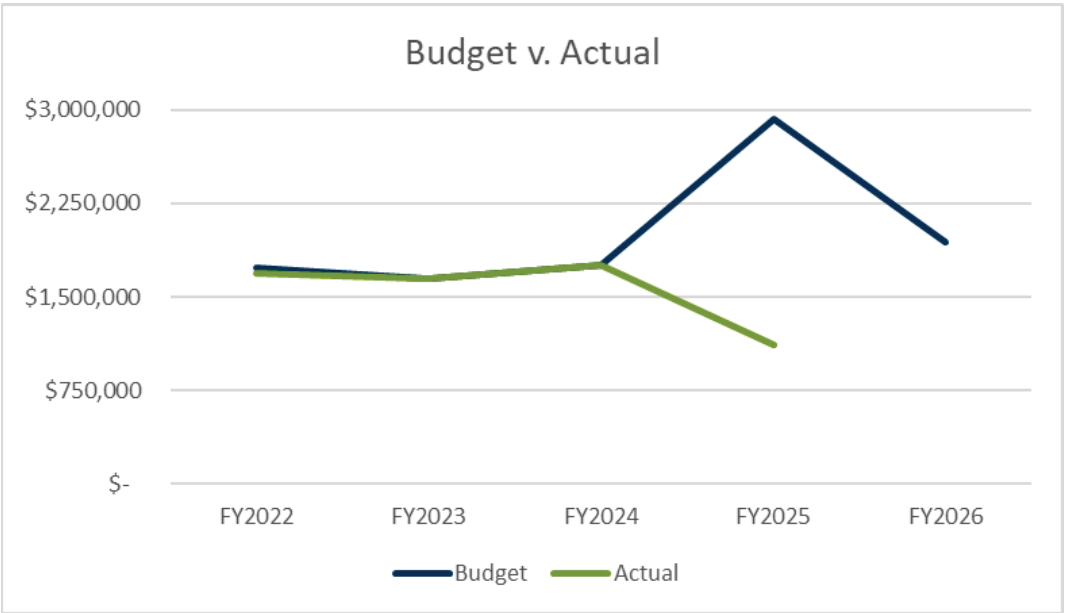
Overview:
This fund’s only expense is to transfer funds to the Water and Sewer Fund and the Capital Projects Fund – Water and Sewer to cover the costs of capital outlay and debt service for expansion-related projects.

- Notable changes:**
- \$1,935,000 – 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				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Transfers	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000
Total expenditures	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 1,729,000	\$ 1,650,750	\$ 1,755,000	\$ 2,925,000	\$ 1,935,000
Actual	1,688,945	1,650,750	1,755,000	1,116,970	



CAPITAL PROJECTS FUND – WATER AND SEWER

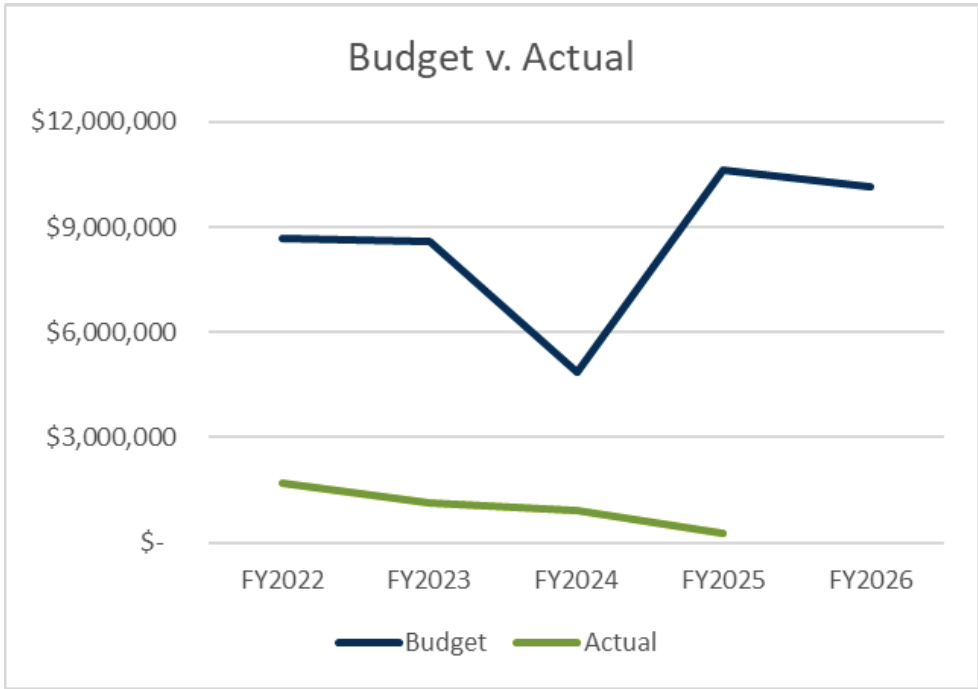
Overview:
This fund was established to account for the costs associated with capital projects that span multiple years relating to water and sewer.

- Notable changes:**
- \$250,000 – FY2026 Annual Sanitary Sewer Rehab
 - \$75,000 – increase in Town Hall renovation design
 - \$300,000 – increase in Town Hall renovation construction
 - (\$850,000) – Completion of Millbrook Pump Station Decommissioning Project

Five-year budgeted expenditures:

CAPITAL PROJECTS FUND - WATER AND SEWER	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Professional services	\$ 1,255,000	\$ 1,375,000	\$ 450,000	\$ 931,480	\$ 856,480
Capital outlay	7,411,000	7,231,000	4,400,000	9,696,300	9,296,300
Total expenditures	\$ 8,666,000	\$ 8,606,000	\$ 4,850,000	\$ 10,627,780	\$ 10,152,780

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 8,666,000	\$ 8,606,000	\$ 4,850,000	\$ 10,627,780	\$ 10,152,780
Actual	1,705,269	1,135,281	923,244	250,000	



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STORM WATER FUND

Overview:

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

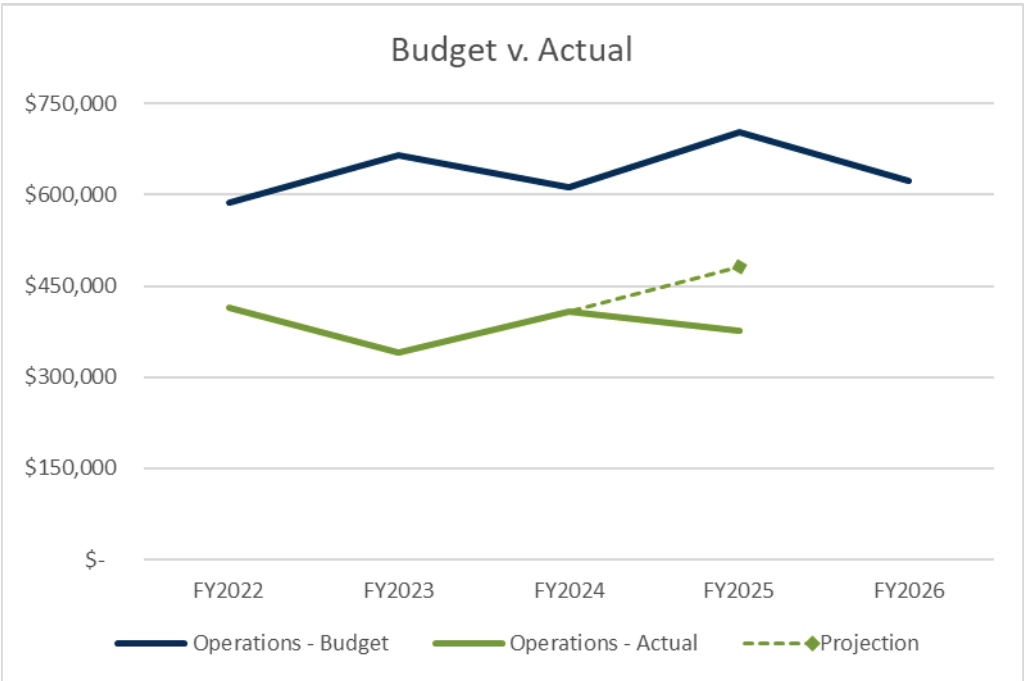
Notable changes:

- (\$10,000) – removal of GIS build and updates
- (\$67,500) – removal of professional and consulting services used in FY2025

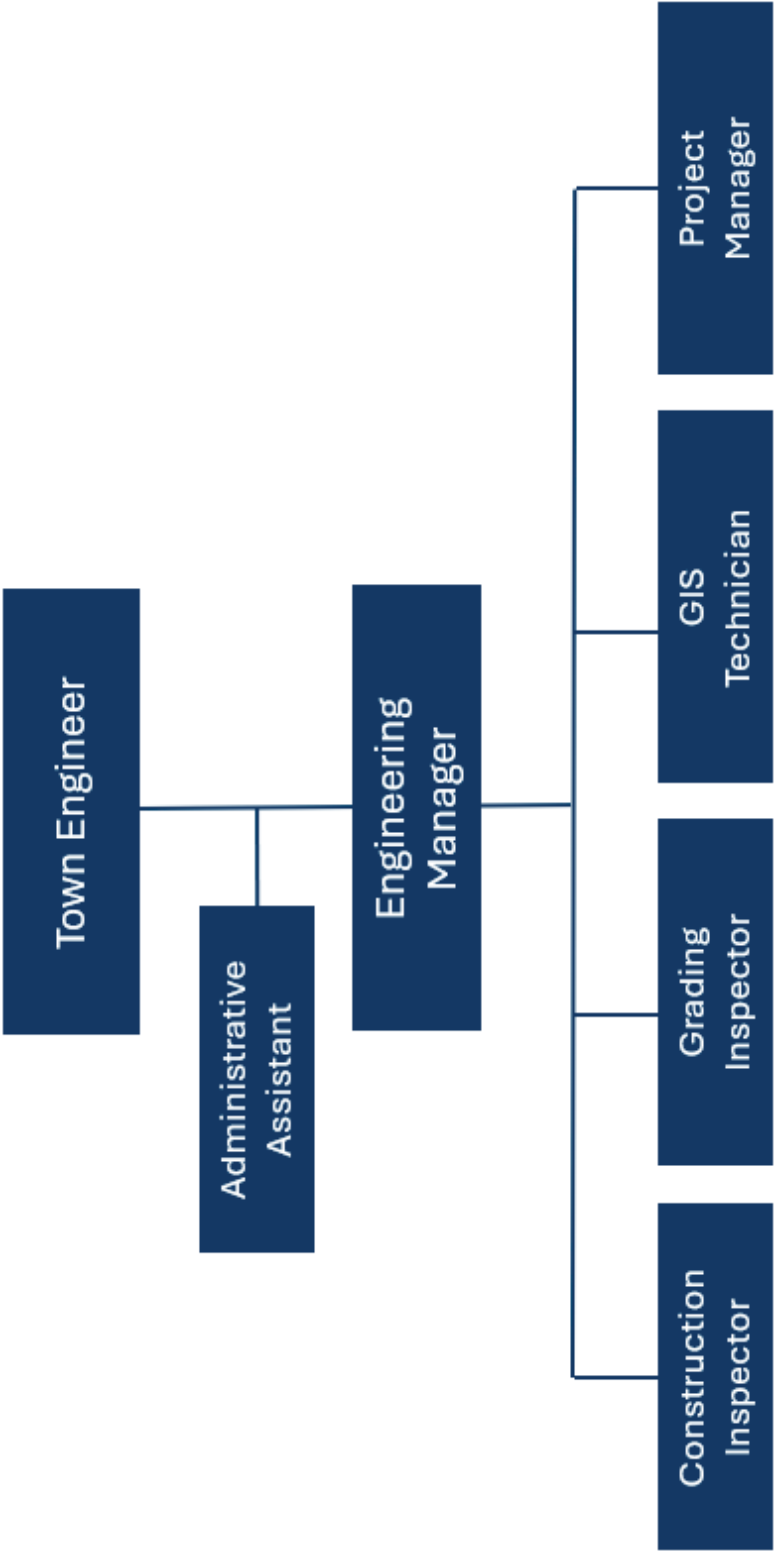
Five-year budgeted expenditures:

STORM WATER	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal services	\$ 245,100	\$ 304,500	\$ 342,050	\$ 434,050	\$ 426,500
Employee relations and education	4,600	2,600	2,250	2,250	4,500
Supplies and materials	6,400	8,500	8,250	7,250	7,250
Current obligations and services	87,650	89,750	63,150	60,450	57,050
Fixed charges and other services	212,833	227,375	157,212	159,039	77,050
Indirect cost allocation	30,730	32,555	38,880	40,160	50,720
Capital outlay	-	100,000	477,086	150,000	278,560
Transfers	351,283	192,245	398,770	145,390	183,680
Contingency	16,387	18,000	16,000	19,000	19,000
Total expenditures	\$ 954,983	\$ 975,525	\$ 1,503,648	\$ 1,017,589	\$ 1,104,310

	BUDGET V. ACTUAL - OPERATIONS				
	FY2022	FY2023	FY2024	FY2025	FY2026
Operations - Budget	\$ 587,313	\$ 665,280	\$ 611,792	\$ 703,199	\$ 623,070
Operations - Actual	414,334	340,667	407,408	375,922	



**STORM WATER
ORGANIZATION CHART**



CAPITAL RESERVE FUND – STORM WATER FUND

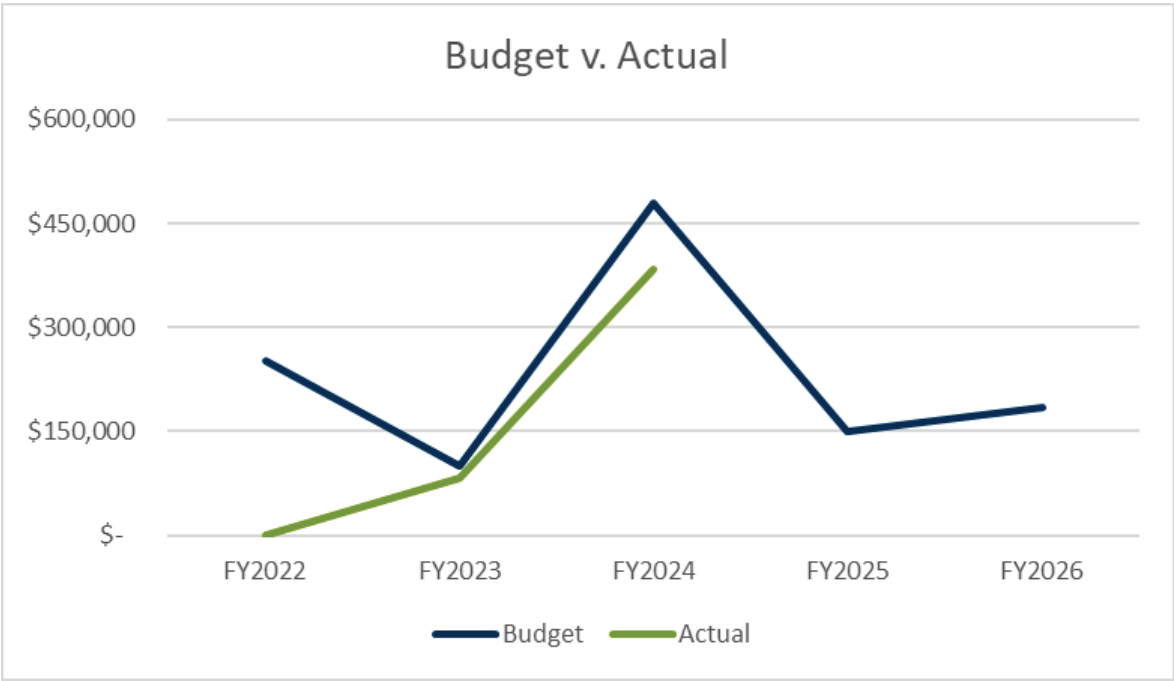
Overview:
This fund’s only expense is to transfer funds to the Storm Water Fund and Capital Projects Fund – Storm Water to cover the costs of capital outlay.

- Notable changes:**
- \$150,000 – transfers to the Storm Water Fund for capital outlay
 - \$33,680 – transfers to the Storm Water Capital Projects Fund for capital outlay

Five-year budgeted expenditures:

CAPITAL RESERVE FUND - STORM WATER	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Storm Water	\$ 250,571	\$ -	\$ -	\$ -	\$ -
Transfers	-	100,000	480,000	150,000	183,680
Total expenditures	\$ 250,571	\$ 100,000	\$ 480,000	\$ 150,000	\$ 183,680

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ 250,571	\$ 100,000	\$ 480,000	\$ 150,000	\$ 183,680
Actual	-	83,491	383,387		



INTERNAL SERVICE FUND – HRA

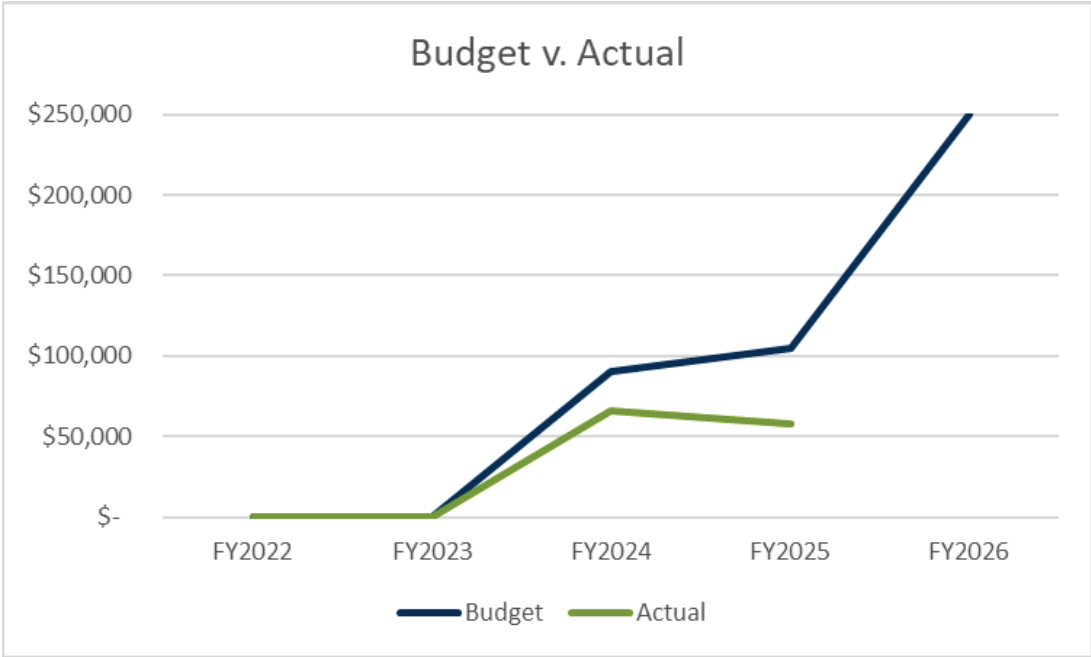
Overview:
This Fund was established to provide the Town with a mechanism to fund its Health Reimbursement Account expenditures for covered employees. Costs reimbursed to employees through this fund will be replenished by the employees’ respective operating funds without distorting the annual reporting and analysis of those funds.

- Notable changes:**
- \$250,000 – employee healthcare reimbursement arrangements

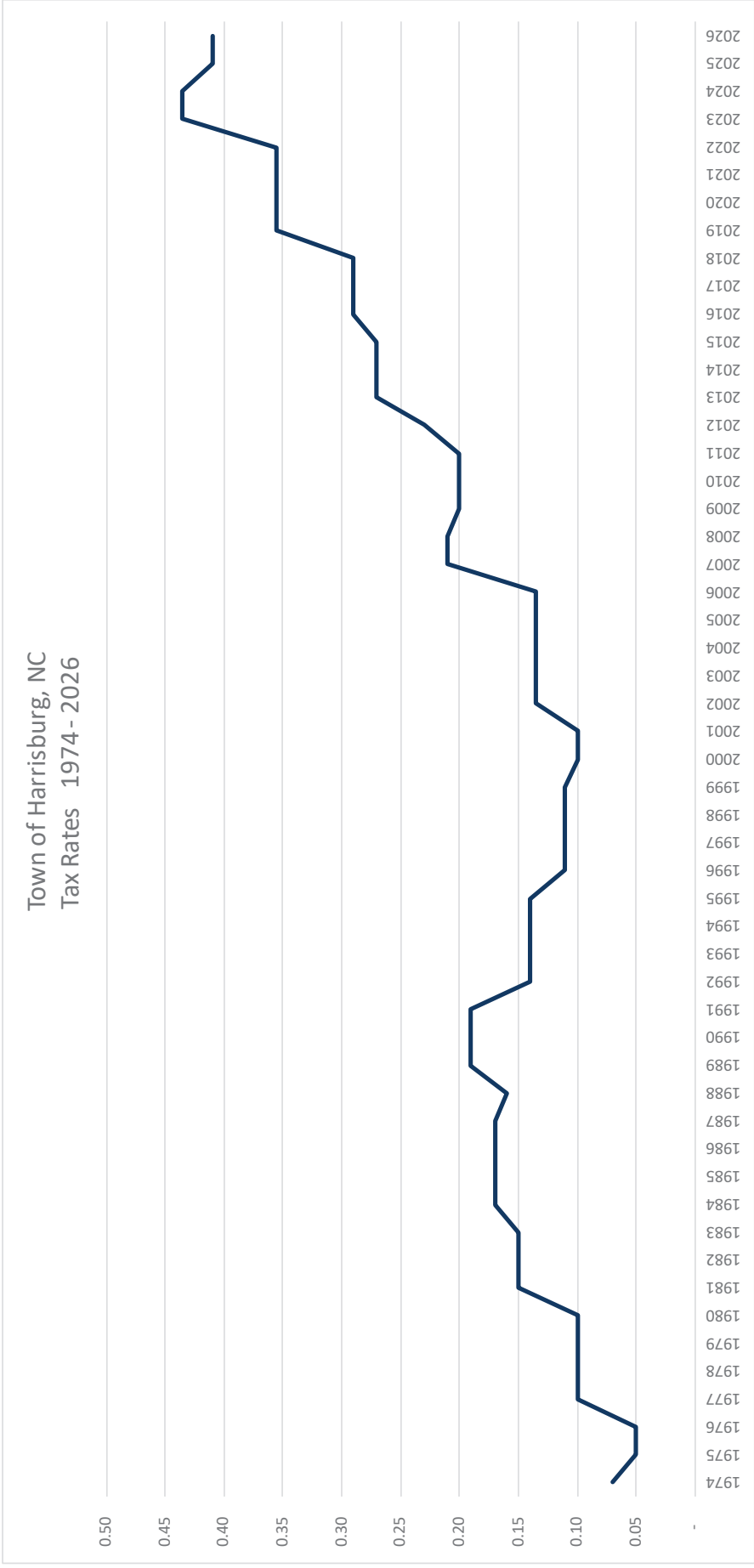
Five-year budgeted expenditures:

INTERNAL SERVICE FUND - HRA	BUDGET				
	FY2022	FY2023	FY2024	FY2025	FY2026
EXPENDITURES					
Personal Services	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
Total expenditures	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000

	BUDGET V. ACTUAL				
	FY2022	FY2023	FY2024	FY2025	FY2026
Budget	\$ -	\$ -	\$ 90,000	\$ 105,000	\$ 250,000
Actual	-	-	65,590	57,714	



Appendix 1: Tax Rates



Historical Tax Rates – FY1974 to FY2025 and Proposed FY2026

Total property valuation for the Town in FY2025 was \$4,721,007,000 and a projected value for FY2026 is \$4,864,160,000. That is approximately a 3% increase in valuation from the prior year due to natural growth. The most recent Cabarrus County Revaluation was conducted on 1/1/2024 and the next scheduled revaluation will take place on 1/1/2028. The 2025 tax levy for FY2026 is anticipated to be \$19,870,000. This is approximately \$605,000 more than FY2025.

The proposed tax rate for FY2026 reflects no change from FY2025, with a rate of \$0.410/\$100 of property valuation.

The value of one cent on the tax rate is calculated at \$490,000.

As an example, a \$350,000 home will generate a Town of Harrisburg tax bill of \$1,435.

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Appendix 2: Debt Service Payments

Below are the debt service payments currently scheduled for all current debt and those capital expenditures in FY2026 that are budgeted to be financed with debt proceeds.

	Fiscal Year								Total
	2026	2027	2028	2029	2030	2031-2035	2036-2040	2041	
General Fund Debt									
Town Hall - FY17 (50% WSF)	\$ 79,411	\$ 77,438	\$ 75,464	\$ 73,491	\$ 71,518	\$ 131,559	\$ -	\$ -	\$ 508,881
Fire Station #2 - FY18	412,500	401,736	390,972	379,208	367,503	1,677,223	878,102	-	4,507,244
Harrisburg Park Redevelopment									
Phase 1 - FY20	707,123	692,114	677,869	663,625	649,380	3,033,231	2,677,116	-	9,100,458
Fire Engine #2 - FY21	67,577	66,498	65,419	62,349	61,305	30,261	-	-	353,409
Fire Refunding Series 2021 - FY21	136,194	122,409	121,730	95,127	80,796	144,708	-	-	700,964
Transportation Bonds - FY21	117,216	115,046	112,877	110,707	108,537	510,139	455,895	84,670	1,615,087
107' Ladder Truck - FY22	165,969	162,098	158,227	154,356	150,485	428,227	-	-	1,219,362
	1,685,990	1,637,339	1,602,558	1,538,863	1,489,524	5,955,348	4,011,113	84,670	18,005,405
Water and Sewer Fund									
Town Hall - FY17 (50% GF)	79,411	77,438	75,464	73,491	71,518	131,559	-	-	508,881
W&S Lines - FY13	107,598	104,394	30,793	-	-	-	-	-	242,785
Elevated Water Storage Tank - FY20	230,876	225,975	221,324	216,673	212,023	990,350	874,078	-	2,971,299
Refunding Series 2021 - FY21	827,892	744,097	739,971	578,256	491,143	879,648	-	-	4,261,007
2021 Series Revenue Bonds - FY21	139,368	141,920	139,336	141,752	144,032	706,368	706,808	143,808	2,263,392
	1,385,145	1,293,824	1,206,888	1,010,172	918,716	2,707,925	1,580,886	143,808	10,247,364
Total	\$ 3,071,135	\$ 2,931,163	\$ 2,809,446	\$ 2,549,035	\$ 2,408,240	\$ 8,663,273	\$ 5,591,999	\$ 228,478	\$28,252,769

Note: The Town is planning to issue the second and final round of Transportation Bonds in the amount of \$2,350,000 during FY2026. Some projects in the current year may be financed by reimbursement in a future fiscal year.

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Appendix 3: Staffing/FTEs

Below are all of the full-time equivalents (FTEs), per department. The FY2025 column includes all currently funded positions. The proposed positions are based on the FY2026 proposed budget.

	Department	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	
								Proposed	
	Town Clerk	1.0	1.0	1.0	0.5	0.5	0.5	0.5	0.5
	Administration	2.0	2.0	2.0	2.5	2.5	4.0	4.0	4.0
①	Finance	7.5	7.5	7.5	7.0	7.0	7.5	7.5	8.5
	Human Resources	1.0	1.0	1.0	2.5	2.5	3.5	3.5	3.5
	Information Technology	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0
	Communications	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0
	Planning and Zoning	4.0	4.0	4.0	5.0	5.0	6.0	6.0	6.0
	Economic Development	-	-	-	-	-	2.0	2.0	2.0
	Engineering	6.0	6.0	6.0	6.0	6.0	7.0	7.0	7.0
②	Fire	48.0	53.0	54.0	54.0	56.5	56.5	56.0	56.0
③	Parks & Recreation	17.5	17.5	18.0	18.0	19.0	17.0	18.0	18.0
	Public Works	25.5	28.0	28.5	29.5	29.0	32.0	32.0	32.0
		<u>115.0</u>	<u>123.0</u>	<u>125.0</u>	<u>128.0</u>	<u>132.0</u>	<u>140.0</u>	<u>141.5</u>	<u>141.5</u>

① Addition of Financial Analyst

② Conversion of PT Fire Inspector to FT and the Removal of a Administrative Assistant

③ Conversion of Seasonal Park Attendants(2) to PT

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Appendix 4: Budget Ordinance & Fee Schedule



BUDGET ORDINANCE OF THE TOWN OF HARRISBURG FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND ENDING JUNE 30, 2026

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, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for this Town:

General government:	
Town Council	\$ 281,250
Town Clerk	52,660
Administration	503,760
Finance	505,110
Human Resources	282,390
Information Technology	192,970
Communications	197,260
Planning	1,093,715
Economic Development	751,605
Engineering	533,350
Public safety:	
Deputies	4,392,200
Fire	7,410,150
Transportation:	
Powell Bill	725,000
Streets	1,264,270
Environmental protection:	
Public Works	2,272,660
Buildings and Grounds	275,360
Cultural and recreation:	
Parks and Recreation	3,784,860
Debt service	1,688,250
Transfers to:	
Capital Reserve Fund - General Fund	7,833,625
Internal Service Fund - HRA	200,000
Contingency appropriation	700,000
Total appropriations	<u>\$ 34,940,445</u>

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Taxes	\$ 19,915,000
Sales and franchise tax	7,675,000
Fire unincorporated taxes	2,390,000
Permits and fees	1,370,125
Sales and services	871,900
Powell Bill	725,000
Other revenues	339,500
Transfers from:	
Capital Reserve Fund - General Fund	1,633,920
Capital Reserve Fund - Economic Development	20,000
Total estimated revenues	<u>\$ 34,940,445</u>

SECTION 3. The following amounts are hereby appropriated in the Capital Reserve Fund – General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
General Fund	\$ 1,647,500
Capital Projects Fund - Transportation	2,958,000
Capital Projects Fund - General Government	450,000
General Fund Capital Projects Fund - Recreation	8,480,000
General Fund Capital Projects Fund - Public Safety	545,000
Total appropriations	<u>\$ 14,080,500</u>

SECTION 4. It is estimated that the following revenues will be available in the Capital Reserve Fund – General Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Interest earnings	\$ 350,000
Transfers from General Fund	7,833,625
Appropriated fund balance	5,896,875
Total estimated revenues	<u>\$ 14,080,500</u>

SECTION 5. The following amounts are hereby appropriated in the Internal Service Fund – HRA for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

Administration	\$ 250,000
Total appropriations	<u>\$ 250,000</u>

SECTION 6. It is estimated that the following revenues will be available in the Internal Service Fund – HRA for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Transfers from:	
General Fund	\$ 200,000
Water & Sewer Fund	50,000
Total estimated revenues	<u>\$ 250,000</u>

SECTION 7. The following amounts are hereby appropriated in the Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

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

SECTION 8. It is estimated that the following revenues will be available in the Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Interest earnings	\$ 20,000
Total estimated revenues	<u>\$ 20,000</u>

SECTION 9. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Capital Projects Fund – General Government. The project authorized is the Town Hall Renovation, that shall span the fiscal years beginning July 1, 2025 and ending June 30, 2028

Project - Town Hall Renovation (50% WSF):	
Professional fees	\$ 375,000
Construction	3,750,000
Total appropriations	<u>\$ 4,125,000</u>

SECTION 10. It is estimated that the following revenues will be available during the fiscal years beginning July 1, 2025 and ending June 30, 2028 as they relate to the Capital Projects Fund – General Government:

Project - Town Hall Renovation (50% WSF):	
Proceeds from installment financing	\$ 3,675,000
Transfers from Capital Reserve Fund - General Fund	450,000
Total estimated revenues	<u>\$ 4,125,000</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 Capital Projects Fund – Transportation. The projects authorized are the Harrisburg Rail Trail and Greenway, Highway 49 Lighting Improvements, and Roberta Rd. and Main St. Roundabout that shall span the fiscal years beginning July 1, 2025 and ending June 30, 2029.

Project - Back Creek Greenway and Trailhead:	
Professional Services	\$ 25,000
Construction	195,000
Project - Fuda Creek Greenway:	
Professional Services	25,000
Construction	195,000
Project - Oakley Dr Pedestrian Facility:	
Professional Services	30,000
Construction	220,000
Project - Woodside Dr. Pedestrian Facility:	
Construction	1,123,000
	<u>\$ 1,813,000</u>

SECTION 12. It is estimated that the following revenues will be available during the fiscal years beginning July 1, 2025 and ending June 30, 2029 as they relate to Capital Projects Fund – Transportation:

Project - Back Creek Greenway and Trailhead:	
Transfers from Capital Reserve Fund - General Fund	\$ 220,000
Project - Fuda Creek Greenway:	
Transfers from Capital Reserve Fund - General Fund	220,000
Project - Oakley Dr Pedestrian Facility:	
Transfers from Capital Reserve Fund - General Fund	250,000
Project - Woodside Dr. Pedestrian Facility:	
Transfers from Capital Reserve Fund - General Fund	1,123,000
	<u>\$ 1,813,000</u>

SECTION 13. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Capital Projects Fund – Recreation. The projects authorized are the Holcomb Woods Restroom Facility, Veterans Park Improvements, Stallings Park Parking Lot Expansion, and land acquisition of two different parcels that shall span the fiscal years beginning July 1, 2025 and ending June 30, 2028.

Project - Historic Pharr Mill:	
Professional Services	\$ 200,000
Construction	500,000
Project - Artificial Turf - Harrisburg Park:	
Construction	2,500,000
Total appropriations	<u>\$ 3,200,000</u>

SECTION 14. It is estimated that the following revenues will be available during the fiscal years beginning July 1, 2025 and ending June 30, 2028 as they relate to Capital Projects Fund – Recreation:

Project - Historic Pharr Mill:	
Transfers from Capital Reserve Fund - General Fund	\$ 700,000
Project - Artificial Turf - Harrisburg Park:	
Transfers from Capital Reserve Fund - General Fund	2,500,000
Total appropriations	<u>\$ 3,200,000</u>

SECTION 15. 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, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for this Town:

Water and sewer operations	\$ 12,499,155
Debt service	1,386,000
Transfers to Capital Reserve Fund - Water and Sewer Fund	159,705
Transfers to Internal Service Fund - HRA	50,000
Contingency appropriation	240,000
Total appropriations	<u>\$ 14,334,860</u>

SECTION 16. It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Usage charges:	
Water	\$ 6,100,000
Sewer	5,075,000
Other revenues	807,360
Transfers from:	
Capital Reserve Fund - Water & Sewer Fund	417,500
Capital Reserve Fund - Water & Sewer Fund - Expansion	1,935,000
Total estimated revenues	<u>\$ 14,334,860</u>

SECTION 17. 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, 2025, and ending June 30, 2026, in accordance with the chart of accounts heretofore established for this Town:

Storm Water operations	\$ 901,630
Transfers to Capital Reserve Fund - Storm Water Fund	183,680
Contingency appropriation	19,000
Total appropriations	<u>\$ 1,104,310</u>

SECTION 18. It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Storm water fees	\$ 818,750
Other revenues	7,000
Transfers from Capital Reserve Fund - Storm Water Fund	278,560
Total estimated revenues	<u>\$ 1,104,310</u>

SECTION 19. The following amounts are hereby appropriated in the Capital Reserve Fund – Water and Sewer Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water & Sewer Fund	\$ 417,500
Capital Projects Fund - Water & Sewer	700,000
Total appropriations	<u>\$ 1,117,500</u>

SECTION 20. It is estimated that the following revenues will be available in the Capital Reserve Fund – Water and Sewer Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Interest earnings	\$ 100,000
Transfers from Water & Sewer Fund	159,705
Appropriated Fund Balance	857,795
Total estimated revenues	<u>\$ 1,117,500</u>

SECTION 21. The following amounts are hereby appropriated in the Capital Reserve Fund – Water and Sewer Fund – Expansion for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to Water & Sewer Fund	\$ 1,935,000
Total appropriations	<u>\$ 1,935,000</u>

SECTION 22. It is estimated that the following revenues will be available in the Capital Reserve Fund – Water and Sewer Fund – Expansion for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Permits and fees:	
Water system development charges	\$ 1,112,800
Sewer system development charges	772,200
Interest earnings	50,000
Total estimated revenues	<u>\$ 1,935,000</u>

SECTION 23. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Capital Projects Fund – Water and Sewer. The projects authorized are the Cabarrus Woods Waterline Upgrades and the FY2026 Annual Sanitary Sewer Rehab and shall span the fiscal years beginning July 1, 2025 and ending June 30, 2029.

Project - FY26 Annual Sanitary Sewer Rehab:	
Construction	\$ 250,000
Project - Town Hall Renovation (50% GF) :	
Professional fees	375,000
Construction	3,750,000
Total appropriations	<u>\$ 4,375,000</u>

SECTION 24. It is estimated that the following revenues will be available during the fiscal years beginning July 1, 2025 and ending June 30, 2029 as they relate to the Capital Projects Fund – Water and Sewer:

Project - FY26 Annual Sanitary Sewer Rehab:	
Transfers from Capital Reserve Fund - Water & Sewer	\$ 250,000
Project - Town Hall Renovation (50% GF) :	
Proceeds from installment contract financing	3,675,000
Transfers from Capital Reserve Fund - Water & Sewer	450,000
Total estimated revenues	<u>\$ 4,375,000</u>

SECTION 25. The following amounts are hereby appropriated in the Capital Reserve Fund – Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to Storm Water Fund	\$ 150,000
Transfers to Capital Projects Fund - Storm Water	33,680
Total appropriations	<u>\$ 183,680</u>

SECTION 26. It is estimated that the following revenues will be available in the Capital Reserve Fund – Storm Water Fund for the fiscal year beginning July 1, 2025, and ending June 30, 2026:

Transfers from Storm Water Fund	\$ 183,680
Total estimated revenues	<u>\$ 183,680</u>

SECTION 27. 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, 2025 for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimate of revenue.

General Fund

\$ 0.410

The rate is based on a total valuation of property for the purposes of taxation of \$4,846,160,000 and an estimated rate of collection of 99.74%. The estimated rate of collection is based on historical collection trends.

SECTION 28. Funds appropriated in the FY2025 budget and encumbered at June 30, 2025, shall be authorized as part of the FY2026 budget appropriation by adoption of this budget ordinance.

SECTION 29. 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.
- 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 30. 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 31. 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 32. The accompanying Schedule of Fees for Fiscal Year 2026 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 33. The accompanying Capital Improvement Plan for Fiscal Years 2026 - 2035 is hereby adopted.

SECTION 34. That this ordinance shall be effective upon its passage. Adopted this 12th day of May 2025.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



Town of Harrisburg, North Carolina

Schedule of Fees

Fiscal Year 2026

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	
Harrisburg Park - 6.6 kW Charger	\$0.80 per hour
Solicitation Permit Application Fee	\$25 per Application
Credit Card Fees	Convenience Fee - \$2.50 per transaction Surcharge - 2.50% of amount of charge
Returned Item Fee	\$35
Applies to insufficient funds for checks and bank drafts and/or returned or disputed credit card payments	
911 Reflective Address Signs	\$10
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
<i>Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.</i>	
Traffic Control	
Temporary traffic control for parades, block parties and special events	
Barricades	\$5/day
Detour signs	\$5/day
Cones	\$0.50 each/day

ENVIRONMENTAL PROTECTION

Residential Solid Waste and Recycling	\$10/month
Additional Cart Rental & Service Fee	\$12/month
Unreturned Additional-Cart Fee	\$50

PLANNING

Subdivision Case Fees

Annexation Fee	\$300 per application; additional \$25 per acre for tracts larger than 5 acres
Preliminary Plat Review	\$1,500 plus \$25 per lot
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)
Exempt Plats	\$150 per map sheet
Time Extension for Plat Approval	\$150
Sketch Plat or Sketch Plan Review	\$450
Construction Plans	\$2,000 plus \$50 per acre

ZONING

Zoning Case Fees

Vested Rights	\$400
Vested Rights Extension	\$150
Conventional Zoning Map Amendment (Residential - less than 10 acres)	\$500 plus \$10 per acre and legal advertising costs
Conventional Zoning Map Amendment (Residential - 10 or more acres)	\$2,500 plus \$25 per acre and legal advertising costs
Combined Residential Rezoning/Preliminary Plat Expedited Request	\$4,000 plus \$25 per lot and legal advertising costs
Conventional Zoning Map Amendment (Non-Residential/Mixed Use)	\$1,500 plus \$25 per acre and legal advertising costs
Text Amendment to UDO	\$500 plus legal advertising costs
Applicant Appeal to Elected Board	\$300 plus advertised costs
Conditional District Rezoning	\$2,500 plus \$25 per acre ¹ and neighborhood notice/legal advertising costs
Appeal to Elected Board by Applicant	\$300 plus advertising costs
Neighborhood Meeting Notices (Adjoining owners within 300 feet)	\$100 plus \$1.00 per mailing address
Public Hearing Notices and Legal Advertising (Adjoining owners within 300 feet)	\$400 plus \$1.00 per mailing address
Re-advertising Cost (due to applicant action)	\$300 plus \$1.00 per mailing address for notices
Architectural Review	\$300
Street Name Change Petition (privately initiated)	\$500 + cost of new street sign(s)
Zoning Site Plan Review - If a third submittal is required, an additional fee will be collected	
Minor Site Plan Review	\$500 plus \$5 per acre
Major Site Plan Review	\$600 plus \$5 per acre
Board of Adjustment Fees	
Special Use Permit Application - Non-Residential	\$600 plus \$25 per acre and legal advertising costs
Special Use Permit Application - Residential	\$500 plus \$5 per acre and legal advertising costs
Variance Application	
Residential	\$500
Non-Residential	\$600
Variance Public Notice	\$100 plus \$1.00 per mailed notice (300-feet of site)
Specialty Consultant Plan Review	Actual cost
Appeal of Administrator Decision/Interpretation Request	\$300 plus same public notice fee as Variance.
Special Venue Rental	Actual cost

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

ZONING

Zoning Permit Fees

Single, Two Family structures and mobile homes	\$150
Single Family attached/Multi-Family	\$300 plus \$5 per unit
Residential Addition/Accessory Structures	\$100
Commercial, Institutional and Industrial - New Construction or Addition	
1,000 SQ. FT. or less	\$250
1,001 - 5,000 SQ. FT.	\$350
5,001 - 10,000 SQ. FT.	\$450
Greater than 10,000 SQ. FT.	\$450 plus \$0.05 for each SQ. FT. over 10,000
Temporary Zoning Certificate of Compliance (TCOC) - Includes Review of Cost Estimates	\$250
Release of TCOC - Includes Final Inspection	\$150
Temporary Use Permits	\$75
Food Truck Annual Permit (Special Use Permit only)	\$100
Home Occupation Permits	\$75
Administrative Adjustment - Residential	\$100
Administrative Adjustment - Non-Residential	\$300
Zoning Verification Letter	\$100
Certificate of Non-Conformity Adjustment	\$400
Golf Cart Registration	\$25
Floodplain Development Permit - Minor	\$100
Floodplain Development Permit - Major (LOMR/CLOMR)	\$300
Sign Permits	
Permanent Sign	\$100
Master Sign Package	\$250 plus Conditional Zoning Fee (if applicable)
Outdoor Advertising Sign (Billboard)	\$1,000
Permit Re-Issuance - Minor Change	\$25

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 - \$13.79 (first 2,000 gallons) 2,001-6,000 - \$8.46 per additional 1,000 gallons 6,001-9,000 - \$9.81 per additional 1,000 gallons 9,001 and above - \$11.30 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$11.00 (first 2,000 gallons) 2,001 and above - \$9.32 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$28.42 (first 2,000 gallons) 2,001-15,000 - \$10.04 per additional 1,000 gallons 15,001 and above - \$11.73 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$18.94 (first 2,000 gallons) 2,001 and above - \$10.97 per additional 1,000 gallons

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

Residential Water Rates	0-2,000 - \$19.74 (first 2,000 gallons) 2,001 and above - \$13.04 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$16.25 (first 2,000 gallons) 2,001 and above - \$13.29 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$40.69 (first 2,000 gallons) 2,001-15,000 - \$12.56 per additional 1,000 gallons 15,001 and above - \$13.75 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$27.88 (first 2,000 gallons) 2,001 and above - \$14.86 per additional 1,000 gallons
Flat Sewer Rates	\$69.48

Storm Water Charge

Charge Per Equivalent Residential Unit (ERU)* \$5.90 / Month

*One (1) Commercial Property ERU equates to 3,723 SF of impervious area

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
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Returned Item Fee

After customer has been charged a returned item fee three times, the Town will no longer accept checks from that customer	\$35
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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 properly)	\$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

** 50% of the account delinquency fee can be credited back to the customer one time for the life of the account if the past due balance and all fees are paid in full before service is disconnected*

WATER & SEWER

Water Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8	\$4,280	\$590	\$0	\$4,870	\$1,220
1	\$10,750	\$820	\$0	\$11,570	\$1,280
1 1/2	\$21,500	\$1,450	\$0	\$22,950	\$2,070
2	\$34,400	\$1,550	\$0	\$35,950	\$2,350
3	\$68,830	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$107,560	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$215,130	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$344,230	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	\$2,970	\$1,220
1	4	\$7,430	\$1,280
1 1/2	4	\$14,880	\$2,070
2	4	\$23,820	\$2,350
3	4	\$47,640	To Be Determined
4	4	\$74,440	To Be Determined
6	4	\$148,890	To Be Determined
8	4	\$238,230	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	\$4,280	\$590	\$0	\$4,870	\$0
5'8	\$4,280	\$590	\$0	\$4,870	\$1,220
1	\$10,750	\$820	\$0	\$11,570	\$1,280
1 1/2	\$21,500	\$1,450	\$0	\$22,950	\$2,070
2	\$34,400	\$1,550	\$0	\$35,950	\$2,350
3	\$68,830	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$107,560	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$215,130	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$344,230	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	\$60.00
4	\$60.00
6	\$110.00
8	\$160.00
10	\$240.00
12	\$380.00

ENGINEERING

Residential & Commercial Construction Plans

Water and Sewer	\$3,100 plus \$100 per acre of entire site
Roadway and Storm Water System	\$3,100 plus \$100 per acre of entire site
Storm Water Quality and Detention	\$2,600 plus \$100 per acre of entire site
Grading and Erosion Control	\$1,200 plus \$100 per acre of entire site

Other Engineering Review & Inspection Fees

Expedited Review Fee	\$2,500 Minor Commercial Plan ¹ \$6,750 Residential Subdivision/Major Commercial Plan
Revision to Approved Plan	20% of original review fee
Harrisburg Encroachment Application Review	\$250
NCDOT Utility Encroachment Application Review	\$150
NCDOT Driveway Permit Review	\$100
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
Letter of Credit Review - Includes Partial Release Request	\$250 + Engineer's cost
Conditional Re-zoning Plat Review	\$500
Preliminary Plat Review	\$300
Annual Storm Water BMP Inspection/Certification Review	\$350
Town of Harrisburg Inspection (Failure to submit report)	Actual cost incurred by Town plus 2x the certification fee
Infrastructure Inspections	
Roadway	\$1.50 per LF
Storm Sewer	\$1.50 per LF
Water Line	\$1.50 per LF
Sanitary Sewer	\$1.50 per LF
Final Grading	\$75 per acre
Bridge or Culvert, 42" or greater	\$20 per LF
Greenway	\$1.00 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 standard review 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	\$95
Baseball	\$90	\$140
Basketball	\$90	\$140
Cheerleading	\$200	\$250
Flag Football (Age 5/6)	\$90	\$140
Football	\$250	\$300
Soccer	\$90	\$140
Adult Team Registration	\$450	\$450
Late Registration Fee	\$25	\$25

¹ Refunds of registration fees are subject to a \$10 administrative fee and only credited toward a future registration.

² There is a \$270 per family, per season maximum for all sports registration fees. This \$270 maximum does not apply to Pop Warner registration or Out-of-Town residents.

Facilities Rental³

	Town	
	Resident	Non-Resident
SplashPad		
Two (2) Hour Individual Pass	\$0.00	\$3.00
Group Rental - per person	\$3.00	\$3.00
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

³ Refunds of 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 5,000	\$350
5,000 to 9,999	\$400
10,000 to 24,999	\$500
25,000 to 49,000	\$650
50,000 or greater	\$0.020 per Sq Ft
Fire Site Review for Rezoning Commercial/Subdivisions	\$250
Fire Site Review for Commercial / Subdivisions	\$300
Fire Certificate of Occupancy (Final Inspection)	\$100

¹ For Multi-Tenant Buildings, Fees are per Tenant

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

Plan Review¹

Fixed Fire Suppression System (Hood Systems- Ansul)	\$200 - plus \$100 performance test
Fire Alarm System	\$300 - plus \$100 performance test
Sprinkler System	\$300 - 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.

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Appendix 5: Capital Improvement Plan

The following pages include the ten-year capital improvement plan from FY2026 – FY2035.

Item	Fiscal Year										Totals
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:											
General Fund	4,503,920	7,785,000	6,524,000	18,703,000	5,984,000	3,890,000	3,845,000	1,557,000	3,231,000	11,377,000	67,409,920
Water and Sewer Fund	667,500	1,609,000	7,593,000	2,305,000	6,395,000	4,761,000	2,852,000	755,000	835,000	495,000	28,267,500
Storm Water Fund	278,560	215,000	120,000	620,000	620,000	810,000	200,000	75,000	-	-	2,938,560
Total project expenditures	5,449,980	9,609,000	14,237,000	21,628,000	12,999,000	9,461,000	6,897,000	2,397,000	4,066,000	11,872,000	98,615,980
Financing Sources:											
Capital Reserve Fund	2,079,980	4,208,000	2,799,000	2,383,000	2,189,000	2,535,000	2,797,000	1,897,000	1,566,000	2,372,000	24,825,980
Capital Reserve Fund - Capital Project Fund	3,120,000	5,151,000	6,088,000	4,995,000	9,060,000	5,176,000	3,850,000	250,000	2,250,000	2,250,000	42,190,000
Capital Reserve Fund - Parks & Rec	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Revenue Bond financing	-	-	4,500,000	-	1,500,000	1,500,000	-	-	-	-	7,500,000
Installment financing	-	-	600,000	14,000,000	-	-	-	-	-	7,000,000	21,600,000
Total financing sources	5,449,980	9,609,000	14,237,000	21,628,000	12,999,000	9,461,000	6,897,000	2,397,000	4,066,000	11,872,000	98,615,980

Appendix 5: Capital Improvement Plan (continued)

General Fund

Item	Fiscal Year											Totals
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:												
Admin	-	30,000	-	-	75,000	-	-	35,000	-	-	-	140,000
IT	-	45,000	30,000	25,000	45,000	35,000	-	50,000	40,000	30,000	30,000	300,000
Comm	-	-	-	-	30,000	-	-	-	-	-	-	30,000
Engineering	45,000	110,000	140,000	70,000	70,000	150,000	150,000	75,000	80,000	170,000	1,060,000	1,060,000
Total General Government	45,000	185,000	170,000	95,000	220,000	185,000	150,000	160,000	120,000	200,000	1,530,000	1,530,000
Planning	-	45,000	-	-	30,000	-	-	50,000	-	-	-	125,000
Deputies	570,000	450,000	490,000	475,000	380,000	380,000	615,000	500,000	300,000	735,000	4,895,000	4,895,000
Fire	168,500	2,574,000	3,240,000	15,297,000	2,335,000	880,000	2,125,000	320,000	290,000	9,622,000	36,851,500	36,851,500
Environmental Protection	-	287,000	72,000	155,000	-	605,000	280,000	-	-	425,000	1,824,000	1,824,000
Buildings and Grounds	-	-	42,000	-	-	-	-	-	45,000	-	-	87,000
Streets and Transportation	906,420	2,583,000	495,000	550,000	2,350,000	350,000	550,000	350,000	2,350,000	350,000	10,834,420	10,834,420
Parks and Recreation	2,814,000	1,661,000	2,015,000	2,131,000	669,000	1,490,000	125,000	187,000	126,000	45,000	11,263,000	11,263,000
Total project expenditures	4,503,920	7,785,000	6,524,000	18,703,000	5,984,000	3,890,000	3,845,000	1,567,000	3,231,000	11,377,000	67,409,920	67,409,920
Financing Sources:												
Capital Reserve Fund	1,383,920	3,069,000	2,069,000	1,853,000	1,584,000	1,740,000	1,595,000	1,317,000	981,000	2,127,000	17,718,920	17,718,920
Capital Reserve Fund - Capital Project Fund	2,870,000	4,466,000	3,605,000	2,600,000	4,150,000	1,900,000	2,000,000	-	2,000,000	2,000,000	25,591,000	25,591,000
Capital Reserve Fund - Parks & Rec	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000	2,500,000
Installment financing	-	-	600,000	14,000,000	-	-	-	-	-	7,000,000	21,600,000	21,600,000
Total financing sources	4,503,920	7,785,000	6,524,000	18,703,000	5,984,000	3,890,000	3,845,000	1,567,000	3,231,000	11,377,000	67,409,920	67,409,920

Appendix 5: Capital Improvement Plan (continued)

Administration

Item	Project Number	Fiscal Year											Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Vehicles													
xxxx New Ford Explorer - Admin (50% WSF) ^[1]													
1015 2023 Ford F150 - Town Manager (50% WSF) ^[2]			30,000	-	-	40,000	-	-	35,000	-	-	-	65,000
1016 2024 Ford Explorer - Admin (50% WSF) ^[3]			-	-	-	35,000	-	-	-	-	-	-	40,000
Subtotal			30,000	-	-	75,000	-	-	35,000	-	-	-	140,000
Total project expenditures			30,000	-	-	75,000	-	-	35,000	-	-	-	140,000
Financing Sources:													
Capital Reserve Fund			30,000	-	-	75,000	-	-	35,000	-	-	-	140,000
Capital Reserve Fund - Capital Project Fund			-	-	-	-	-	-	-	-	-	-	-
Installment financing			-	-	-	-	-	-	-	-	-	-	-
Total financing sources			30,000	-	-	75,000	-	-	35,000	-	-	-	140,000
Projects split between General Fund and Water & Sewer Fund													
^[1] \$60,000 tota in FY2027, \$70,000 total in FY2033													
^[2] \$80,000 total in FY2030													
^[3] \$70,000 total in FY2030													

Appendix 5: Capital Improvement Plan (continued)

Information Technology

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Equipment												
Backup & Disaster Recovery (50% WSF) ^[1]		-	45,000	-	-	45,000	-	-	50,000	-	-	140,000
Server Replacement (50% WSF) ^[2]		-	-	30,000	-	-	35,000	-	-	40,000	-	105,000
Subtotal		-	45,000	30,000	-	45,000	35,000	-	50,000	40,000	-	245,000
Vehicles												
1014 2019 Ford Transit Van (50% WSF) ^[3]		-	-	-	25,000	-	-	-	-	-	30,000	55,000
Subtotal		-	-	-	25,000	-	-	-	-	-	30,000	55,000
Total project expenditures		-	45,000	30,000	25,000	45,000	35,000	-	50,000	40,000	30,000	300,000
Financing Sources:												
Capital Reserve Fund		-	45,000	30,000	25,000	45,000	35,000	-	50,000	40,000	30,000	300,000
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	45,000	30,000	25,000	45,000	35,000	-	50,000	40,000	30,000	300,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$90,000 total in FY2027; \$90,000 total in FY2030; \$100,000 total in FY2033												
^[2] \$60,000 total in FY2028; \$70,000 total in FY2031; \$80,000 total in FY2034												
^[3] \$50,000 total in FY2029; \$60,000 total in FY2035												

Appendix 5: Capital Improvement Plan (continued)

Communications

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Vehicles												
1202 2024 Ford Explorer - Communications (50% Planning) ^[1]		-										
Subtotal		-		-	-	30,000	-	-		-	-	30,000
Total project expenditures		-		-	-	30,000	-	-		-	-	30,000
Financing Sources:												
Capital Reserve Fund		-										
Installment financing		-		-	-	30,000	-	-		-	-	30,000
Total financing sources		-		-	-	30,000	-	-		-	-	30,000
Projects split between General Fund Departments												
^[1] \$60,000 in FY2030												

Appendix 5: Capital Improvement Plan (continued)

Planning & Zoning

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Vehicles												
1401 2018 Chevrolet Silverado 1500 - Code Enforcement		-	45,000	-	-	-						95,000
1404 2024 Ford Explorer - Planning (50% Communications) ⁽¹⁾		-	-	-	-	30,000			-			30,000
Subtotal		-	45,000	-	-	30,000			50,000			125,000
Total project expenditures		-	45,000	-	-	30,000			50,000			125,000
Financing Sources:												
Capital Reserve Fund		-	45,000	-	-	30,000			50,000			125,000
Installment financing		-	-	-	-	-			-			-
Total financing sources		-	45,000	-	-	30,000			50,000			125,000
Projects split between General Fund Departments												
⁽¹⁾ \$60,000 in FY2030												

Appendix 5: Capital Improvement Plan (continued)

Engineering

Item	Project Number	Fiscal Year											Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Equipment													
1505 Plotter - Printer/Scanner (50% WSF) ^[1]													
1505 Plotter - Printer/Scanner (50% WSF)		-	-	-	-	-	-	-	-	-	-	10,000	10,000
Subtotal		-	-	-	-	-	-	-	-	-	-	10,000	10,000
Vehicles													
1510 Ford Explorer - PM/GIS/Admin [Rep 1502]	2026-1500-001	45,000	-	-	-	-	-	-	75,000	-	-	-	120,000
xxxx New Ford Explorer - PM/GIS/Admin		-	45,000	-	-	-	-	-	75,000	-	-	-	120,000
1501 2019 Ford F150 - Engineering Manager		-	65,000	-	-	-	-	-	-	75,000	-	-	140,000
1506 2024 Chevrolet 1500 Ext Cab - Construction Inspector		-	-	70,000	-	-	-	-	-	-	80,000	-	150,000
xxxx New Chevrolet Silverado 1500 - New Position Sr Const. Inspect.		-	-	70,000	-	-	-	-	-	-	-	80,000	150,000
xxxx New Chevrolet Silverado 1500 - New Position Const. Inspect.		-	-	-	70,000	-	-	-	-	-	-	-	70,000
1507 2024 Ford F150 - Town Engineer		-	-	-	-	-	-	-	-	-	-	-	-
1509 2025 Chevrolet Silverado 1500 - Grading Inspector		-	-	-	-	-	-	70,000	-	-	-	-	70,000
xxxx New Chevrolet Silverado 1500 - New Position EIT		-	-	-	-	-	-	-	75,000	-	-	-	75,000
1502 2017 Ford Explorer - PM/GIS/Admin [will be sold FY26]		-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		45,000	110,000	140,000	70,000	70,000	150,000	150,000	75,000	80,000	160,000	1,050,000	
Total project expenditures		45,000	110,000	140,000	70,000	70,000	150,000	150,000	75,000	80,000	170,000	1,060,000	
Financing Sources:													
Capital Reserve Fund													
Capital Reserve Fund - Capital Project Fund		45,000	110,000	140,000	70,000	70,000	150,000	150,000	75,000	80,000	170,000	1,060,000	
Installment financing		-	-	-	-	-	-	-	-	-	-	-	-
Total financing sources		45,000	110,000	140,000	70,000	70,000	150,000	150,000	75,000	80,000	170,000	1,060,000	
Projects split between General Fund and Water & Sewer Fund													
^[1] \$20,000 total in FY2035													

Appendix 5: Capital Improvement Plan (continued)

Deputies

Item	Project Number	Fiscal Year											Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Equipment													
xxxxx Golf Cart (2)	2026-2000-001	20,000											
xxxxxx UTV	2026-2000-002	30,000											20,000
Subtotal		50,000											30,000
Vehicles													
xxxx Ford Interceptor [rep 8652]	2026-2000-003	85,000											50,000
xxxx Ford Interceptor [rep 8653]	2026-2000-004	85,000											180,000
xxxx Ford Interceptor [rep 8664]	2026-2000-005	85,000											180,000
xxxx Ford Interceptor [rep 8665]	2026-2000-006	85,000											180,000
xxxx 2027 New Position Vehicle	2026-2000-007	90,000											185,000
xxxx 2027 New Position Vehicle	2026-2000-008	90,000											185,000
8745 2022 Ford Interceptor			90,000								100,000		190,000
8746 2022 Ford Interceptor			90,000								100,000		190,000
8782 2022 Ford Interceptor			90,000								100,000		190,000
8783 2022 Ford Interceptor			90,000								100,000		190,000
8790 2022 Ford Interceptor			90,000								100,000		190,000
8927 2024 BMW Motorcycle				40,000							45,000		85,000
8885 2023 Ford F150				90,000									190,000
8886 2023 Ford F150				90,000									190,000
8887 2023 Ford F150				90,000									190,000
8816 2023 Ford Explorer				90,000								105,000	195,000
8817 2023 Ford Explorer				90,000									195,000
9215 2024 Vehicle - New @ Garage					95,000							105,000	200,000
9217 2024 Vehicle - New @ Garage					95,000							105,000	200,000
8987 2024 Ford F150					95,000							105,000	200,000
8988 2024 Ford F150					95,000							105,000	200,000
9216 2024 Ford Interceptor - New @ Garage					95,000							105,000	200,000
xxxx 2025 Vehicle [rep 9231]					95,000								95,000
xxxx 2025 Vehicle [rep 9232]					95,000								95,000
xxxx 2025 Vehicle [rep 9236]					95,000								95,000
xxxx 2025 Vehicle [rep 9236]					95,000								95,000
xxxx 2026 Vehicle						95,000							95,000
xxxx 2026 Vehicle						95,000							95,000
xxxx 2026 Vehicle						95,000							95,000
xxxx 2026 Vehicle						95,000							95,000
Subtotal		520,000	450,000	490,000	475,000	380,000	380,000	615,000	500,000	300,000	735,000	4,845,000	
Total project expenditures		570,000	450,000	490,000	475,000	380,000	380,000	615,000	500,000	300,000	735,000	4,895,000	
Financing Sources:													
Capital Reserve Fund													
Capital Reserve Fund - Capital Project Fund		570,000	450,000	490,000	475,000	380,000	380,000	615,000	500,000	300,000	735,000	4,895,000	
Installment financing													
Total financing sources		570,000	450,000	490,000	475,000	380,000	380,000	615,000	500,000	300,000	735,000	4,895,000	

Appendix 5: Capital Improvement Plan (continued)

Fire

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Dehumidifiers - Station #1 & #2	2026-2100-001	13,500	-	-	-	-	-	-	-	-	-	13,500
Fire Station #1 Equipment Building		-	80,000	-	-	-	-	-	-	-	-	80,000
Subtotal		13,500	80,000	-	-	-	-	-	-	-	-	93,500
Vehicles												
Ford Explorer - Fire Chief TH [Rep FD708R]	2026-2100-002	85,000	-	-	-	-	-	100,000	-	-	-	185,000
2003 Ford F450 Utility - SRT	FD901	-	135,000	-	-	-	-	-	150,000	-	-	285,000
2013 Chevrolet Silverado - SRT	FD702	-	125,000	-	-	-	-	-	145,000	-	-	270,000
2014 Chevrolet Suburban - Inspector	FD705	-	-	125,000	-	-	-	-	-	145,000	-	270,000
2021 Chevrolet Suburban LS - Operations Chief	FD701	-	-	125,000	-	-	-	-	-	145,000	-	270,000
2022 Chevrolet 2500 - Logistics	FD603	-	-	-	-	135,000	-	-	-	-	145,000	280,000
2022 Chevrolet 2500 - Admin Chief	FD710	-	-	-	135,000	-	-	-	-	-	145,000	280,000
2022 Chevrolet 2500 - Training Chief	FD601	-	-	-	135,000	-	-	-	-	-	145,000	280,000
2022 Chevrolet 2500 - Battalion Chief	FD709	-	-	-	135,000	-	-	-	-	-	145,000	280,000
2015 Chevrolet Silverado - Planning Chief	FD602	-	-	-	-	135,000	-	-	-	-	-	135,000
2016 Chevrolet Silverado - Battalion Reserve	FD706	-	-	-	-	135,000	-	-	-	-	-	135,000
2024 Chevrolet Tahoe - Fire Marshal	FD707	-	-	-	-	135,000	-	-	-	-	-	135,000
2016 Chevrolet Silverado - Staff Reserve	FD802	-	-	-	-	135,000	-	-	-	-	-	135,000
1997 Ford F350 - Staff Reserve	FD704	-	-	-	-	-	-	-	-	-	-	-
2019 Dodge Charger - Fire Chief [will be sold FY26]	FD708R	-	-	-	-	-	-	-	-	-	-	-
Subtotal		85,000	260,000	250,000	540,000	540,000	-	100,000	295,000	290,000	580,000	2,940,000

Appendix 5: Capital Improvement Plan (continued)

Fire (continued)

Item	Project Number	Fiscal Year											Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Equipment													
xxxxx Replace Air Lifting Bags	2026-2100-003	40,000	-	-	-	-	-	-	-	-	-	-	40,000
FD572 Trailer - Special Operations SRT (rep 572R)	2026-2100-004	30,000	-	-	-	-	-	-	-	-	-	-	30,000
xxxxx Replace Self-Contained Breathing Apparatus		-	205,000	205,000	-	-	-	-	-	-	-	-	410,000
xxxxx Gas Monitor Replacement		-	25,000	-	-	-	-	-	-	-	-	-	25,000
xxxxx Replace Struts Rescue		-	30,000	-	-	-	-	-	-	-	-	-	30,000
xxxxx Ice Machine- Station #3		-	6,000	-	-	-	-	-	-	-	-	-	6,000
FD552 1999 Diahatso Mini Truck Utility Vehicle/Golf Cart		-	30,000	-	-	-	-	-	-	-	-	-	30,000
xxxxx Replace all Battery Extrication Equipment		-	125,000	125,000	-	-	-	-	-	-	-	-	250,000
xxxxx Thermal Imaging Camera Replacement		-	-	80,000	-	-	-	-	-	-	-	-	80,000
21028 Portable Radios (5 years)		-	-	110,000	120,000	130,000	140,000	150,000	-	-	-	-	650,000
FD792 2010 Exmark Lawn Mower Station 3		-	-	-	15,000	-	-	-	-	-	-	-	15,000
xxxxx SCBA Cascade System(Station 1)		-	-	-	200,000	-	-	-	-	-	-	-	200,000
FD573 2004 Wells Cargo Trailer - Decon		-	-	-	30,000	-	-	-	-	-	-	-	30,000
xxxxx Ice Machine- Station #2		-	-	-	7,000	-	-	-	-	-	-	-	7,000
FD551 2005 Yamaha Bruin 350 ATV		-	-	-	-	15,000	-	-	-	-	-	-	15,000
FD553 2021 Polaris Ranger 500 UTV		-	-	-	-	-	30,000	-	-	-	-	-	30,000
xxxxx Replace AEDs		-	-	-	-	-	60,000	-	-	-	-	-	60,000
xxxxx Replace SRT Boats		-	-	-	-	-	-	60,000	-	-	-	-	60,000
FD793 2017 Snapper Lawn Mower Station 2		-	-	-	-	-	-	15,000	-	-	-	-	15,000
xxxxx Turnout Gear Washer Extractor - Station #3		-	-	-	-	-	-	-	25,000	-	-	-	25,000
xxxxx Turnout Gear Washer Extractor - Station #2		-	-	-	-	-	-	-	-	-	25,000	-	25,000
FD791 Lawn Mower Station #1		-	-	-	-	-	-	-	-	-	17,000	-	17,000
FD572R 2005 Continental Trailer- Special Operations SRT (will be sold FY26)		-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		70,000	421,000	535,000	357,000	145,000	230,000	225,000	25,000	-	42,000	-	2,050,000
Total project expenditures		168,500	761,000	785,000	897,000	685,000	230,000	325,000	320,000	290,000	622,000	-	5,083,500
Financing Sources:													
Capital Reserve Fund		168,500	761,000	785,000	897,000	685,000	230,000	325,000	320,000	290,000	622,000	-	5,083,500
Installment financing		-	-	-	-	-	-	-	-	-	-	-	-
Grant		-	-	-	-	-	-	-	-	-	-	-	-
Total financing sources		168,500	761,000	785,000	897,000	685,000	230,000	325,000	320,000	290,000	622,000	-	5,083,500

Appendix 5: Capital Improvement Plan (continued)

Fire Capital Project Fund

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Fire Training Grounds & Logistics Garage		-	513,000	205,000	400,000	150,000	500,000	-	-	-	-	1,768,000
Fire Station #1 & Admin Complex		-		600,000	14,000,000	-	-	-	-	-	-	14,600,000
Logistics Building Remodel (Old Station 1)		-		-	-	-	150,000	-	-	-	-	150,000
New Fire Station 4		-	-	-	-	-	-	-	-	-	-	7,000,000
Subtotal		-	513,000	805,000	14,400,000	150,000	650,000	-	-	-	-	23,518,000
Fire Apparatus												
FD103 Pumper - Station 3 - 2017 Spartan Engine 2000 - Front Line		-	1,300,000	-	-	-	-	-	-	-	-	1,300,000
FD301 Rescue - Station 2 - 2008 Spartan - Front Line		-	-	1,650,000	-	-	-	-	-	-	-	1,650,000
FD102 Pumper - Station 2 - 2020 Spartan Engine 2000 - Front Line		-	-	-	-	1,500,000	-	-	-	-	-	1,500,000
FD201 Ladder - Station 2 - 2005 Spartan 2000 105' - Reserve		-	-	-	-	-	-	1,800,000	-	-	-	1,800,000
FDxxx Ladder - Station 4 - New		-	-	-	-	-	-	-	-	-	-	2,000,000
FD202 Ladder - Station 1 - 2022 Spartan 107' - Front Line		-	-	-	-	-	-	-	-	-	-	-
FD401 Brush Truck - Station 3 - Chevrolet 3500 - Front Line		-	-	-	-	-	-	-	-	-	-	-
FD101 Pumper - Station 1		-	-	-	-	-	-	-	-	-	-	-
FD106 Pumper - Station 2 - 2013 Spartan Engine 2000 - Reserve		-	-	-	-	-	-	-	-	-	-	-
FD101R Pumper - Station 1 - 2005 Engine 2000 - Reserve		-	-	-	-	-	-	-	-	-	-	-
FD104 Pumper - Out of Service - 1988 Ford Engine		-	-	-	-	-	-	-	-	-	-	-
Subtotal		-	1,300,000	1,650,000	-	1,500,000	-	1,800,000	-	-	-	8,250,000
Total project expenditures		-	1,813,000	2,455,000	14,400,000	1,650,000	650,000	1,800,000	-	-	-	31,768,000
Financing Sources:												
Capital Reserve Fund		-	1,813,000	1,855,000	400,000	1,650,000	650,000	1,800,000	-	-	-	10,168,000
Installment financing		-	-	600,000	14,000,000	-	-	-	-	-	-	21,600,000
Grant		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	1,813,000	2,455,000	14,400,000	1,650,000	650,000	1,800,000	-	-	-	31,768,000

Appendix 5: Capital Improvement Plan (continued)

Streets

Item	Project Number	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
Project and acquisition expenditures by function:												
Transportation Improvements												
Annual ADA Sidewalk Program	2026-3001-001	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Annual Greenway Program	2026-3001-002	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Epcon Traffic Improvements	2026-3001-003	150,000	-	-	-	-	-	-	-	-	-	150,000
Turn Lane Improvements at the Courtyards	2026-3001-004	100,000	-	-	-	-	-	-	-	-	-	100,000
Branded Gateway Sign - Rocky River Rd	2025-3001-001	136,420	-	-	-	-	-	-	-	-	-	136,420
Oakley & Sims Turn Lanes - Harrisburg Park Mitigation		-	160,000	-	-	-	-	-	-	-	-	160,000
Harris Depot & Oakley Turn Lane - Harrisburg Park Mitigation		-	120,000	-	-	-	-	-	-	-	-	120,000
Veterans & School Circle Turn Lanes - Harrisburg Park Mitigation		-	-	145,000	-	-	-	-	-	-	-	145,000
Subtotal		736,420	630,000	495,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	4,311,420
Capital Projects Fund												
Woodside Drive Pedestrian Facility	2026-3001-005	170,000	953,000	-	-	-	-	-	-	-	-	1,123,000
Highway 49 & Roberta Road Mitigation		-	1,000,000	-	-	-	-	-	-	-	-	1,000,000
Highway 49 Improvements - Phase IV - Patricia to Roberta		-	-	-	200,000	2,000,000	-	-	-	-	-	2,200,000
Highway 49 Improvements - Phase V - Caldwell to Cedar		-	-	-	-	-	-	200,000	-	2,000,000	-	2,200,000
Subtotal		170,000	1,953,000	-	200,000	2,000,000	-	200,000	-	2,000,000	-	6,523,000
Total project expenditures		906,420	2,583,000	495,000	550,000	2,350,000	350,000	550,000	350,000	2,350,000	350,000	10,834,420
Financing Sources:												
Capital Reserve Fund												
Capital Reserve Fund - Capital Project Fund		736,420	630,000	495,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	4,311,420
Grants		170,000	1,953,000	-	200,000	2,000,000	-	200,000	-	2,000,000	-	6,523,000
Installation financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		906,420	2,583,000	495,000	550,000	2,350,000	350,000	550,000	350,000	2,350,000	350,000	10,834,420
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	2026	2027	2028	2029	Fiscal Year					Totals	
						2030	2031	2032	2033	2034		2035
Project and acquisition expenditures by function:												
Equipment												
4108 2007 Toro 72" Diesel Zero-Turn Mower		-	22,000	-	-	-	-	-	-	-	-	22,000
4111 2019 Exmark 60" Zero-Turn Mower		-	-	-	23,000	-	-	-	-	-	-	23,000
4114 2021 Kubota Tractor (50% WSF) ^[1]		-	-	-	-	-	70,000	-	-	-	-	70,000
4117 2021 Hustler 60" Zero-Turn Mower		-	-	-	-	-	25,000	-	-	-	-	25,000
Subtotal		-	22,000	-	23,000	-	95,000	-	-	-	-	140,000
Vehicles - Leaf Truck												
4115 2020 Freightliner M21 Leaf Truck		-	-	-	-	-	400,000	-	-	-	-	400,000
4123 2023 Freightliner Leaf Truck		-	-	-	-	-	-	-	-	-	425,000	425,000
Subtotal		-	-	-	-	-	400,000	-	-	-	425,000	825,000
Vehicles - Limb and Brush Truck												
4110 2018 Freightliner M2 Brush Truck		-	265,000	-	-	-	-	-	-	-	-	265,000
4113 2021 International Brush Hawk Boom Truck		-	-	-	-	-	-	280,000	-	-	-	280,000
Subtotal		-	265,000	-	-	-	-	280,000	-	-	-	545,000
Vehicles - Other												
4103 2021 Chevrolet Silverado		-	-	72,000	-	-	-	-	-	-	-	72,000
4112 2025 Ford F250		-	-	-	72,000	-	-	-	-	-	-	72,000
4104 2012 Ford F550 Bucket Truck (50% WSF) ^[2]		-	-	-	60,000	-	-	-	-	-	-	60,000
4122 2024 Ford F-550 Dump Truck		-	-	-	-	-	-	110,000	-	-	-	110,000
Subtotal		-	-	72,000	132,000	-	110,000	-	-	-	-	314,000
Total project expenditures		-	287,000	72,000	155,000	-	605,000	280,000	-	-	425,000	1,824,000
Financing Sources:												
Capital Reserve Fund		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund - Capital Project Fund		-	287,000	72,000	155,000	-	605,000	280,000	-	-	425,000	1,824,000
Installment Financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	287,000	72,000	155,000	-	605,000	280,000	-	-	425,000	1,824,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$140,000 total in FY2031												
^[2] \$120,000 total in FY2029												

Appendix 5: Capital Improvement Plan (continued)

Buildings & Grounds

Item	Project Number	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
Project and acquisition expenditures by function:												
Vehicles												
5011 Chevrolet Silverado 1500 - Custodial Worker												
Subtotal		-	-	42,000	-	-	-	-	-	45,000	-	87,000
Total project expenditures		-	-	42,000	-	-	-	-	-	45,000	-	87,000
Financing Sources:												
Capital Reserve Fund												
Capital Reserve Fund - Capital Project Fund		-	-	42,000	-	-	-	-	-	45,000	-	87,000
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	-	42,000	-	-	-	-	-	45,000	-	87,000

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation

Item	Project Number	Fiscal Year											Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Park & Facility Improvements													
Netting System - Stallings Park	2026-5000-001	44,000	-	-	-	-	-	-	-	-	-	-	44,000
Splash Pad Updates	2026-5000-002	30,000	-	-	-	-	-	-	-	-	-	-	30,000
Picnic Tables - Harrisburg Park and Harris Depot Park	2026-5000-003	40,000	-	-	-	-	-	-	-	-	-	-	40,000
Irrigation - Harrisburg Park		-	125,000	-	-	-	-	-	-	-	-	-	125,000
Tennis Court Lights LED Conversion - Stallings Park		-	30,000	-	-	-	-	-	-	-	-	-	30,000
Automatic Gate - Harrisburg Park		-	40,000	-	-	-	-	-	-	-	-	-	40,000
Announcer Booth/Storage Room - Harrisburg Park		-	200,000	-	-	-	-	-	-	-	-	-	200,000
Parking Lot Resurfacing - Pharr Mill Park		-	-	125,000	-	-	-	-	-	-	-	-	125,000
New Playground - Harrisburg Park		-	-	-	-	-	200,000	-	-	-	-	-	200,000
Subtotal		114,000	395,000	125,000	-	-	200,000	-	-	-	-	-	834,000
Heavy Equipment - Mowers													
xxxx Grounds Master 4500 Deck Mower		-	97,500	-	-	-	-	-	105,000	-	-	-	202,500
5028 2018 Zero Turn Mower 60"		-	17,500	-	-	-	-	-	-	-	-	-	17,500
5029 2020 Zero Turn Mower 60"		-	19,000	-	-	-	-	-	20,000	-	-	-	39,000
5051 2010 Skid Steer Caterpillar 277C w/Bucket		-	95,000	-	-	-	-	-	-	-	-	-	95,000
5040 2022 Wright Zero Turn Mower		-	-	-	20,000	-	-	-	-	-	22,000	-	42,000
5052 2023 Ex-Mark Walk Behind Mower		-	-	-	13,000	-	-	-	-	-	15,000	-	28,000
5023 2017 zero Turn Mower		-	-	-	-	-	-	-	-	-	-	-	-
5047 2023 Wright Zero Turn Mower 60"		-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		-	229,000	-	33,000	-	-	-	125,000	-	37,000	-	424,000

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation (continued)

Item	Project Number	2026	2027	2028	2029	Fiscal Year					2034	2035	Totals
						2030	2031	2032	2033				
Project and acquisition expenditures by function:													
Heavy Equipment - Other													
5013 2005 John Deere Tractor													
xxxx Boom Lift			75,000										75,000
5031 2020 Clubcar Golf Cart			60,000										60,000
5032 2020 Clubcar Golf Cart			15,000										15,000
5058 Bullseye Quick Groomer Attachment			15,000										15,000
5036 2016 John Deere Infield Groomer				12,000									12,000
5057 Verticutter with Roller				48,000									48,000
5048 Billy Goat Ride-On Blower					16,000								16,000
5053 Aera-vator Tractor Implement					20,000								20,000
5054 Fertilizer Spreader for Tractor					14,000								14,000
5055 Pull Behind Sprayer					6,000								6,000
5056 Pro Pass 200 Wireless Top Dresser						55,000							55,000
5042 RTV 900						26,000							26,000
5050 RTV 900							20,000						20,000
5041 2024 John Deere Tractor								20,000					20,000
5004 2002 John Deere Backhoe													
5021 2015 John Deere Gator													
5019 2021 John Deere Infield Groomer													
Subtotal			165,000	60,000	56,000	81,000	40,000						402,000
Vehicles													
5003 2015 Ford-250 - FM Specialist			42,000							44,000			86,000
5008 2018 Ford F150 - Rec Coordinator			38,000							44,000			82,000
5009 2019 Chevrolet 3500 Dump Truck			52,000							55,000			107,000
5006 2016 Chevrolet Silverado 1500 - FM Specialist			40,000							44,000			84,000
5005 2016 Ford Explorer - Admin				40,000							44,000		84,000
5010 2021 Chevrolet Silverado 1500 - FM Supervisor				40,000							45,000		85,000
5012 2021 Chevrolet Silverado 1500 - Superintendent					42,000							45,000	87,000
5049 Ford F-250 - FM Specialist						44,000							44,000
5043 Ford F-250 - FM Specialist							44,000						44,000
Subtotal			172,000	80,000	42,000	88,000				187,000	89,000	45,000	703,000
Total project expenditures		114,000	961,000	265,000	131,000	169,000	240,000	125,000		187,000	126,000	45,000	2,363,000
Financing Sources:													
Capital Reserve Fund		114,000	961,000	265,000	131,000	169,000	240,000	125,000		187,000	126,000	45,000	2,363,000
Installment financing													
Total financing sources		114,000	961,000	265,000	131,000	169,000	240,000	125,000		187,000	126,000	45,000	2,363,000

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation Capital Projects Funds

Item	Project Number	Fiscal Year										Totals
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Project and acquisition expenditures by function:												
Park & Facility Improvements												
Historic Pharr Mill Reconstruction	2026-5000-003											
Artificial Turf - Harrisburg Park - Two Fields	2026-5000-004	200,000	500,000	-	-	-	-	-	-	-	-	700,000
Announcer Booth/Storage Room - Harrisburg Park		2,500,000	-	-	-	-	-	-	-	-	-	2,500,000
Holcomb Woods Park Lights		-	200,000	-	-	-	-	-	-	-	-	200,000
Boardwalk and Pier - Pharr Mill Park		-	-	750,000	-	-	-	-	-	-	-	750,000
Maintenance Building		-	-	1,000,000	-	-	-	-	-	-	-	1,000,000
Pharr Mill Park Enhancement		-	-	-	2,000,000	-	-	-	-	-	-	2,000,000
Library Building Renovations		-	-	-	-	500,000	-	-	-	-	-	500,000
		-	-	-	-	-	1,250,000	-	-	-	-	1,250,000
Total project expenditures		2,700,000	700,000	1,750,000	2,000,000	500,000	1,250,000	-	-	-	-	8,900,000
Financing Sources:												
Capital Reserve Fund												
Installment financing		2,700,000	700,000	1,750,000	2,000,000	500,000	1,250,000	-	-	-	-	8,900,000
		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		2,700,000	700,000	1,750,000	2,000,000	500,000	1,250,000	-	-	-	-	8,900,000

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer

Project and acquisition expenditures by function:	Item	Project Number	Fiscal Year										Totals
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Water Projects													
	FY27/28 WL Upgrades (CPF) - Harrisburg Estates												
	FY29/30 WL Upgrades (CPF) - Hillcrest, Willow, Tall Tree, Leatherwood			100,000	1,000,000								1,100,000
	FY30/31 WL Upgrades (CPF) - Robinson Ave, School, Martha Melvin, Alexander Hills					200,000	2,000,000						2,200,000
	FY32/33 WL Upgrades (CPF) - Oakley, Harris Depot, Henderson, Gamble						140,000	1,400,000					1,540,000
Water Expansion Projects	Subtotal							160,000	1,600,000				1,760,000
				100,000	1,000,000	200,000	2,140,000	1,560,000	1,600,000				6,600,000
Sewer Projects	Hickory Ridge Road 12 inch WL Phase 2 of 3 (4,000 LF) (CPF)												
	Hickory Ridge Road 12 inch WL Phase 3 of 3 (4,000 LF) (CPF)												
	Subtotal						540,000	516,000					540,000
Sewer Projects	Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects) (CPF)	2026-6000-001	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
	Sequoia Hills Sewer (8,500 LF of gravity) (CPF)			335,000	913,000								1,248,000
	Abbingdon Pump Station Decommissioning (2,200 LF of 8-inch gravity line) (CPF)				150,000	650,000							800,000
	Morehead West Sewer Phase I (CPF)				4,500,000								4,500,000
	Orchard Park Pump Station Decommissioning (CPF)				50,000	150,000							200,000
	Morehead West Sewer Phase II (CPF)					525,000	1,280,000						1,805,000
	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
	Kensington Pump Station Decommissioning (1,500 LF of 8-inch gravity line) (CPF)						80,000	450,000					530,000
	Harmony Pump Station Decommissioning (Developer Driven)												
	Subtotal		250,000	585,000	5,863,000	1,575,000	3,110,000	2,200,000	250,000	250,000	250,000	250,000	14,583,000
Equipment - Generators													
	6081 - Heatherstone Well Generator 7/2006 Olympian G80F3 NG												
	xxxx Well #3 Generator 3/2009 Cummins GGLB 150 NG	2026-6000-002	77,000										77,000
	xxxx Town Center Generator 8/2007 Olympian G30F3 NG			94,000									94,000
	xxxx 2000 Kohler 135 Generator (Tagalong) [Rep 4104]			60,000									60,000
	xxxx Stalling Glenn Generator Olympian G30F3 NG			100,000									100,000
	xxxx Well #1 Generator 3/2012 Generac SG175 NG				60,000								60,000
	xxxx Kensington Generator 1/2005 Olympian D50P3 Diesel (If Sewer CPF is not performed)				100,000								100,000
Subtotal	6088 - Abbingdon Generator 5/2006 Olympian G100F3 NG					65,000							65,000
			77,000	254,000	160,000	65,000							556,000

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

Item	Project Number	Fiscal Year										Totals	
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:													
Equipment - Other													
		2026-6000-003											
6094	Kubota RTV-900 [rep 6002]	20,000	-	-	-	-	-	-	-	-	-	-	20,000
6016	2016 Hudson Trailer 20' HTD18C 12 Ton	-	30,000	-	-	-	-	-	-	-	-	-	30,000
6012	2013 Volvo DD015 Compactor Double Drum	-	-	40,000	-	-	-	-	-	-	-	-	40,000
6017	2012 Doosan Forklift Model G25P5	-	-	60,000	-	-	-	-	-	-	-	-	60,000
6025	2018 Hudson Trailer 20' HTD18C 12 Ton	-	-	30,000	-	-	-	-	-	-	-	-	30,000
6079	2023 308 CAT Excavator	-	-	-	175,000	-	-	-	-	-	-	-	175,000
6080	2280 Mahle Articpro R1234VF AC Machine	-	-	-	10,000	-	-	-	-	-	-	-	10,000
6045	2021 Bravo Aires Pathfinder Camera & Trailer	-	-	-	-	140,000	-	-	-	-	-	-	140,000
6028	2019 DYNA-VAC RH-750 Easement Machine	-	-	-	-	-	-	80,000	-	-	-	-	80,000
6034	2021 Kubota RTV-900 4x4	-	-	-	-	-	-	35,000	-	-	-	-	35,000
6035	2021 Caterpillar Compactor	-	-	-	-	-	-	-	80,000	-	-	-	80,000
6039	2017 Caterpillar 914M Compact Wheel Loader	-	-	-	-	-	-	-	150,000	-	-	-	150,000
6078	2021 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
6001	2004 Series 2 Sewer Jet Rodder Machine	-	-	-	-	-	-	-	100,000	-	-	-	100,000
6027	2019 Caterpillar 305 E2 Excavator	-	-	-	-	-	-	-	-	90,000	-	-	90,000
6029	2019 Skid Steer Caterpillar 289D2	-	-	-	-	-	-	-	-	-	80,000	-	80,000
6014	2015 Look Vision Trailer - Safety Trailer	-	-	-	-	-	-	-	-	-	25,000	-	25,000
6089	2024 Caterpillar Trench Roller	-	-	-	-	-	-	-	-	-	-	-	-
6090	2024 Caterpillar Air Compressor	-	-	-	-	-	-	-	-	-	-	-	-
6091	Jetter/Sewer Vac Truck [Rep 6011 & 6026]	-	-	-	-	-	-	-	-	-	-	-	-
6095	Kamstrup Meter Collector Antenna	-	-	-	-	-	-	-	-	-	-	-	-
6002	2006 Kubota RTV-900 [will be sold FY26]	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal		20,000	30,000	130,000	185,000	140,000	115,000	562,000	90,000	105,000	-	1,377,000	

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

				Project Number	Fiscal Year											Totals
				Item	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
Project and acquisition expenditures by function:																
Vehicles																
6096	2016 Chevrolet 2500 - WS Secondary Crew Truck [rep 6019]	2026-6000-004			73,500	-	-	-	-	-	80,000	-	-	-	153,500	
6097	2019 F450 Crew Truck - Utility Crew Leader [rep 6044]	2026-6000-005			100,000	-	-	-	-	-	110,000	-	-	-	210,000	
6098	2017 Chevrolet 2500 Reg Cab Service Bed - Utility System Operator [rep 6023]	2026-6000-006			73,500	-	-	-	-	-	80,000	-	-	-	153,500	
6099	2017 Chevrolet 1500 Reg Cab Short Bed - Water System ORC [rep 6022]	2026-6000-007			73,500	-	-	-	-	-	80,000	-	-	-	153,500	
6024	2018 Freightliner M2106 Diesel Dump Truck				-	180,000	-	-	-	-	-	-	-	-	180,000	
6031	2020 Chevrolet Silverado 3500 Reg Cab Crane Body - Utility System Operator Pump Station Crew				-	85,000	-	-	-	-	-	90,000	-	-	175,000	
6032	2020 Chevrolet Silverado 2500 Reg Cab 4x4 Service Body - Senior Water System ORC				-	75,000	-	-	-	-	-	80,000	-	-	155,000	
6033	2021 Chevrolet 2500 Crew Cab - Purchasing Agent				-	75,000	-	-	-	-	-	80,000	-	-	155,000	
6010	2012 Ford F-150 Reg Cab - Spare				-	75,000	-	-	-	-	-	-	-	-	75,000	
6015	2015 Chevrolet Silverado 2500 - Spare				-	-	-	-	-	-	-	-	-	-	150,000	
6077	2021 Ford F150 - Public Works Director				-	70,000	-	-	-	-	-	-	80,000	-	150,000	
6040	2021 Chevrolet 3500 Crew Cab - Fleet Maintenance Manager				-	80,000	-	-	-	-	-	-	85,000	-	165,000	
6030	2020 Freightliner M2 Dump Truck				-	180,000	-	-	-	-	-	-	190,000	-	370,000	
6074	2022 Chevrolet Silverado 2500 - Utility Supervisor				-	80,000	-	-	-	-	-	-	85,000	-	165,000	
6081	2014 Ford F550 Super Duty Dump Truck [Rep 6041]				-	-	-	120,000	-	-	-	-	-	125,000	245,000	
6075	2022 Chevrolet Silverado 2500 - Assistant PW Director				-	-	-	75,000	-	-	-	-	-	80,000	155,000	
6082	Freightliner M2106 Dump Truck [Rep 6043]				-	-	-	-	180,000	-	-	-	-	-	180,000	
6083	Ford F-450 Diesel Crew Cab - Utility Crew leader [Rep 6018]				-	-	-	-	90,000	-	-	-	-	-	90,000	
6084	Ford F-350 - On Call [Rep 6020]				-	-	-	-	75,000	-	-	-	-	-	75,000	
6092	Freightliner Dump Truck				-	-	-	-	-	185,000	-	-	-	-	185,000	
6093	Chevrolet Silverado 2500 Crew Cab - Water System ORC				-	-	-	-	-	80,000	-	-	-	-	80,000	
6018	2016 Ford F-450 Diesel Crew Cab - Spare				-	-	-	-	-	-	90,000	-	-	-	90,000	
6019	2016 Chevrolet 2500 - WS Secondary Crew Truck [will be sold FY26]				-	-	-	-	-	-	-	-	-	-	-	
6044	2019 F450 Crew Truck - Utility Crew Leader [will be sold FY26]				-	-	-	-	-	-	-	-	-	-	-	
6023	2017 Chevrolet 2500 Reg Cab Service Bed - Utility System Operator [will be sold FY26]				-	-	-	-	-	-	-	-	-	-	-	
6022	2017 Chevrolet 1500 Reg Cab Short Bed - Water System ORC [will be sold FY26]				-	-	-	-	-	-	-	-	-	-	-	
Subtotal					320,500	565,000	410,000	195,000	345,000	265,000	440,000	330,000	440,000	205,000	3,515,500	

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

Project and acquisition expenditures by function:	Item	Project Number	Fiscal Year												Totals
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035			
Cost Share - General Fund Assets															
xxxx	New Ford Explorer - Admin (50% GF) ⁽¹⁾														
	Backup & Disaster Recovery (50% GF) ⁽²⁾			30,000	-	-	-	-	-	-	35,000	-	-	-	65,000
	Server Replacement (50% GF) ⁽³⁾			45,000	-	-	45,000	-	-	-	50,000	-	-	-	140,000
6072	2019 Ford Transit Van (50% GF) ⁽⁴⁾			-	-	30,000	-	-	-	35,000	-	-	40,000	-	105,000
6065	2012 Ford F550 Bucket Truck (50% GF) ⁽⁵⁾			-	-	-	25,000	-	-	-	-	-	-	30,000	55,000
6086	2023 Ford F150 - Town Manager (50% GF) ⁽⁶⁾			-	-	-	60,000	-	-	-	-	-	-	-	60,000
6085	Ford Explorer [Rep 1002] (50% GF) ⁽⁷⁾			-	-	-	-	40,000	-	-	-	-	-	-	40,000
6054	2021 Kubota Tractor (50% GF) ⁽⁸⁾			-	-	-	-	35,000	-	-	-	-	-	-	35,000
6060	Plotter - Printer/Scanner (50% GF) ⁽⁹⁾			-	-	-	-	-	-	70,000	-	-	-	-	70,000
	Subtotal			75,000	30,000	85,000	120,000	105,000	-	85,000	40,000	10,000	10,000	580,000	
	Total project expenditures		667,500	1,609,000	7,593,000	2,305,000	6,395,000	4,761,000	2,832,000	755,000	835,000	495,000	495,000	28,247,500	
Financing Sources:															
	Capital Reserve Fund - Operating Capital		417,500	924,000	730,000	530,000	605,000	485,000	982,000	505,000	585,000	245,000	245,000	6,008,500	
	Capital Reserve Fund - Capital Project Fund		250,000	685,000	2,363,000	1,775,000	4,290,000	2,776,000	1,850,000	250,000	250,000	250,000	250,000	14,739,000	
	Installment Loan Financing		-	-	-	-	-	-	-	-	-	-	-	-	
	Revenue Bond Financing		-	-	4,500,000	-	1,500,000	1,500,000	-	-	-	-	-	7,500,000	
	Total financing sources		667,500	1,609,000	7,593,000	2,305,000	6,395,000	4,761,000	2,832,000	755,000	835,000	495,000	495,000	28,247,500	
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⁾ \$60,000 total in FY2027; \$70,000 total in FY2033															
⁽²⁾ \$90,000 total in FY2027; \$90,000 total in FY2030; \$100,000 total in FY2033															
⁽³⁾ \$60,000 total in FY2028; \$70,000 total in FY2031; \$80,000 in FY2034															
⁽⁴⁾ \$50,000 total in FY2029; \$60,000 total in FY2035															
⁽⁵⁾ \$120,000 total in FY2029															
⁽⁶⁾ \$80,000 total in FY2030															
⁽⁷⁾ \$70,000 total in FY2030															
⁽⁸⁾ \$140,000 total in FY2031															
⁽⁹⁾ \$20,000 total in FY2035															

Appendix 5: Capital Improvement Plan (continued)

Storm Water

Item	Project Number	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Totals
Project and acquisition expenditures by function:												
Storm water projects												
Storm Drain Maintenance Spot Improvements	2025-7000-001	128,560	-	-	-	-	-	-	-	-	-	128,560
Storm Drain Maintenance Spot Improvements	2026-7000-001	150,000	150,000	-	-	-	-	-	-	-	-	300,000
Stream Restoration (CPF)		-	-	120,000	620,000	620,000	500,000	-	-	-	-	1,860,000
Floodplain and Wetland Mitigation		-	-	-	-	-	-	200,000	-	-	-	200,000
Storm Water Improvements - System B - Phase 1 (CPF)		-	-	-	-	-	-	-	-	-	-	-
Subtotal		278,560	150,000	120,000	620,000	620,000	500,000	200,000	-	-	-	2,488,560
Vehicles												
xxxx New Chevrolet Silverado 1500 - New Position SW Admin		-	65,000	-	-	-	-	-	75,000	-	-	140,000
7003 Freightliner Street Sweeper [Rep 7002]		-	-	-	-	-	310,000	-	-	-	-	310,000
Subtotal		-	65,000	-	-	-	310,000	-	75,000	-	-	450,000
Total project expenditures		278,560	215,000	120,000	620,000	620,000	810,000	200,000	75,000	-	-	2,938,560
Financing Sources:												
Capital Reserve Fund		278,560	215,000	-	-	-	310,000	200,000	75,000	-	-	1,078,560
Capital Reserve Fund - Capital Project Fund		-	-	120,000	620,000	620,000	500,000	-	-	-	-	1,860,000
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		278,560	215,000	120,000	620,000	620,000	810,000	200,000	75,000	-	-	2,938,560
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:

Conduct a Public Hearing to Consider Entering Into An Annexation Agreement between the Town of Harrisburg and the City of Concord

Presenting Personnel:

Zachary Gordon, Planning Director

Suggested Motion or Action:

Motion to approve the Annexation Agreement between the Town of Harrisburg and City of Concord, as attached.

Description/Background:

The Town of Harrisburg and City of Concord have previously been parties to an annexation agreement with an effective date of October 12, 1998, and a termination date of October 12, 2008 (see attached), This agreement was subsequently amended on December 12, 2003, without a change in the termination date. The annexation agreement between Harrisburg and Concord expired on October 12, 2008, and since that time there has been no agreement in place between the two jurisdictions. In the Fall of 2024, Town staff reached out to Concord to inquire about the adoption of a revised annexation agreement between the two jurisdictions. Concord agreed and staff worked with Concord planning staff and the attorneys for both Harrisburg and Concord to develop a new annexation agreement. The attached agreement has been provided to Concord for their review and approval. At this time, Concord has not scheduled a public hearing to consider this proposed agreement, but would need to do so and adopt the agreement for it to take effect. For its part, the Town of Harrisburg must also hold a public hearing and adopt the agreement.

A call for a Public Hearing to consider the proposed Annexation Agreement was approved by the Town Council at its April 14th meeting.

Recommendation:

Staff recommends adoption of the proposed Annexation Agreement between the Town of Harrisburg and City of Concord, for a period of 10 years, subject to adoption of the agreement by Concord. The effective date of the agreement would be established once both jurisdictions have adopted the agreement.

Fiscal Impact:

None

Attachments:

1. Town of Harrisburg and City of Concord-Annexation Agreement - May 2025
2. Town of Harrisburg and City of Concord Annexation Agreement Map 2025
3. Harrisburg Concord - 1998 Annexation Agreement
4. Harrisburg-Concord - 2003 Amended Annexation Agreement
5. Fixing Date of Public Hearing - Annexation Agreement Between Town of Harrisburg and City of Concord 4-14-2025
6. May_12_2025_Legal Ad

NORTH CAROLINA
CABARRUS COUNTY

ANNEXATION AGREEMENT BETWEEN
CITY OF CONCORD AND TOWN OF HARRISBURG

WHEREAS, the City of Concord (hereinafter “Concord”), and Town of Harrisburg (hereinafter “Harrisburg”), being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to Harrisburg and Concord and also to improve planning by public and private interests in such areas; and

WHEREAS, Part 6, Article 4A, Chapter 160A of the North Carolina General Statutes (hereinafter “Act”) authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority of the Act.
2. This Agreement shall remain in effect for ten (10) years after its effective date.
3. a) No portion of Concord’s “Potential Area of Annexation” as adopted, is subject to annexation by Harrisburg, except as described below.

b) No portion of Harrisburg’s “Potential Area of Annexation” as adopted, is subject to annexation by Concord, except as described below.
4. The effective date of this Agreement is _____ 2025.
5. a) At least sixty (60) days before the adoption of any annexation ordinance by a party, wherein the affected property lies within the potential area of annexation of the other party, the party which is considering annexation shall give written notice of the other affected party of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the areas to be annexed in relation to: the boundaries of the area which the annexing party has agreed not to annex pursuant to this Agreement; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than one hundred eighty (180) days.

b) Either municipality, which has property within their potential area of annexation which is proposed for annexation by the other municipality, after notification from the other municipality as described in paragraph 5(a) above, may waive, in its sole and absolute discretion, their rights to annex said property. Such waiver must be made by the party’s governing body.

c) Any waiver authorized by Paragraph 5(b) above must be in writing and bear the signature of the waiving party’s Mayor or the official or employee of the waiving party authorized to execute the waiver. If signed by an official or employee designated by a resolution of the party’s governing body, the waiver shall be effective without further approval of such party’s governing body. Any waiver shall only apply to the annexation described in said waiver. All notices or waivers required by the terms of this Agreement shall be sufficient if directed to and received by the Mayor of the party to whom such notice or waiver is directed.

d) So long as Concord does not take any action by ordinance or resolution to annex any property within Harrisburg's potential area of annexation, Harrisburg waives the notice requirements of Paragraph 5 (a). Under no circumstances may this Paragraph be construed to relieve Concord of the obligation to give notice of any proposed annexation of any portion of Cabarrus County. Harrisburg may revoke the waiver described above by resolution of its governing body. Such waiver shall be effective on the date set forth in such resolution or ninety (90) days after a copy of such resolution is received by the Mayor of Concord, whichever date is later.

e) So long as Harrisburg does not take any action by ordinance or resolution to annex any property within Concord's potential area of annexation, Concord waives the notice requirements of Paragraph 5 (a). Under no circumstances may this Paragraph be construed to relieve Harrisburg of the obligation to give notice of any proposed annexation of any portion of Cabarrus County. Concord may revoke the waiver described above by resolution of its governing body. Such waiver shall be effective on the date set forth in such resolution or ninety (90) days after a copy of such resolution is received by the Mayor of Harrisburg, whichever date is later.

6. The parties agree that the extension of utilities from within the corporate limits of either party to property located within the corporate limits of the other party will require the consent of the other party where the utilities are to be extended, provided that the proposed extension meets all the requirements of NCGS 160A Article 4A. The notice requirement of paragraph 5 is not applicable to this provision.

7. It shall be the responsibility of the annexing jurisdiction to provide utilities to the properties proposed for annexation. Nothing in this agreement shall prohibit either party from extending facilities across the other's boundary in order to provide services within their own annexation area.

8. The common boundary between Concord's area of consideration (generally east side of said line) and Harrisburg's area of consideration (generally west side of said line) shall be more particularly described as follows:

BEGINNING at a point, said point being the intersection of the Cabarrus County-Mecklenburg County line and the west right-of-way of Lower Rocky River Road (State Road 1136), thence along said right-of-way of Lower Rocky River Road in a north direction to a point on the north right-of-way of Rocky River Road (State Road 1139), thence along said right-of-way of Rocky River Road in an east and north direction to the intersection of the centerline of Rocky River, thence along said centerline in a west and north direction to its intersection with Coddle Creek, thence along the centerline of Coddle Creek in a north and west direction , (crossing NC Highway 49) to a point in an unnamed stream , thence along the centerline of said stream in a west direction, (passing an unnamed pond on the north), to a point on the east right-of-way of Roberta Road (SR 1304), thence along said right-of-way in a southwest direction to a point in the center of Rocky River, thence along the centerline of Rocky River in a west direction to the City of Concord's corporate limits, generally in a west direction to a point on the rear corner of P.I.N. 5508-04-7131(03), thence in a southeast direction 500 +/- feet to a point on the Town of Harrisburg corporate limit line, thence in a southwest direction 70 +/- feet to a point on the City of Concord's corporate limit, thence following said corporate limits to the intersection of Morehead Road (State Road 1300), thence along the centerline of Morehead Road in a southeast direction to the intersection of Hudspeth Road (State Road 1302), thence following the centerline of Hudspeth Road to the intersection of the Town of Harrisburg's corporate limits and the City of

Concord's corporate limits, thence along said common corporate boundary line to a point in the centerline of Hudspeth Road, thence along the centerline of Hudspeth Road in a northwest direction to a point on the north right-of-way of US Highway 29, South, thence following said right-of-way in a northeast direction to a point on the south right-of-way of Morehead Road, thence along said right-of-way in a west direction to a point on the Mecklenburg County line, thence along said County line in a southeast direction.

9. From and after the effective date of this Agreement, no party may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, no party may annex all or any portion of any area in violation of the Act or this Agreement.

10. This Agreement shall not take effect until and unless it is duly approved and executed by all parties.

11. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.

12. Any party, which shall believe that a violation of the Act or this Agreement has occurred, shall have available to it all remedies and relief as authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.

13. If Concord or Harrisburg lawfully extends water or sewer facilities into the other party's area of consideration, within the right-of-way of any public street which subsequently is annexed by and becomes a public street of that other party, the party that extended the utility will be permitted to maintain and extend water and sewer facilities subject to reasonable terms and conditions. This Agreement may not be construed to authorize the extension of water or sewer facilities within any portion of Concord or Harrisburg's area of consideration by the other party.

14. The provisions of this Agreement applicable to Concord and Harrisburg may only be amended or terminated upon the written agreement of Concord and Harrisburg, approved by the ordinance of their governing boards, and executed by the Mayors of Concord and Harrisburg and spread upon their respective minutes.

CITY OF CONCORD

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

TOWN OF HARRISBURG

Mayor

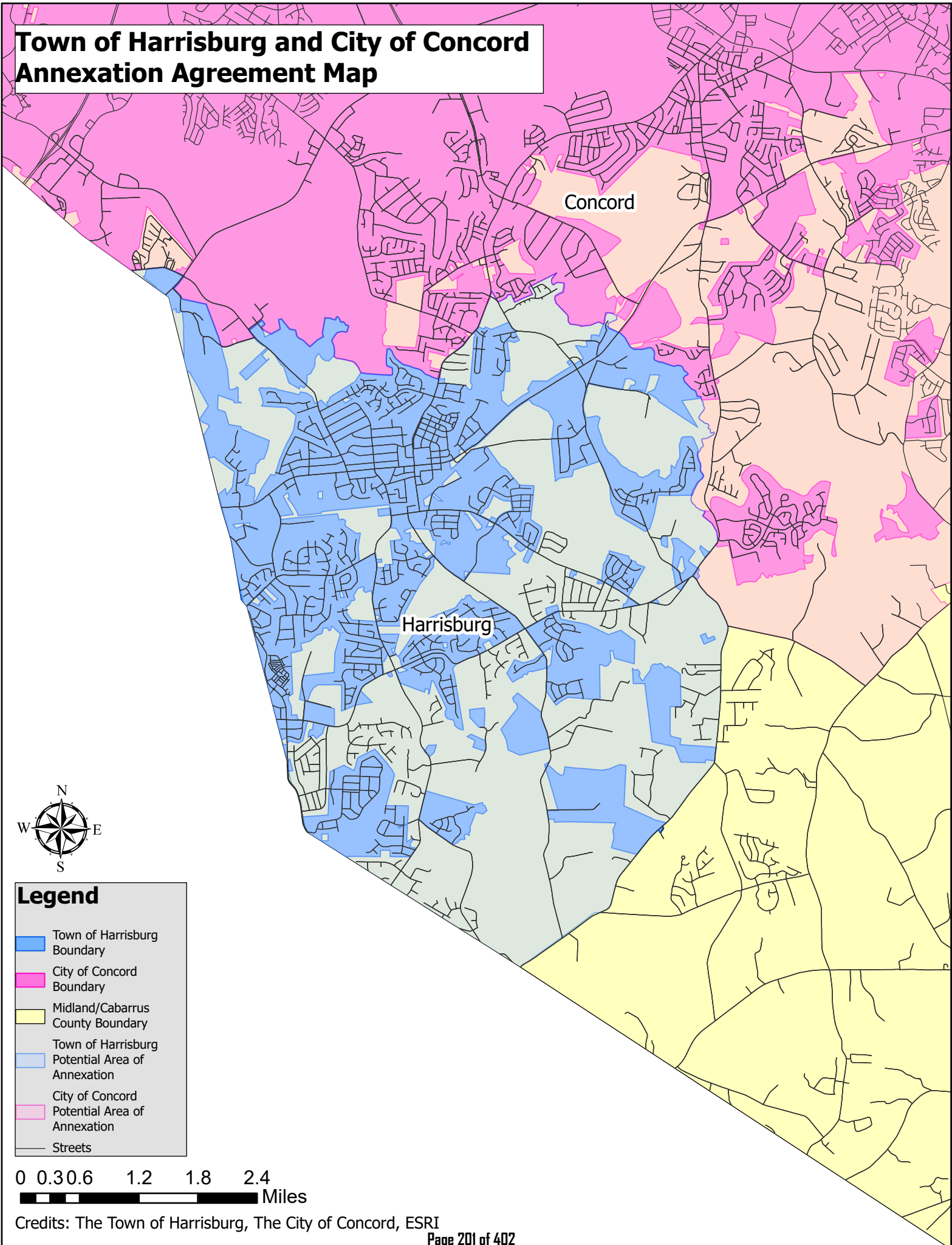
ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

**Town of Harrisburg and City of Concord
Annexation Agreement Map**



Concord

Harrisburg



Legend

- Town of Harrisburg Boundary
- City of Concord Boundary
- Midland/Cabarrus County Boundary
- Town of Harrisburg Potential Area of Annexation
- City of Concord Potential Area of Annexation
- Streets

0 0.3 0.6 1.2 1.8 2.4
Miles

Credits: The Town of Harrisburg, The City of Concord, ESRI

CONCORD-HARRISBURG ANNEXATION AGREEMENT

WHEREAS, the City of Concord (hereinafter "Concord"), and the Town of Harrisburg (hereinafter "Harrisburg") being duly incorporated municipalities under the laws of the State of North Carolina, desire to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to Concord and Harrisburg and also to improve planning by public and private interests in such areas; and

WHEREAS, Part 6, Article 4A, Chapter 160A of the North Carolina General Statutes (hereinafter "Act") authorizes municipalities to enter into agreements designating areas which are not subject to annexation by the participating municipalities.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. This Agreement is executed pursuant to the authority of the Act.
2. This Agreement shall remain in effect for ten (10) years after its effective date.
3.
 - a) No portion of Concord's "Area of Consideration" as adopted, is subject to annexation by Harrisburg, except as described below.
 - b) No portion of Harrisburg's "Area of Consideration" as adopted, is subject to annexation by Concord, except as described below.
4. The effective date of this Agreement is October 12, 1998.
5.
 - a) At least sixty (60) days before the adoption of any annexation ordinance by a party, wherein the affected property lies within the area of consideration of the other party, the party which is considering annexation shall give written notice of the other affected party of the proposed annexation. Such notice shall describe the area to be annexed by a legible map, clearly and accurately showing the boundaries of the areas to be annexed in relation to: the boundaries of the area which the annexing party has agreed not to annex pursuant to this Agreement; roads, streams, and any other prominent geographical features. Such notice shall not be effective for more than one hundred eighty (180) days.
 - b) Either municipality, which has property within their area of consideration which is proposed for annexation by the other municipality; after notification from the other municipality as described in paragraph 5(a) above, may waive, in its sole and absolute discretion, their rights to annex said property. Such waiver must be made by the party's governing body.
 - c) Any waiver authorized by Paragraph 5(b) above must be in writing and bear the signature of the waiving party's Mayor or the official or employee of the waiving party authorized to execute the waiver. If signed by an official or employee designated by a resolution of the party's governing body, the waiver shall be effective without further approval of such party's governing body. Any waiver shall only apply to the annexation described in said waiver. All notices or waivers required by the terms of this Agreement shall be sufficient if directed to and received by the Mayor of the party to whom such notice or waiver is directed.
 - d) So long as Concord does not take any action by ordinance or resolution to annex any property within Harrisburg's area of consideration, Harrisburg waives the notice requirements of

Paragraph 5(a). Under no circumstances may this Paragraph be construed to relieve Concord of the obligation to give notice of any proposed annexation of any portion of Cabarrus County. Harrisburg may revoke the waiver described above by resolution of its governing body. Such waiver shall be effective on the date set forth in such resolution or ninety (90) days after a copy of such resolution is received by the Mayor Of Concord, whichever date is later.

e) So long as Harrisburg does not take any action by ordinance or resolution to annex any property within Concord's area of consideration, Concord waives the notice requirements of Paragraph 5(a). Under no circumstances may this Paragraph be construed to relieve Harrisburg of the obligation to give notice of any proposed annexation of any portion of Cabarrus County. Concord may revoke the waiver described above by resolution of its governing body. Such waiver shall be effective on the date set forth in such resolution or ninety (90) days after a copy of such resolution is received by the Mayor of Harrisburg, whichever date is later.

6. The common boundary between Concord's area of consideration (generally east side of said line) and Harrisburg's area of consideration (generally west side of said line) shall be more particularly described as follows:

BEGINNING at a point, said point being the intersection of the Cabarrus County-Mecklenburg County line and the west right-of-way of Lower Rocky River Road (State Road 1136), thence along said right-of-way of Lower Rocky River Road in a north direction to a point on the north right-of-way of Rocky River Road (State Road 1139), thence along said right-of-way of Rocky River Road in an east and north direction to the intersection of the centerline of Rocky River, thence along said centerline in a west and north direction to its intersection with Coddle Creek, thence along the centerline of Coddle Creek in a north and west direction, (crossing NC Highway 49) to a point in an unnamed stream, thence along the centerline of said stream in a west direction, (passing an unnamed pond on the north), to a point on the east right-of-way of Roberta Road (SR 1304), thence along said right-of-way in a southwest direction to a point in the center of Rocky River, thence along the centerline of Rocky River in a west direction to the City of Concord's corporate limits, generally in a west direction to a point on the rear corner of P.I.N. 5508-04-7131(03), thence in a southeast direction 500 +/- feet to a point on the Town of Harrisburg corporate limit line, thence in a southwest direction 70 +/- feet to a point on the City of Concord's corporate limit, thence following said corporate limits to the intersection of Morehead Road (State Road 1300), thence along the centerline of Morehead Road in a southeast direction to the intersection of Hudspeth Road (State Road 1302), thence following the centerline of Hudspeth Road to the intersection of the Town of Harrisburg's corporate limits and the City of Concord's corporate limits, thence along said common corporate boundary line to a point in the centerline of Hudspeth Road, thence along the centerline of Hudspeth Road in a northwest direction to a point on the north right-of-way of US Highway 29, South, thence following said right-of-way in a northeast direction to a point on the south right-of-way of Morehead Road, thence along said right-of-way in a west direction to a point on the Mecklenburg County line, thence along said County line in a southeast direction.

7. From and after the effective date of this Agreement, no party may consider in any manner the annexation of any area in violation of the Act or this Agreement. From and after the effective date of this Agreement, no party may annex all or any portion of any area in violation of the Act or this Agreement.
8. This Agreement shall not take effect until and unless it is duly approved and executed by all parties.

9. Nothing in the Act nor this Agreement shall be construed to authorize the annexation of any area which is not otherwise subject to annexation under applicable law.
10. Any party, which shall believe that a violation of the Act or this Agreement has occurred, shall have available to it all remedies and relief as authorized by the Act in addition to such remedies or relief as are authorized by other applicable law.
11. If concord or Harrisburg lawfully extends water or sewer facilities into the other party's area of consideration, within the right-of-way of any public street which subsequently is annexed by and becomes a public street of that other party, the party that extended the utility will be permitted to maintain and extend water and sewer facilities subject to reasonable terms and conditions. This Agreement may not be construed to authorize the extension of water or sewer facilities within any portion of Concord or Harrisburg's area of consideration by the other party.
12. The provisions of this Agreement applicable to Concord and Harrisburg may only be amended or terminated upon the written agreement of Concord and Harrisburg, approved by the ordinance of their governing boards and executed by the Mayors of Concord and Harrisburg and spread upon their respective minutes.

CONCORD-HARRISBURG ANNEXATION AMENDED AGREEMENT

WHEREAS, the City of Concord (hereinafter "Concord"), and the Town of Harrisburg (hereinafter "Harrisburg") entered into an Annexation Agreement on October 12, 1998 (hereinafter "Agreement") under the laws of the State of North Carolina, in order to eliminate uncertainty among residents and property owners in unincorporated areas adjacent to Concord and Harrisburg and also to improve planning by public and private interests in such areas; and

WHEREAS, Section 160A-58.24 (d), Part 6, Article 4A, Chapter 160A of the North Carolina General Statutes (hereinafter "Act") authorizes municipalities to amend such agreements provided that all the requirements of the Act; and

WHEREAS, Concord and Harrisburg desire to amend the Agreement of October 12, 1998 by amending the common boundary description and map showing the boundary between Concord and Harrisburg.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. This Amended Agreement is executed pursuant to the authority of the Act, following the notice and public hearing requirement of the Act.
2. This Agreement Amendment only amends paragraph 6) and the attached map of the common boundary between Concord and Harrisburg.
3. All other terms and conditions of the Agreement of October 12, 1998 remain in full force and effect and are specifically incorporated into this Amended Agreement as if written below, except for the changes described in Paragraph 2. above.
4. The effective date of this Amended Agreement is December 12, 2004.
5. The common boundary between Concord's area of consideration (generally east side of said line) and Harrisburg's area of consideration (generally west side of said line) shall be more particularly described as on the attached Exhibit A, which is incorporated by reference.
6. This Amended Agreement shall not take effect until and unless it is duly approved and executed by all parties. This Amended Agreement may be executed in duplicate originals.

THE CITY OF CONCORD

By: W. Brian Hiatt
W. Brian Hiatt, City Manager

Vickie C. Weant
Vickie Weant, City Clerk



Approved as to form:

Albert M. Benshoff
Albert M. Benshoff, City Attorney

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

J. A. Allen
Finance Director

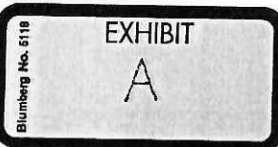
Linda B. Kee
Linda Kee, Town Clerk

Approved as to form:

Richard M. Koch
Richard M. Koch, Town Attorney

THE TOWN OF HARRISBURG

BY: [Signature]
Mayor



AREA OF CONSIDERATION

Beginning at a point on the southern margin of Morehead Road and in the Mecklenburg County line, also being the POINT OF BEGINNING; thence with the southern margin of Morehead Road; N84°27'26"E - 799.24' to a point; thence with said southern margin and the corporate limits of the Town of Harrisburg; N84°18'54"E - 832.85' to a point; thence Due East - 75.00' to a point; thence S77°39'39"E - 122.84' to a point; thence S67°45'04"E - 89.14' to a point; thence S64°23'52"E - 399.19' to a point; thence S63°53'05"E - 434.34' to a point in the southwestern intersection of Morehead Road and Highway 29; thence with the Due North side of Highway 29; S36°58'06"W - 436.50' to a point; thence S43°30'44"W - 408.49' to a point; thence crossing said highway S39°48'20"E - 87.87' to a point on the southeastern intersection of Highway 29 and Hudspeth Road; thence with the southern margin of Hudspeth Road, S45°33'42"E - 540.96' to a point; thence crossing Hudspeth Road, S82°46'48"E - 56.20' to a point on the northern margin of Hudspeth Road and the corporate limits of Harrisburg and the City of Concord; thence continuing with said corporate limits and the southern boundary of parcel 4598840271 and parcel 4598831199, S38°03'10"E - 213.75' to a point; thence S79°48'23"E - 492.65' to a point; thence Due South - 38.13' to a point; thence S76°24'15"E - 524.57' to a point; thence S86°06'52"E - 231.74' to a point; thence S20°36'18"E - 1,739.84' to a point; thence S18°42'19"E - 230.35' to a point; thence S15°04'23"E - 397.04' to a point in the centerline of Hudspeth and the line of the corporate limits of Harrisburg; thence with said centerline; S61°56'17"E - 102.56' to a point; thence S79°15'58"E - 76.40' to a point; thence S89°02'15"E - 77.01' to a point; thence N80°32'31"E - 90.53' to a point; thence N74°28'19"E - 191.21' to a point; thence N68°29'35"E - 144.66' to a point; thence N63°56'25"E - 133.97' to a point; thence N68°40'01"E - 104.89' to a point; thence N73°15'06"E - 380.24' to a point; thence N73°37'56"E - 654.54' to a point in the intersection of Hudspeth Road and Morehead Road and in the line of the corporate limits of Harrisburg; thence with the centerline of Morehead Road and following the corporate limits of Harrisburg and Concord; N39°58'19"W - 86.37' to a point; thence N38°59'59"W - 421.22' to a point in said centerline; thence N51°29'52"E - 35.08' to a point, the northeastern intersection of Morehead Road and Victory Lane; thence with the southerly margin of Victory Lane, N52°23'43"E - 725.16' to a point; thence N49°22'44"E - 84.48' to a point, the northerly corner of lot 1 phase 7 of CMS Industrial Park; thence with two line of lot 1; S38°26'22"E - 273.85' to a point; thence S52°02'54"W - 282.32' to a point in the northern margin of Pit Road S.; thence with said margin, S22°23'27"E - 8.85' to a point; thence S42°53'34"E - 69.61' to a point; thence S61°49'43"E - 10.21' to a point; thence S81°12'43"E - 9.36' to a point thence with a curve to the right, having a radius of 50.00'; thence southeasterly along the arc a distance of 101.97' subtended by a chord S38°41'10"E for 85.19' to a point, the corner of lots 5 and 6B; thence with the dividing line of said lots, S63°31'58"E - 487.18' to a point, the rear corner of said lots; thence with the line of lot 6B and lot 18, N60°54'56"E - 549.40' to a point; thence N10°00'23"W - 320.82' to a point, a corner of lot 18 and the corporate limits of Concord and Harrisburg; thence with lot 18 and the corporate limits of Concord, N10°10'01"W - 183.44' to a point; thence N72°44'45"E - 151.31' to a point, the corner of parcels 5508241389 and 5508222794; thence with the boundary line of said parcels and the city limits of Concord, S38°25'24"E - 699.56' to a point; thence S79°53'36"E - 336.22' to a point; thence S09°42'46"E - 272.66' to a point; thence S31°38'29"E - 136.77' to a point; thence S60°08'43"E - 333.08' to a point; thence S47°13'28"E - 488.41' to a point, the corner of parcels 5508241389 and 5508338417; thence with the boundary line of said parcels and continuing with the city limits of Concord, N47°45'33"E - 549.08' to a point; thence N60°27'50"E - 368.95' to a point; thence N19°57'43"W - 187.85' to a point; thence N10°04'49"E - 852.03' to a point in the centerline of Rocky River; thence with the centerline of Rocky River, S80°31'29"E - 121.62' to a point; thence N84°53'20"E - 107.77' to a point; thence S81°24'07"E - 66.66' to a point; thence S66°08'27"E - 129.36' to a point; thence S70°54'18"E - 56.10' to a point; thence S83°58'48"E - 69.71' to a point; thence N64°36'47"E - 42.56' to a point; thence N09°17'51"E - 85.04' to a point; thence N20°06'10"E - 33.31' to a point; thence N61°32'39"E - 43.37' to a point; thence Due East - 25.75' to a point; thence S61°26'39"E - 67.17' to a point; thence S35°31'32"E - 100.45' to a point; thence S17°51'50"E - 144.64' to a point; thence S32°32'12"E - 37.81' to a point; thence S60°57'23"E - 23.79' to a point; thence N71°01'30"E - 61.09' to a point; thence S87°33'14"E -

54.12' to a point; thence S53°00'25"E - 121.73' to a point; thence S15°11'11"E - 61.75' to a point; thence S51°04'02"E - 43.37' to a point; thence S71°55'26"E - 47.64' to a point; thence S80°18'57"E - 57.67' to a point; thence S59°24'17"E - 38.12' to a point; thence S11°45'15"E - 49.86' to a point; thence S12°42'46"W - 96.61' to a point; thence S26°07'43"W - 106.00' to a point; thence S05°01'19"W - 68.64' to a point; thence S21°07'59"W - 38.83' to a point; thence S72°35'22"W - 74.11' to a point; thence N70°53'56"W - 62.12' to a point; thence N86°11'13"W - 165.67' to a point; thence S71°13'23"W - 71.76' to a point; thence S80°08'19"W - 86.32' to a point; thence S65°48'22"W - 100.32' to a point; thence S35°17'05"W - 69.61' to a point; thence S53°36'30"W - 65.05' to a point; thence S34°10'41"W - 246.82' to a point; thence S26°40'47"W - 55.68' to a point; thence S04°05'15"W - 64.84' to a point; thence S10°38'51"E - 70.04' to a point; thence S27°36'59"E - 120.69' to a point; thence S17°50'33"E - 111.62' to a point; thence S04°44'58"E - 84.19' to a point; thence S08°27'58"E - 173.06' to a point; thence S05°51'03"W - 172.29' to a point; thence S08°38'02"W - 58.25' to a point; thence S24°04'01"E - 56.67' to a point; thence S51°21'11"E - 100.60' to a point; thence S66°48'39"E - 77.43' to a point; thence S76°57'18"E - 180.47' to a point; thence S76°08'23"E - 326.51' to a point; thence S78°05'04"E - 340.10' to a point; thence S63°41'04"E - 100.66' to a point; thence S45°36'26"E - 108.11' to a point; thence S35°31'02"E - 227.22' to a point; thence S25°11'25"E - 124.52' to a point; thence S22°00'12"E - 189.16' to a point; thence S82°40'03"E - 384.39' to a point; thence S86°59'55"E - 207.79' to a point; thence N89°37'52"E - 110.99' to a point; thence S84°03'11"E - 183.63' to a point; thence S84°32'16"E - 311.16' to a point; thence S87°17'22"E - 112.50' to a point; thence N87°46'28"E - 90.32' to a point; thence S81°06'04"E - 195.60' to a point; thence N77°54'23"E - 76.70' to a point; thence N52°03'46"E - 16.96' to a point; thence N32°13'44"E - 15.23' to a point; thence N22°56'20"E - 26.94' to a point; thence N00°24'55"W - 120.00' to a point; thence N09°41'41"E - 57.13' to a point; thence N01°35'54"W - 177.33' to a point; thence N45°00'46"W - 49.01' to a point; thence N83°32'21"W - 136.83' to a point; thence N70°36'45"W - 165.61' to a point; thence N17°07'55"W - 89.43' to a point; thence N03°58'05"E - 132.34' to a point; thence N02°07'54"W - 222.46' to a point; thence N05°32'52"W - 155.03' to a point; thence N10°30'35"E - 230.08' to a point; thence N21°33'00"E - 122.41' to a point; thence N82°08'54"E - 141.61' to a point; thence S49°09'34"E - 110.74' to a point; thence S27°11'22"E - 152.54' to a point; thence S17°27'48"E - 282.98' to a point; thence S45°34'09"E - 166.53' to a point; thence S40°58'07"E - 174.96' to a point; thence S52°50'40"E - 136.29' to a point; thence S71°07'30"E - 139.96' to a point; thence S70°37'17"E - 627.59' to a point; thence S73°11'13"E - 142.76' to a point; thence S70°37'01"E - 155.18' to a point; thence S64°59'51"E - 106.61' to a point; thence S45°27'56"E - 277.60' to a point; thence S61°57'24"E - 138.51' to a point; thence S75°56'55"E - 119.44' to a point; thence S55°10'30"E - 125.33' to a point; thence S71°34'10"E - 40.71' to a point; thence S67°49'56"E - 112.98' to a point; thence S73°48'29"E - 207.74' to a point in the western margin of Roberta Road and the centerline of said Rocky River; thence continuing with the centerline of said river, S82°19'09"E - 42.12' to a point; thence S86°12'00"E - 69.96' to a point in the eastern margin of Roberta Road; thence with the eastern margin of Roberta Road; N09°11'58"E - 123.98' to a point; thence N01°59'17"E - 198.12' to a point; thence N12°44'36"E - 358.71' to a point; thence N14°38'08"E - 59.36' to a point; thence N19°33'14"E - 59.76' to a point; thence N23°39'27"E - 62.30' to a point; thence N29°20'17"E - 65.32' to a point; thence N33°47'49"E - 73.70' to a point; thence N38°41'28"E - 73.59' to a point; thence N44°01'39"E - 83.45' to a point; thence N44°21'24"E - 94.40' to a point; thence N50°06'05"E - 69.09' to a point; thence N52°13'26"E - 50.60' to a point; thence N53°02'18"E - 280.34' to a point; thence N54°49'31"E - 385.37' to a point; thence N52°49'56"E - 115.45' to a point; thence N50°29'26"E - 86.84' to a point; thence N44°19'42"E - 41.50' to a point; thence N41°34'48"E - 45.20' to a point; thence N38°13'35"E - 268.27' to a point; thence N36°58'48"E - 207.80' to a point; thence N36°52'47"E - 81.65' to a point; thence N38°27'40"E - 112.54' to a point; thence N40°01'20"E - 91.17' to a point; thence N42°13'37"E - 164.42' to a point; thence N43°43'16"E - 176.16' to a point; thence N37°58'22"E - 81.67' to a point; thence N31°55'50"E - 60.98' to a point; thence N26°07'06"E - 82.62' to a point; thence N20°38'08"E - 91.17' to a point; thence N20°09'23"E - 150.53' to a point; thence N19°24'05"E - 256.63' to a point; thence N20°38'01"E - 139.05' to a point; thence N21°16'47"E - 142.59' to a point; thence N20°19'54"E - 161.17' to a point; thence N20°55'13"E - 203.74' to a point; thence N20°50'41"E - 137.70' to a point; thence N21°36'27"E - 87.25' to a point; thence N19°21'10"E - 219.53' to a point; thence N18°15'10"E - 399.67' to a point, said

point being an extension of the eastern Margin of Roberta Road and its' intersection with the centerline of Blackwelder Road; thence with the centerline of Blackwelder Road, S28°58'07"E - 88.99' to a point; thence S28°53'01"E - 201.86' to a point; thence S29°41'01"E - 146.96' to a point; thence S29°54'02"E - 250.52' to a point, the southern front corner of parcel 5518259262; thence with the southern line of said parcel, N63°31'45"E - 476.10' to a point; thence N25°30'44"W - 11.15' to a point; thence six lines through parcel 5518355730, 1) N63°46'28"E - 71.47' to a point; 2) thence N12°41'48"E - 81.11' to a point; 3) thence N27°08'27"E - 56.49' to a point; 4) thence N83°47'19"E - 99.58' to a point; 5) thence N73°00'49"E - 102.71' to a point; 6) thence S21°31'55"E - 291.36' to a point; thence S22°29'23"E - 169.73' to a point in the northern line of Hawick Commons Subdivision; thence with said subdivision line, N64°48'37"E - 485.32' to a point; thence N68°03'20"E - 574.18' to a point; thence N28°41'40"W - 434.90' to a point; thence N63°00'52"E - 1,537.43' to a point in the centerline of Coddle Creek; thence with the centerline of Coddle Creek, S36°41'09"W - 58.97' to a point; thence S48°05'25"W - 98.69' to a point; thence S07°03'07"W - 128.70' to a point; thence S09°51'42"W - 139.37' to a point; thence S18°40'16"E - 129.63' to a point; thence S45°51'08"E - 86.06' to a point; thence N60°22'04"E - 214.82' to a point; thence S86°20'58"E - 211.76' to a point; thence S75°32'10"E - 95.97' to a point; thence S67°23'22"E - 58.45' to a point; thence S03°48'57"E - 67.57' to a point; thence S13°34'34"W - 44.69' to a point; thence S04°45'57"W - 36.08' to a point, the corner of the city limits of Concord; thence continuing with the centerline of said creek, S07°28'47"W - 225.83' to a point; thence S34°03'29"W - 90.80' to a point; thence S69°09'15"W - 274.24' to a point; thence S52°42'31"W - 107.38' to a point; thence S35°25'46"W - 112.28' to a point; thence S17°55'00"E - 324.52' to a point; thence S42°36'58"E - 928.27' to a point; thence S00°59'48"E - 233.84' to a point; thence S17°48'13"E - 172.97' to a point; thence S49°51'25"E - 85.15' to a point; thence S83°52'06"E - 437.79' to a point; thence S52°15'27"E - 133.15' to a point; thence S76°20'05"E - 77.45' to a point; thence N70°51'36"E - 155.02' to a point; thence N79°43'33"E - 398.97' to a point; thence N65°44'55"E - 316.79' to a point; thence N83°59'37"E - 77.72' to a point; thence S80°22'00"E - 109.35' to a point; thence S67°16'46"E - 163.18' to a point; thence S85°25'41"E - 51.01' to a point; thence N29°59'34"E - 61.03' to a point; thence N02°49'42"E - 164.88' to a point; thence N09°41'35"E - 253.69' to a point; thence N15°35'58"E - 90.77' to a point; thence N61°07'28"E - 67.36' to a point; thence S86°09'04"E - 212.02' to a point; thence S79°21'20"E - 242.15' to a point; thence S39°49'06"E - 174.70' to a point; thence S03°39'14"E - 95.75' to a point; thence S26°06'21"W - 110.94' to a point; thence S53°20'17"W - 119.18' to a point; thence S77°12'05"W - 183.56' to a point; thence S69°02'07"W - 130.69' to a point; thence S63°26'43"W - 63.67' to a point; thence S22°27'08"W - 101.19' to a point; thence S20°26'29"E - 110.66' to a point; thence S58°44'52"E - 66.62' to a point; thence S82°41'52"E - 79.98' to a point; thence S74°48'57"E - 129.87' to a point; thence S58°28'37"E - 209.98' to a point; thence S53°00'07"E - 192.17' to a point; thence S47°24'57"E - 394.21' to a point; thence S23°57'45"E - 154.50' to a point; thence S30°38'49"E - 246.20' to a point on the northern margin of Southern Railway; thence continuing with the centerline of Coddle Creek, S51°17'18"E - 355.30' to a point; thence S73°44'49"E - 101.70' to a point; thence S84°28'03"E - 301.03' to a point; thence N77°30'15"E - 471.42' to a point; thence S71°57'05"E - 125.68' to a point; thence S36°26'27"E - 178.45' to a point; thence S11°54'18"E - 130.30' to a point; thence S05°42'34"W - 283.97' to a point; thence S21°36'28"E - 69.25' to a point; thence S64°52'30"E - 240.23' to a point; thence S79°53'37"E - 237.18' to a point; thence S67°08'38"E - 203.88' to a point; thence S72°30'48"E - 361.72' to a point; thence S83°07'56"E - 101.36' to a point; thence N66°30'13"E - 134.67' to a point; thence S82°09'03"E - 235.71' to a point; thence S40°43'39"E - 115.13' to a point; thence S21°59'39"E - 172.22' to a point; thence S52°04'02"E - 115.69' to a point; thence S56°25'02"E - 74.12' to a point; thence S47°47'53"E - 86.91' to a point; thence S03°36'45"W - 43.65' to a point; thence S63°36'07"W - 191.74' to a point; thence S33°12'36"W - 132.37' to a point; thence S19°12'23"E - 191.87' to a point; thence S42°38'24"E - 529.06' to a point; thence S64°39'42"E - 250.89' to a point; thence S19°43'26"E - 151.12' to a point; thence S16°27'58"E - 160.52' to a point; thence S87°26'03"E - 175.80' to a point; thence S20°59'51"E - 102.56' to a point; thence S19°22'18"E - 102.90' to a point; thence S46°42'41"E - 120.22' to a point; thence S04°24'03"E - 185.56' to a point; thence S28°56'15"E - 88.28' to a point; thence S07°31'38"E - 108.69' to a point; thence S25°15'48"W - 119.15' to a point; thence S41°56'08"W - 133.92' to a point; thence S30°45'57"W - 286.30' to a point; thence S04°30'58"E - 77.50' to a point; thence S42°50'30"E -

104.92' to a point; thence S61°20'49"E - 173.84' to a point; thence S46°38'59"E - 100.70' to a point; thence S74°03'41"E - 118.46' to a point; thence S61°47'37"E - 94.63' to a point; thence S18°53'39"E - 81.66' to a point; thence S22°17'41"W - 134.04' to a point; thence S64°59'35"E - 67.33' to a point; thence S56°19'20"E - 58.66' to a point; thence S12°16'13"E - 95.71' to a point; thence S04°11'12"E - 83.58' to a point; thence S70°49'45"E - 49.53' to a point; thence N62°06'49"E - 78.24' to a point; thence N75°23'08"E - 48.35' to a point; thence S52°26'38"E - 33.36' to a point; thence S11°18'54"E - 41.47' to a point; thence S26°00'49"W - 92.75' to a point; thence S53°08'33"W - 183.03' to a point; thence S62°36'56"W - 196.30' to a point; thence S73°04'47"W - 117.98' to a point; thence S85°01'57"W - 113.30' to a point; thence S81°15'28"W - 64.55' to a point; thence S03°48'57"W - 73.74' to a point; thence S19°06'06"E - 269.93' to a point; thence S33°42'08"W - 106.13' to a point; thence S50°12'26"W - 114.96' to a point; thence S24°14'15"W - 107.59' to a point; thence S26°34'32"W - 98.72' to a point; thence S51°21'11"W - 94.25' to a point; thence S15°32'30"W - 110.28' to a point; thence S12°38'20"E - 291.57' to a point; thence S30°04'48"E - 107.70' to a point; thence S21°22'46"E - 121.16' to a point; thence Due South - 353.17' to a point; thence S33°59'19"E - 272.13' to a point; thence S04°45'57"E - 59.07' to a point; thence S28°11'22"W - 155.83' to a point; thence S49°00'14"W - 149.55' to a point; thence S40°36'51"W - 180.93' to a point; thence S29°03'56"W - 404.06' to a point; thence S22°43'25"W - 228.67' to a point; thence S10°27'52"W - 324.23' to a point; thence S13°34'35"E - 146.34' to a point; thence S36°23'49"E - 115.79' to a point; thence S57°06'24"E - 99.35' to a point; thence S33°42'08"E - 106.13' to a point; thence S55°43'31"E - 130.65' to a point; thence S67°30'59"E - 308.26' to a point; thence S51°31'29"E - 122.53' to a point; thence leaving said creek and following the western boundary of parcel 5527744080, S25°34'16"W - 303.20' to a point; thence S49°29'21"E - 85.82' to a point; thence S51°23'23"E - 557.48' to a point; thence S29°31'18"E - 516.49' to a point; thence S06°46'41"E - 435.30' to a point on the western margin of Rocky River Road; thence with the western margin of said road, S20°44'58"W - 51.86' to a point; thence S25°56'12"W - 66.30' to a point; thence S36°33'02"W - 282.10' to a point; thence S39°03'07"W - 952.34' to a point; thence S37°30'49"W - 197.06' to a point; thence S35°13'34"W - 157.77' to a point; thence S32°28'50"W - 111.73' to a point; thence S28°57'33"W - 165.22' to a point; thence S31°11'30"W - 81.10' to a point; thence S33°06'10"W - 155.64' to a point; thence S36°26'39"W - 25.25' to a point; thence S39°24'02"W - 39.39' to a point; thence S45°17'59"W - 33.76' to a point; thence S50°44'03"W - 32.29' to a point; thence S54°47'33"W - 46.51' to a point; thence S57°38'09"W - 27.34' to a point; thence crossing Rocky River Road, S74°42'06"E - 114.14' to a point on the southern margin of Lower Rocky River Road; thence along the southwesterly margin of said road the following calls: S67°14'44"E - 41.21' to a point; thence S59°53'54"E - 33.53' to a point; thence S50°05'13"E - 27.37' to a point; thence S41°11'51"E - 103.24' to a point; thence S32°22'03"E - 123.28' to a point; thence S26°34'44"E - 243.62' to a point; thence S36°24'29"E - 232.50' to a point; thence S41°04'48"E - 270.88' to a point; thence S45°11'49"E - 77.52' to a point; thence S53°24'47"E - 70.99' to a point; thence S62°40'15"E - 167.72' to a point; thence S65°31'46"E - 183.48' to a point; thence S52°31'01"E - 46.63' to a point; thence S45°34'20"E - 57.41' to a point; thence S41°06'49"E - 59.31' to a point; thence S34°30'29"E - 58.25' to a point; thence S27°01'11"E - 123.27' to a point; thence S25°45'24"E - 184.11' to a point; thence S24°18'28"E - 315.81' to a point; thence S25°33'00"E - 519.35' to a point; thence S22°22'02"E - 202.35' to a point; thence S19°07'50"E - 143.42' to a point; thence S13°58'09"E - 66.28' to a point; thence S07°03'11"E - 48.87' to a point; thence S02°49'16"W - 40.61' to a point; thence S06°22'06"W - 45.09' to a point; thence S12°20'21"W - 163.79' to a point; thence S16°27'40"W - 91.76' to a point; thence S17°29'25"W - 163.04' to a point; thence S20°02'15"W - 469.88' to a point; thence S18°09'45"W - 70.58' to a point; thence S16°17'39"W - 60.32' to a point; thence S13°40'17"W - 144.32' to a point; thence S11°13'06"W - 66.65' to a point; thence S09°55'15"W - 58.06' to a point; thence S05°51'22"W - 137.22' to a point; thence S02°32'36"W - 90.09' to a point; thence S01°41'58"E - 202.34' to a point; thence S00°36'15"W - 1,991.36' to a point; thence S04°52'40"W - 214.65' to a point; thence S03°52'50"W - 338.03' to a point; thence S04°52'25"W - 645.89' to a point; thence S04°47'24"W - 538.88' to a point; thence S05°57'52"W - 923.88' to a point; thence S07°52'19"W - 313.96' to a point; thence S06°02'34"W - 66.50' to a point; thence S04°12'44"W - 122.52' to a point; thence S02°47'25"W - 143.80' to a point; thence S05°36'45"W - 61.36' to a point; thence S12°27'40"W - 55.62' to a point; thence S16°31'09"W - 59.78' to a point; thence

S21°40'56"W - 67.66' to a point; thence S28°28'34"W - 67.12' to a point; thence S39°39'21"W - 2,046.47' to a point; thence S36°06'26"W - 1,367.72' to a point; thence S38°43'27"W - 105.50' to a point; thence S42°32'00"W - 147.92' to a point; thence S45°25'43"W - 325.32' to a point; thence S47°48'29"W - 124.51' to a point; thence S49°00'04"W - 431.95' to a point; thence S46°55'43"W - 354.55' to a point; thence S47°48'04"W - 90.44' to a point; thence S45°06'37"W - 67.75' to a point; thence S41°25'26"W - 101.27' to a point; thence S39°29'19"W - 150.96' to a point; thence S38°33'38"W - 989.83' to a point; thence S36°09'11"W - 233.92' to a point; thence S40°58'33"W - 282.12' to a point; thence S38°38'31"W - 874.37' to a point; thence S37°53'04"W - 74.91' to a point; thence S34°00'10"W - 69.73' to a point; thence S29°34'59"W - 54.69' to a point; thence S25°24'30"W - 58.26' to a point; thence S25°19'59"W - 70.12' to a point; thence S22°43'07"W - 85.44' to a point; thence S18°54'58"W - 70.96' to a point; thence S17°02'02"W - 139.95' to a point; thence S13°46'48"W - 961.42' to a point; thence S15°25'12"W - 75.21' to a point; thence S20°48'04"W - 70.40' to a point; thence S26°28'24"W - 53.83' to a point; thence S30°52'42"W - 56.51' to a point; thence S35°57'23"W - 59.61' to a point; thence S45°00'00"W - 52.32' to a point; thence S52°00'11"W - 48.22' to a point; thence S54°19'38"W - 40.62' to a point; thence S58°54'28"W - 43.21' to a point; thence S63°48'16"W - 43.46' to a point; thence S64°40'34"W - 54.21' to a point; thence S67°24'44"W - 68.51' to a point; thence S66°35'42"W - 500.97' to a point; thence S63°47'49"W - 114.79' to a point; thence S57°29'00"W - 72.78' to a point; thence S53°52'05"W - 491.08' to a point; thence S53°11'48"W - 1,335.09' to a point; thence S54°57'22"W - 1,206.77' to a point; thence S55°21'47"W - 872.66' to a point; thence S59°45'00"W - 650.59' to a point; thence S54°49'45"W - 35.48' to a point; thence S49°41'37"W - 27.54' to a point; thence S45°39'29"W - 30.76' to a point; thence S40°31'41"W - 32.32' to a point in the Mecklenburg County line.

This description was compiled from GIS data and is not to be interpreted as an actual survey.



November 16, 2004

Ms. Linda Kee, Town Clerk
Town of Harrisburg
P.O. Box 100
Harrisburg, NC 28075-0100

Dear Linda:

Attached are original, fully excuted amended Concord-Harrisburg Annexation Agreements. Since we had four, we kept two and I'm returning two for your use.

If you have any questions, please contact me.

Sincerely,

Vickie C. Weant, MMC
City Clerk

Enclosures





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

WHEREAS, the Town of Harrisburg and the City of Concord desire to enter into an Annexation Agreement pursuant to N.C.G.S. 160A-58.23; 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 entering into an annexation agreement between the Town of Harrisburg and City of Concord described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on May 12, 2025.

Section 2. The common boundary between Concord's area of consideration (generally east side of said line) and Harrisburg's area of consideration (generally west side of said line) shall be more particularly described as follows:

BEGINNING at a point, said point being the intersection of the Cabarrus County-Mecklenburg County line and the west right-of-way of Lower Rocky River Road (State Road 1136), thence along said right-of-way of Lower Rocky River Road in a north direction to a point on the north right-of-way of Rocky River Road (State Road 1139), thence along said right-of-way of Rocky River Road in an east and north direction to the intersection of the centerline of Rocky River, thence along said centerline in a west and north direction to its intersection with Coddle Creek, thence along the centerline of Coddle Creek in a north and west direction, (crossing NC Highway 49) to a point in an unnamed stream, thence along the centerline of said stream in a west direction, (passing an unnamed pond on the north), to a point on the east right-of-way of Roberta Road (SR 1304), thence along said right-of-way in a southwest direction to a point in the center of Rocky River, thence along the centerline of Rocky River in a west direction to the City of Concord's corporate limits, generally in a west direction to a point on the rear corner of P.I.N. 5508-04-7131(03), thence in a southeast direction 500 +/- feet to a point on the Town of Harrisburg corporate limit line, thence in a southwest direction 70 +/- feet to a point on the City of Concord's corporate limit, thence following said corporate limits to the intersection of Morehead Road (State Road 1300), thence along the centerline of Morehead Road in a southeast direction to the intersection of Hudspeth Road (State Road 1302), thence following the centerline of Hudspeth Road to the intersection of the Town of Harrisburg's corporate limits and the City of Concord's corporate limits, thence along said common corporate boundary line to a point in the centerline of Hudspeth Road, thence along the



centerline of Hudspeth Road in a northwest direction to a point on the north right-of-way of US Highway 29, South, thence following said right-of-way in a northeast direction to a point on the south right-of-way of Morehead Road, thence along said right-of way in a west direction to a point on the Mecklenburg County line, thence along said County line in a southeast direction.

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.

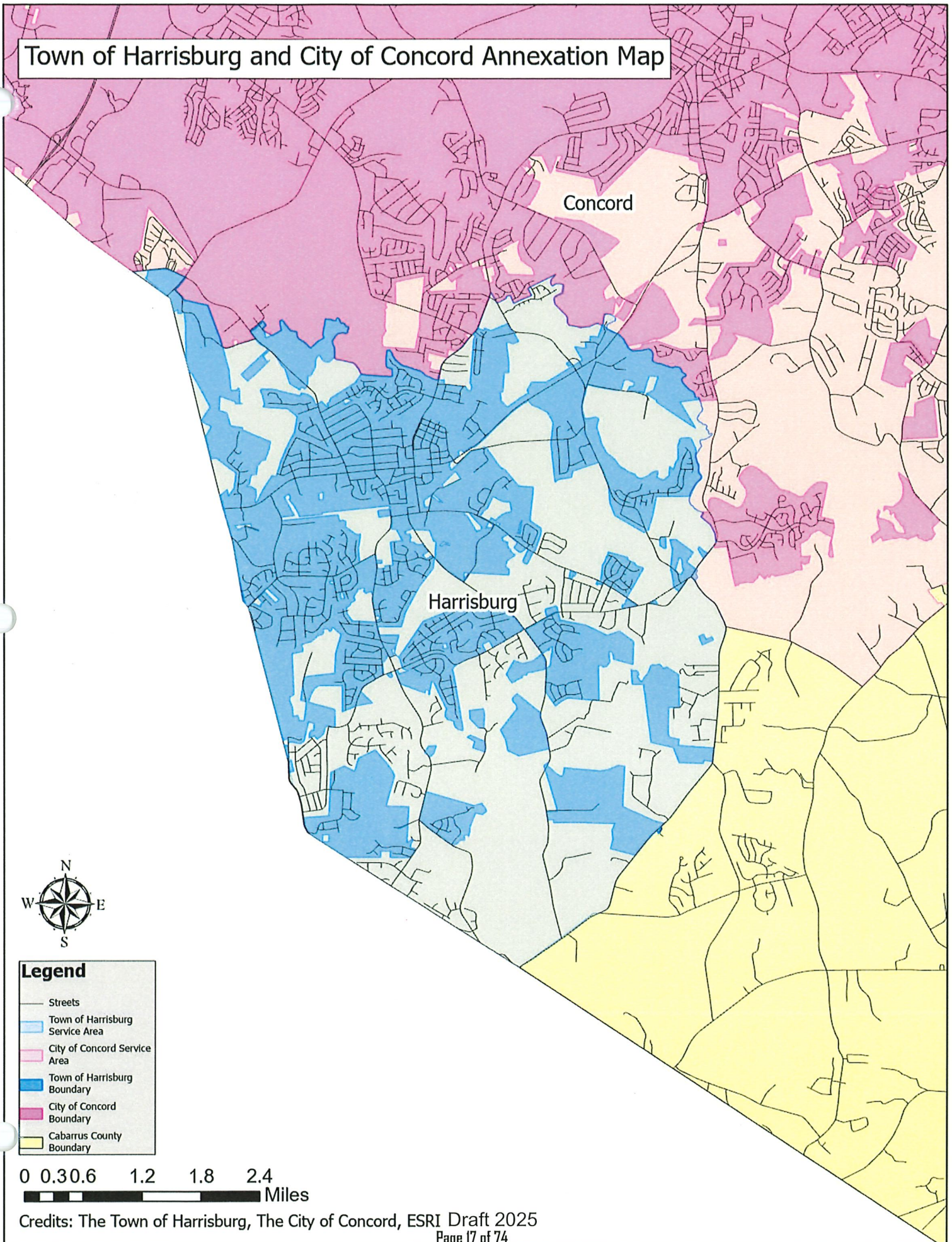

Jennifer Teague, Mayor

ATTEST:


Janet Rackley, Town Clerk



Town of Harrisburg and City of Concord Annexation Map



Legend

- Streets
- Town of Harrisburg Service Area
- City of Concord Service Area
- Town of Harrisburg Boundary
- City of Concord Boundary
- Cabarrus County Boundary

0 0.3 0.6 1.2 1.8 2.4 Miles

Credits: The Town of Harrisburg, The City of Concord, ESRI Draft 2025
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PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, May 12, 2025 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2025-01-TA Amendment of Various Chapters of the UDO: a request to amend Sections 145.01.05 and 145.03.02 of the Unified Development Ordinance (UDO) for the purpose of clarifying the process for application withdrawals, requests for special studies or analysis by a third party, and the rental cost for a change in meeting locations when needed to accommodate public attendance. Applicant: Town of Harrisburg.

Harrisburg – Concord Annexation Agreement: the Harrisburg Town Council will consider entering into an annexation agreement with the City of Concord, pursuant to N.C.G.S 160A-58.23.

****Virtual Meeting Information will be posted on the published agenda and can be accessed here**
<https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: May 1st and May 8th, 2025



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-01-TA - Request to Amend Various Sections of the UDO

Presenting Personnel:

Zachary Gordon, Planning Director

Suggested Motion or Action:

Motion to:

- Approve H-2025-01-TA- Amendment of Various Sections of the UDO; and
- Find the proposed text amendment consistent with the applicable criteria of Section 145.01.07 and 145.03.01 of the UDO, and consistent with the goals of the HALUP in the area of Promoting High Quality Development because this amendment enhances the development review process by supporting and promoting high quality development through a transparent and public process.

Description/Background:

This is a request to amend Sections 145.01.05 and 145.03.02 of the Unified Development Ordinance (UDO). The purpose of the amendment is to clarify the process for development application withdrawals, request for special studies or analysis by a third party, and rental cost of special venues when needed to accommodate public attendance.

Recommendation:

Staff recommends the following:

- Approve H-2025.01-TA as presented; and
- Find the amendment consistent with the UDO and the following goal of the HALUP:
 - **Promote High Quality Development:** this amendment enhances the development review process supporting and promoting high quality development through a transparent and public process.

The P&Z Board considered the request at their April 15, 2025 Board meeting and recommends approval to Town Council.

Fiscal Impact:

The FY2026 Schedule of Fees has been updated to reflect these changes and, upon adoption by Town Council tonight, provides the budgetary authority to pass along the special analysis and rental fees to the applicant. The update to the UDO herein provides the legislative authority to charge that fee.

Attachments:

1. H-2025-01-TA Various Chapters_TC Report
2. H-2025-01-TA_Draft Ordinance
3. May_12_2025_Legal Ad



Planning and Zoning Department

Staff Report – Town Council H-2025-01-TA: Various Chapters

DATE: April 17, 2025

SUBJECT: **H-2025-01-TA:** Various Chapters of the Unified Development Ordinance (UDO). Request to amend various Chapters of the UDO for the purpose of correction, clarification, or adding regulations.

Applicant: Staff Text Amendment

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

APPLICATION SUMMARY:

- Staff is proposing the modification of Sections 145.01.05 and 145.03.02 of the UDO. The intent behind this proposed action is to:
 - Add specific language related to the application withdrawal process.
 - Add language related to the Town’s request for third-party analysis to determine application completeness and cost responsibilities when associated with project review. This may include third-party analysis or venue change to accommodate public attendance.
- These proposed amendments are recommended by staff and found to be consistent with the criteria outlined in Section 145.01.07 (Common Decision Criteria) of the UDO and the goals of the Harrisburg Area Land Use Plan (HALUP).

STAFF ANALYSIS

This is the fourth in a series of proposed text amendments planned for the Town’s Unified Development Ordinance (UDO). These amendments will vary from minor edits to the full rewrite of Chapters. A number of these amendments are developed as the result of added “conditions of approval” placed on conditional zonings applications, changes in Town policy, staff identified issues that affect implementation of the UDO, or changing conditions in land use or technology. This request is the first of many that will be processed over the coming year as we undertake a comprehensive update of the UDO.

AMENDMENTS

Section 145.01.05 – Application Submittal and Completeness:

- **B. Forms and Fees:** Additional language is proposed to clarify that additional fees may apply when specialized studies or analysis is required, or when a larger venue, or additional security is needed to accommodate public meeting attendees.

B. Forms and Fees. Every development review application required by this UDO shall be submitted in a format and in numbers established by the Director and shall include the corresponding application fee that is established by the [Town Council](#). Refer to the Town's [Development Guidebook](#) for application forms, fees, and submittal content requirements. Additional fees may apply to projects that require special third-party studies, rental of public meeting venues to accommodate community attendance size, or enhanced security at the public meeting. All additional fees will be identified and paid for by the applicant prior to the Town entering into a contract for said services.

- **H. Meaning of Completeness:** Additional language is proposed identifying that additional requested information for application completion determination may come in the form of a third-party special study or analysis to be paid for by the applicant.

4. *Additional Information.* Any additional information resulting from the pre-application conference, neighborhood meeting, or that is necessary to demonstrate compliance with all of the applicable requirements of this UDO. Any third-party special studies or analysis required to demonstrate compliance requested by the Town shall be paid for by the applicant. Said consultant shall be contracted by the Town after a scoping meeting is held with the consultant and the Town, and after said scope agreement has been signed by the applicant.

- **M. Withdrawal of Application:** Language is proposed creating a process for application withdrawal subject to a public hearing and clarifying approval of said request prior to and after public hearing notification.

M. Withdrawal of Application. The applicant may withdraw an application not subject to a public hearing at any time by submitting a written request to the Director, or as identified below. Withdrawal will result in the forfeiture of all [Town](#) fees paid by the applicant for the processing of the application.

1. Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the Director or shall be made through a verbal request at the public hearing for which the application has been scheduled.

a. Prior to notice of public hearing. The Director shall approve a request for withdrawal of an application if it has been submitted prior to public notification of the application.

b. Subsequent to notice of public hearing. If the request for withdrawal of an application is submitted subsequent to public notification, the request for withdrawal shall be placed on the public hearing agenda and acted upon by the decision-making body.

- **N. Successive Applications:** The UDO currently requires a 12-month waiting period between successive applications when an application has been denied at a public meeting or public hearing unless the Director finds there is new and different evidence that was not reasonably available at the time of the original hearing, or the application has substantially changed from the original. Staff is proposing to include language to expand the 12-month waiting period to withdrawn application after the public hearing notice.

N. Successive Applications. The Director shall not accept any application ~~requiring~~ that is substantially similar to an application that was denied at a public ~~meeting or~~ hearing ~~12 months prior,~~ or an application that was withdrawn after the public hearing notice was issued as required in Section 145.01.08. In either case, the Director shall not accept an application within 12 months of the public hearing or withdrawal date. However, the Director may accept such an application within that time period if he or she finds there is new and different evidence that was not reasonably available at the time of the original hearing or that the application has substantially changed from the original.

Section 145.03.02 – Zoning Map Amendment: This section is proposed to be modified to be consistent with the proposed changes of Section 145.01.05 as outlined above.

L. Subsequent Applications. In the event that an application for a Zoning Map Amendment is denied by the Town Council or that application withdrawn after the hearing, or after the public hearing notice, the Director shall refuse to accept another application for the same amendment within one year of the original hearing. However, this Section shall not limit the powers of the Town Council and/or Planning and Zoning Board to initiate a Zoning Map Amendment. This Section also shall not limit the Director to accept a Zoning Map Amendment within that time and may consider such an application if it finds the application is substantially different from the original application.

PLANNING AND ZONING BOARD: The Planning and Zoning Board considered this request at its April 15, 2025, public meeting. After receiving the report, and deliberations, the Board approved a motion (6-0) to:

- Recommend approval of H-2025-01-TA to the Town Council as presented; and
- Found the amendment consistent with the requirements of the UDO and the goals of the HALUP as provided below.

The Board found the amendment consistent with the **applicable** common decision criteria in 145.01.07, together with the following:

1. **Errors.** The amendment is necessary to correct an error or inconsistency in the UDO; or *This amendment is necessary to add language consistent with Town policy.*
2. **Changing Conditions:** The amendment is necessary to meet the challenge of changing conditions that was not anticipated in the HALUP. *The text amendment further the goals of the HALUP under Land Use and Development Design as it relates to the development process.*

Applicable Common Decision Criteria:

1. The amendment promotes the purposes of the UDO as found in Section 144.01.02 as follows:
 - a. Comprehensive Plan (HALUP) – The amendment furthers the goals associated with Land Use & Development Design through its development review process.
 - b. Public Health & Safety – This amendment focuses on improving the development plan review process, which, in turn, will enhance Public Health & Safety.
 - c. Quality of Life – The amendment supports implementation of development regulations and associated processes to ensure maintenance of a high quality of life in Harrisburg, consistent with the Town’s Mission Statement.
 - d. Economic Development – The amendment clarifies project and permit processes that promote economic development in the community.
2. The proposed text amendment includes clarification of development regulations and associated processes aimed at protecting public health and welfare by reducing future conflicts between land uses.
3. This text amendment application followed the required meeting and public hearing process as outlined in the UDO.
4. The proposed amendment furthers the implementation goals of the HALUP because the amendment enhances the development review process supporting and promoting high quality development through a transparent and public process.

RECOMMENDED TOWN COUNCIL ACTIONS: Receive the report, conduct the public hearing receiving public comment, and approve a motion to:

- **Approve H-2025.01-TA** as presented; and
- Find the amendment consistent with the UDO and the following goal of the HALUP:
 - **Promote High Quality Development:** this amendment enhances the development review process supporting and promoting high quality development through a transparent and public process.

Attachment A – Draft Ordinance with Sections 145.01.05 & 145.03.02



ORDINANCE TO AMEND TEXT OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); SECTIONS 145.01.05 AND 145.03.02 RELATED TO THE APPLICATION WITHDRAWAL PROCESS AND PAYMENT FOR SPECIAL SERVICES TIED TO THE PROCESSING OF DEVELOPMENT APPLICATIONS WITHIN THE TOWN

WHEREAS, the Town of Harrisburg has a Unified Development Ordinance (UDO) that provides for various rules and operational framework for how land can be used and developed within Harrisburg's planning and zoning jurisdiction; and

WHEREAS, the Town of Harrisburg finds the need to perform minor edits and modify regulations to clarify the application withdrawal process and payment responsibility for special studies or services tied to the processing of development permits; and

WHEREAS, the North Carolina General Statutes and the Town recognize the need to amend the UDO to address changes in the community and in State Law; and

WHEREAS, the Town initiated the petition (H2025-01-TA) to amend these various sections of the UDO; and

WHEREAS, the public hearing for this text amendment has been noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Planning and Zoning Advisory Board reviewed this text amendment petition (H-2025-01 -TA) at its April 15th, 2025, public meeting and voted 6-0 to recommend approval to the Town Council finding the amendment consistent with the Common Decision Criteria found in Section 145.01.07 and Specific Review Criteria found in Section 145.03.01 of the UDO, and with the goals of the Harrisburg Area Land Use Plan (HALUP).

WHEREAS, the Harrisburg Town Council held the public hearing on May 12, 2025, and after considering the testimony in the public hearing and deliberations made the finding that this petition is consistent with Common Decision Criteria found within Section 145.01.07 and Specific Review Criteria in Section 145.03.01 of the UDO and the following goal of the HALUP because:

- **Promote High Quality Development:** this amendment enhances the development review process supporting and promoting high quality development through a transparent and public process.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of

Harrisburg, North Carolina, that Sections 145.01.05 & 145.03.02 of the UDO be amended as described on Exhibit A (attached herein) and fully enforced from the time this ordinance is adopted.

PASSED and ADOPTED this 12th day of May 2025.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

145.01.05 Application Submittal and Completeness

- A. Applications Requiring Applications Submittal.** All [development](#) review applications are required to undergo the application submittal process.
- B. Forms and Fees.** Every development review application required by this UDO shall be submitted in a format and in numbers established by the Director and shall include the corresponding application fee that is established by the [Town Council](#). Refer to the Town's [Development Guidebook](#) for application forms, fees, and submittal content requirements. Additional fees may apply to projects that require special third-party studies, rental of public meeting venues to accommodate community attendance size, or enhanced security at the public meeting. All additional fees will be identified and paid for by the applicant prior to the Town entering into a contract for said services.
- C. Authorization to Initiate an Application.** Table 145.01.05-1, *Application Authorization*, denotes those who are authorized to initiate each of the application types.

Table 145.01.05-1, Application Authorization			
Application Type	Town Council or Planning and Zoning Board	Property Owner ¹	Party Aggrieved by an Administrative Decision ¹
Administrative Applications (§ 145.02)		♦	
Legislative Applications (§ 145.03)	♦ ²	♦	
Quasi-Judicial Applications (§ 145.04)		♦	♦
Subdivision Applications (§ 145.05)		♦	
TABLE NOTES: ♦ Entity may initiate an application ¹ Including his or her agent ² Excluding a Conditional Zoning Approval application. Only the property owner or agent may initiate such application.			

- D. Refunds.** Fees for a rejected, denied, expired, voided, or revoked application are not refundable.
- E. Deadlines.** The Director may establish periodic application submittal deadlines. The schedule shall provide adequate time for notice and/or publication. Completed applications shall be filed according to any published schedule of the Planning Department.
- F. Applications Requiring Completeness Review.** All development review applications are required to undergo completeness review.
- G. Director Responsibility.** The Director shall review all development review applications for completeness.
- H. Meaning of Completeness.** The Director shall deem complete a submittal that contains:
- 1. All Information.** All of the submittal information required in the application form;
 - 2. Certifications.** Documents or drawings that are prepared and certified by qualified professionals (where such certifications are required);
 - 3. Fee.** The application fee; and
 - 4. Additional Information.** Any additional information resulting from the pre-application conference, neighborhood meeting, or that is necessary to demonstrate compliance with all of the applicable requirements of this UDO. Any third-party special studies or analysis required to demonstrate compliance requested by the Town shall be paid for by the applicant. Said consultant shall be contracted by the Town after a scoping meeting is held with the consultant and the Town, and after said scope agreement has been signed by the applicant.
- I. Applications with Submittal Deadlines.** For application types that have an established submittal deadline, such as legislative, quasi-judicial, or subdivision applications, the completeness review and notification required in Paragraph L, *Incomplete Applications*, below, shall be accomplished no later than 15 [business days](#) after the specified submittal deadline.
- J. Applications without Submittal Deadlines.** For application types that do not have an established submittal deadline, such as administrative applications, the application completeness review and notification required in Paragraph L, *Incomplete Applications*, below, shall be accomplished no later than 10 business days from the date the application is submitted.
- K. Completeness Does Not Equate to Approval.** A determination of completeness does not mean that:
- 1. Accuracy.** The contents of the submittal are accurate or that they comply with the standards of this UDO;
 - 2. Recommendation.** The application will receive a positive recommendation or final decision from the applicable administrative body; or

3. *Clarification.* During review, additional clarification or information will not be needed.

L. Incomplete Applications.

1. *Director Duties.* If the Director determines that a submittal is not to be complete, the Director shall:
 - a. Notify the applicant in writing with a list of all missing or incomplete items; and
 - b. Provide a maximum of 45 calendar days for the applicant to resubmit the missing or incomplete items.
2. *Rejection.* If the missing or incomplete items are not submitted within the 45-day period, the Director shall deem the application rejected, shall not accept the application for filing, and shall make the submittal and application fee available to the applicant for retrieval. After the Director rejects an application, a new application and fee shall be required if the applicant wishes to apply again.
3. *Not Considered Submitted.* Incomplete or rejected applications are not considered "submitted" or "filed" for the purposes this UDO. Complete applications are considered submitted on the date the Director deems them complete.
4. *Submittal of Corrections.* Corrected and submitted applications are not considered complete and submitted until the next available processing cycle deadline. For example, if a submittal deadline is on Monday, May 1, and a corrected application is submitted on May 5, then the application is deemed submitted and complete on the following submittal deadline of May 15, occurring every 15 days as established by the Director.

M. Withdrawal of Application. The applicant may withdraw an application not subject to a public hearing at any time by submitting a written request to the Director or as identified below. Withdrawal will result in the forfeiture of all Town fees paid by the applicant for the processing of the application.

1. Any request for withdrawal of an application subject to a public hearing shall be submitted in writing to the Director or shall be made through a verbal request at the public hearing for which the application has been scheduled.
 - a. Prior to notice of public hearing. The Director shall approve a request for withdrawal of an application if it has been submitted prior to public notification of the application.
 - b. Subsequent to notice of public hearing. If the request for withdrawal of an application is submitted subsequent to public notification the request for withdrawal shall be placed on the public hearing agenda and acted upon by the decision-making body.

N. Successive Applications. The Director shall not accept any application requiring that is substantially similar to an application that was denied, at a public meeting or hearing 12 months prior, or an application that was withdrawn after the public hearing notice was issued as required in Section 145.01.08. In either case, the Director shall not accept an application within 12 months of the public hearing or withdrawal date. However, the Director may accept such an application within that time period if he or she finds there is new and different evidence that was not reasonably available at the time of the original hearing or that the application has substantially changed from the original.

O. Continuing Review Process. Complete applications shall subsequently undergo the processes established in Section 145.01.06, *Staff Review and Distribution*.

145.03.02 Zoning Map Amendment

- A. Applicability.** A Zoning Map [Amendment](#) changes the [zoning district](#) of a [property](#) on the Official Zoning Map from one district to another.
- B. Specific Review Criteria.** In determining whether to approve, approve with conditions, or deny a Zoning Map Amendment, the review bodies shall consider the applicable common decision criteria in [145.01.07, Common Decision Criteria](#), together with the following:
1. Whether:
 - a. The proposed [rezoning](#) is compatible with the surrounding area, or the adopted [Harrisburg Area Land Use Plan](#) (HALUP);
 - b. There will be adverse effects on the [capacity](#) or safety of the portion of [street](#) network influenced by the Zoning Map Amendment;
 - c. Parking problems; or
 - d. 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](#).
 2. Any change of character in the area due to installation of [public facilities](#), other Zoning Map Amendments, new growth trends, deterioration, and [development](#);
 3. The zoning districts and existing land uses of the surrounding properties;
 4. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning district;
 5. Whether subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDO, including parking and buffering requirements;
 6. Whether the Zoning Map Amendment is compatible with the [adjacent](#) neighborhood, especially residential neighborhood stability and character;
 7. The length of time the subject property has remained vacant as zoned.
 8. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; and
 9. Whether the existing zoning was in error at the time of adoption.
- D. Timing of [Town Council Hearing](#).** After the Planning and Zoning [Board](#) makes a recommendation, the Town Council shall hold a hearing in no more than sixty [days](#) from the date of the Planning and Zoning Board meeting and decide to approve or deny the Zoning Map Amendment. Comments by the Planning and Zoning Board that a proposed amendment is inconsistent with the HALUP shall not preclude the Town Council from considering or approving any proposed amendment. Conditions may be imposed to an approved rezoning only if a conditional zoning district is approved pursuant to Section [145.03.03, Conditional Zoning Approval](#).
- E. Statement of Consistency With HALUP.** Prior to adopting or rejecting any Zoning Map Amendment the Town Council shall adopt a statement describing whether its action is consistent with the HALUP and explaining why the Council considers the action taken to be reasonable and in the [public](#) interest.
- F. Additional Conditions.** A request for a Zoning Map Amendment may be conditional upon adherence to an applicant's Development Plan, which may limit the uses on or design of the site in accordance with [140.04.05, Conditional Zoning](#).
- G. Concurrent Processing of [Variances](#) and [Special Use Permits](#).** An [applicant](#), at the time of filing an application for a Zoning Map Amendment, may elect to have any necessary Variances or Special Use Permits for the subject property be heard and acted upon in concurrence, provided Town Council approves the Zoning Map Amendment prior to the Variance or Special Use Permit being granted for the property. In acting on a Variance or Special Use Permit, the Town Council shall have the authority and operate under the requirements of the Board of Adjustment.
- H. Limitations of Map Amendment.** The approval of a Zoning Map Amendment does not authorize any development activity.
- I. Scope of Approval.** If the desired use is permitted by right, the applicant may file a [Site Plan](#) (if required by Section [145.02.02, Minor Site Plan](#), or [145.02.03, Major Site Plan](#)) and, if no site plan is required, an application for a [Zoning Clearance](#) and any other administrative permits required by this Chapter.
- J. Extraterritorial Jurisdiction (ETJ).** If the Zoning Map Amendment is being proposed in conjunction with an expansion of the Town's ETJ under NCGS §[160D-202](#), a single hearing on the Zoning Map Amendment and the ETJ boundary amendment may be held. In this instance, the initial notice of the Zoning Map Amendment hearing

may be combined with the boundary hearing notice and the combined hearing notice mailed at least 30 days prior to the hearing.

- K. Optional Notice for Large-Scale Zoning Map Amendments.** The first-class mail notice required in Section [145.01.08](#), *Public Notice*, is not required if the Zoning Map Amendment proposes to change the zoning district of more than 50 properties, owned by at least 50 different property [owners](#), and the [Town](#) elects to use the expanded published notice provided for in this subsection. In this instance, the Town may instead elect to publish notice of the hearing as required by NCGS §[160D-601](#), provided that each advertisement shall not be less than one-half of a newspaper page in size. The advertisement is effective only for property owners who reside in the area of general circulation of the newspaper that publishes the notice. Property owners who reside outside of the newspaper circulation area, according to the address listed on the most recent property tax listing for the affected property, shall be notified according to the first-class mail requirements of provisions of Section [145.01.08](#), *Public Notice*.
- L. Subsequent Applications.** In the event that an application for a Zoning Map Amendment is denied by the Town Council or that application withdrawn after the hearing, [or after the public hearing notice](#), the Director shall refuse to accept another application for the same amendment within one year of the original hearing. However, this Section shall not limit the powers of the Town Council and/or Planning and Zoning Board to initiate a Zoning Map Amendment. This Section also shall not limit the Director to accept a Zoning Map Amendment within that time and may consider such an application if it finds the application is substantially different from the original application.

PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, May 12, 2025 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2025-01-TA Amendment of Various Chapters of the UDO: a request to amend Sections 145.01.05 and 145.03.02 of the Unified Development Ordinance (UDO) for the purpose of clarifying the process for application withdrawals, requests for special studies or analysis by a third party, and the rental cost for a change in meeting locations when needed to accommodate public attendance. Applicant: Town of Harrisburg.

Harrisburg – Concord Annexation Agreement: the Harrisburg Town Council will consider entering into an annexation agreement with the City of Concord, pursuant to N.C.G.S 160A-58.23.

****Virtual Meeting Information will be posted on the published agenda and can be accessed here**
<https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: May 1st and May 8th, 2025



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of the Resolution for Closeout of Grant #'s AIA-D-ARP-0153 and AIA-W-ARP-0154 and Acceptance of the 25-Year Water and Wastewater CIP Planning Update

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve the resolution of closeout of grant #'s AIA-D-ARP-0153 and AIA-W-ARP-0154 and acceptance of the 25-Year CIP Update

Description/Background:

The Town received two AIA-ARP planning grants in 2023 to cover the update to the Town's 25-Year Capital Improvement Plan for Water and Wastewater.

Black & Veatch International was selected as the Engineer of record for this project and has been working with Town staff for two years to complete the work.

The project required several steps before the recommended outcomes were presented, and they are laid out below:

- Demand and Flow Evaluation
- Water Distribution System Assessment
- Wastewater System Evaluation
- Capital Improvement Plan Development

This resolution of closeout and acceptance of the CIP planning document are specific requirements of the Standard Assurances for AIA grants and must be completed before the Town of Harrisburg receives the full reimbursement of the grant funds.

Recommendation:

Staff recommends approval of the resolution for grant #'s AIA-D-ARP-0153 and AIA-W-ARP-0154 and acceptance of the 25-Year CIP Update

Fiscal Impact:

The fiscal impact of this resolution is the receipt of \$400,000 of grant revenue to reimburse the Town for its expenditure on the two studies. This revenue is federally funded and passed through the State of NC and is included in the Town's Single Audit of federal and State programs. The Town has already received 85% of the grant, amounting to \$340,000. Adoption of the CIP provided with this project totals \$78,400,000 over the next 25 years. Staff will incorporate this plan into the existing 10-year CIP and overall financial plan for the Water and Sewer Fund.

Attachments:

1. Resolution of Closeout
2. RPT_Harrisburg Combined Technical Memos



RESOLUTION

TOWN OF HARRISBURG TOWN COUNCIL

WATER AIA-D-ARP-0153; WASTEWATER AIA-W-ARP-0154 CLOSEOUT

WHEREAS, the American Rescue Plan (ARP) funded from the State Fiscal Recovery Fund was established in S.L. 2021-180 to assist eligible units of government with meeting their water/wastewater infrastructure needs; and

WHEREAS, the North Carolina General Statutes Chapter 159G has created Asset Inventory and Assessment grants to assist eligible units of government with meeting their water infrastructure needs; and

WHEREAS, the North Carolina Department of Environmental Quality provided American Rescue Plan grant funding in the amount of \$160,000 to perform a water capital improvement project planning update and \$240,000 to perform a wastewater capital improvement project planning update that has been successfully carried out and completed in accordance with the agreed scopes of work; and

WHEREAS, the completed Water & Wastewater CIP Planning Update has been presented to the Town of Harrisburg Council on May 12, 2025.

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF HARRISBURG RESOLVES THAT:

1. The Town of Harrisburg hereby provides assurances to the North Carolina Department of Environmental Quality that the Conditions and Assurances contained in the award offers were adhered to in carrying out the projects.

2. The Town of Harrisburg intends to requisition the remaining grant funds and close out the project with the North Carolina Department of Environmental Quality.

3. The Town Council accepts the report as presented to the Council and commits to utilizing the information in the ongoing management of its system.

4. The 25-Year Capital Improvement Plan developed through this is hereby accepted and adopted by the Town Council

ADOPTED the 12th day of May, 2025.

TOWN OF HARRISBURG

By: _____
Jennifer Teague
Mayor

ATTEST: _____
Janet Rackley
Town Clerk

WATER & WASTEWATER CIP PLANNING UPDATE

BLACK & VEATCH PROJECT NO. 417040
BLACK & VEATCH FILE NO. 46.1200

PREPARED FOR



Harrisburg, NC

5 MARCH 2025

Digitally signed
by D.Lee
Campbell
Date:
2025.03.06
08:14:09-05'00'



BLACK & VEATCH

LIST OF DELIVERABLES

Phase 3000 & 7000: Demand and Flow Evaluation Technical Memorandum

Phase 4000: Water Distribution System Assessment Technical Memorandum

Phase 8000: Wastewater System Evaluation Technical Memorandum

Phase 6000: Capital Improvement Plan Development Technical Memorandum

WATER & WASTEWATER CIP PLANNING UPDATE

Demand and Flow Evaluation Technical Memorandum

BLACK & VEATCH PROJECT NO. 417040
BLACK & VEATCH FILE NO. 43.0100

PREPARED FOR



Harrisburg, NC

30 MAY 2024



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1.0 Introduction

The Town of Harrisburg is located in western Cabarrus County, northeast of the City of Charlotte. The fast growing Charlotte Metropolitan area requires surrounding communities to proactively plan for infrastructure needs. The Water and Wastewater CIP Planning Update for the Town of Harrisburg will include assessment of the water distribution and wastewater collection systems under existing and projected future conditions over the planning horizon. This technical memorandum combines the work products of both the Water Demand Evaluation and Wastewater Flow Evaluation tasks. The goal of these tasks is to establish the existing and future water system demands and sewer system flows for use in system capacity assessments to be conducted in subsequent tasks. The future demand and flow assumptions discussed in this document will be the basis for evaluating distribution and collection system performance in each planning year.

2.0 WSACC FY22 Master Plan

From 2022 to 2024, the Water and Sewer Authority of Cabarrus County (WSACC) completed a systemwide Master Plan for their sewer collection, wastewater treatment, and water supply assets. WSACC is also the main planning entity for county wide studies for water resources. As a member jurisdiction of WSACC, the Town of Harrisburg participated in stakeholder discussions, provided data on planned developments within the town boundaries, and reviewed final growth estimates as well as the overall Master Plan recommendations.

As shown in Figure 1, the WSACC FY22 Master Plan included a detailed assessment of the existing WSACC-owned infrastructure. The project included Water Supply, Demand, and Wastewater Flow Projections and an evaluation of future CIP needs. Details of the WSACC planning efforts were documented in the WSACC FY22 Master Plan Report.

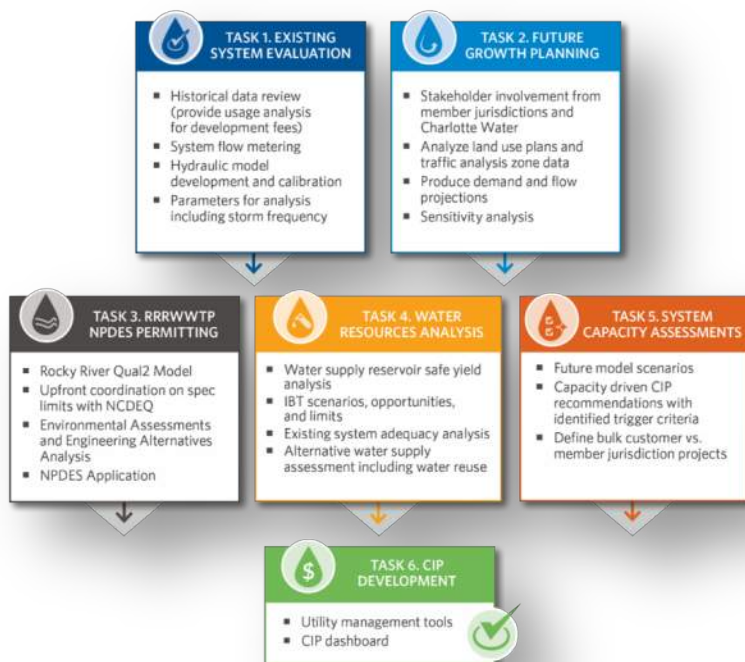


Figure 1 WSACC FY 2022 Master Plan Task Descriptions

Housing unit and employment projections were produced for the WSACC study area as a whole and for individual municipal service areas based on historic trends, recent market capture rates, and public and private investments. The original growth projections were developed by Noell Consulting Group (NCG) during the Spring and Summer 2022. Adjustments to the first draft of projections were made during Fall 2022 based on input from municipal planning departments, including information on approved residential and non-residential developments. The project team (Stewart Engineering and Black & Veatch) finalized projections used in the WSACC FY 2022 model in 2023. The growth in Harrisburg housing and employment populations as determined in the WSACC master plan are shown in Table 1.

Table 1 **Housing and Employment Growth**

Growth Type	2020	Δ 2020-2050	%Δ 2020-2050
Harrisburg - Housing	8,933	7,149	80 percent
Harrisburg - Employment	6,678	4,427	66 percent

The Future Growth planning task included a review of known developments. A map of planned development in the Harrisburg area is attached in Appendix A. All planned developments with “obligated” water usage were assumed to be contributing demand and flow to existing (or future) Harrisburg water and sewer infrastructure by the 2030 planning year. The “pending” development and future projected water usage from the FY22 Master Plan is shown in Table 2. The new usage does not include water consumption by existing Harrisburg customers.

Table 2 **Pending Development and Future Water Usage**

Service Area	Pending Development Future Water Usage (gpd)		New Water Usage Totals (gpd)		
	With / Obligated Water Usage	Total	2030	2040	2050
Harrisburg	235,355	654,134	586,905	1,145,150	1,703,592
General Notes:					
1. Obligated water usage based on developments that have been approved with WSACC sewer flow acceptance. May also include some planned or pending development that is expected to receive flow allocation from a municipality but may not have WSACC sewer flow acceptance yet.					

Wastewater flow estimates were based on a return ratio of water usage to wastewater flow. Based on historical water consumption and metered wastewater flow, a return ratio of 0.9091 was used to estimate the equivalent wastewater flow. The projected new wastewater flows are listed in Table 3.

Table 3 **Pending Development and Future Wastewater Flows**

Service Area	Pending Development Future Sewer Flow (gpd)		New Sewer Flow Totals (gpd)		
	With / Obligated Sewer Flows	Total	2030	2040	2050
Harrisburg	213,962	594,673	533,569	1,041,148	1,548,601
General Notes:					
1. Obligated flows based on developments that have been approved with WSACC sewer flow acceptance. May also include some planned or pending development that is expected to receive flow allocation from a municipality but may not have WSACC sewer flow acceptance yet.					
2. In most cases new sewer flows are estimated by multiplying a 0.9091 return factor to the projected water demand, however in some cases future water demands are not planned to correspond directly to sewer flows (i.e. in the case of a bottling plant). In these cases, data used was provided by the Town of Harrisburg.					

3.0 Water Demand Projections

Recent historic data for Harrisburg water demands was reviewed to determine the basis for the system analysis. Daily water demand was not available for the Harrisburg system. Monthly demand was summarized based on water purchase and production records for the past 10 years. The average water demand and the maximum month demand for each calendar year are shown in Table 4. The maximum month to average demand peaking factor ranged from 1.19 to 1.37, with an average value of 1.27.

Table 4 Water Demand MM/ADD Peaking Factors (2014-2023)

Year	Average Water Demand (MGD)	Max Month Water Demand (MGD)	MM/ADD Peaking Factor
2014	1.21	1.48	1.23
2015	1.32	1.69	1.28
2016	1.39	1.74	1.25
2017	1.45	1.73	1.19
2018	1.38	1.70	1.24
2019	1.61	2.14	1.33
2020	1.64	2.25	1.37
2021	1.61	2.02	1.26
2022	1.74	2.21	1.27
2023	1.77	2.24	1.27

Daily data was not available to determine a maximum day peaking factor. Harrisburg purchases water from Charlotte Water and from the City of Concord. Charlotte Water used a maximum day to average day peaking factor of 1.6 for demand planning. In the City of Concord distribution model, a maximum day peaking factor of 1.4 is applied to Harrisburg demand. Since Harrisburg recorded a maximum month peaking factor of 1.37, a factor higher than 1.4 is recommended for estimating maximum day demand. Therefore, a maximum day peaking factor of 1.6 was selected for the distribution system analysis.

The WSACC FY22 Master Plan used an average of the 2018 to 2020 system demand reported in the Harrisburg Local Water Supply Planning (LWSP) report to determine a base year demand for planning. Demand is the total of billed consumption or water use and all sources of non-revenue water (NRW). For this study, the more recent LWSPs for 2021 to 2023 were also reviewed. Based on the more recent data, the base year demand was increased from 1.60 mgd as reported in the WSACC master plan to 1.79 mgd. The rate of NRW in the Harrisburg system went down from 2020 to 2023. Therefore, a NRW scaling factor of 1.14 was used to account for future estimates of water demand.

The forecasted water usage from the WSACC FY22 Master was used as the basis for the projections. Using the recommended NRW scaling factor and updated base year demand, the projections were updated to the values shown in Table 5. Maps showing the spatial distribution of demands in each planning year for the Town of Harrisburg are shown in Appendix B.

Table 5 Water Demands (mgd)

Service Area	Base Year	2030	2040	2050
Harrisburg	1.79	2.46	3.10	3.73

4.0 Wastewater Flow Projections

For the wastewater system, the projections for each planning year are based on the values presented in the WSACC FY22 Master Plan. The base year was established from the average flow recorded at the boundary meters for each jurisdiction and added to the projected flows listed in Table 3. The base year flows for the wastewater match the 2022 used in the WSACC Master Plan. The 2022 base year was used as it is consistent with the model calibration that was performed in 2022 and will be used for the capacity evaluations.

Table 6 Wastewater Flows (mgd)

Service Area	Base Year	2030	2040	2050
Harrisburg	1.56	2.09	2.60	3.11

The development of the WSACC hydraulic model was designed to streamline capacity evaluation for the member jurisdictions. Base year flow allocation was assigned at the manhole level based on historical water consumption data. For the purposes of the WSACC study, the manhole level flows were routed directly to WSACC owned sewers. For the Harrisburg system assessments, the manhole level loadings will be reused, and the addition of the Harrisburg owned pipe segments will allow for capacity assessment of each modeled sewer pipe and lift station as shown on the map in Figure 2.

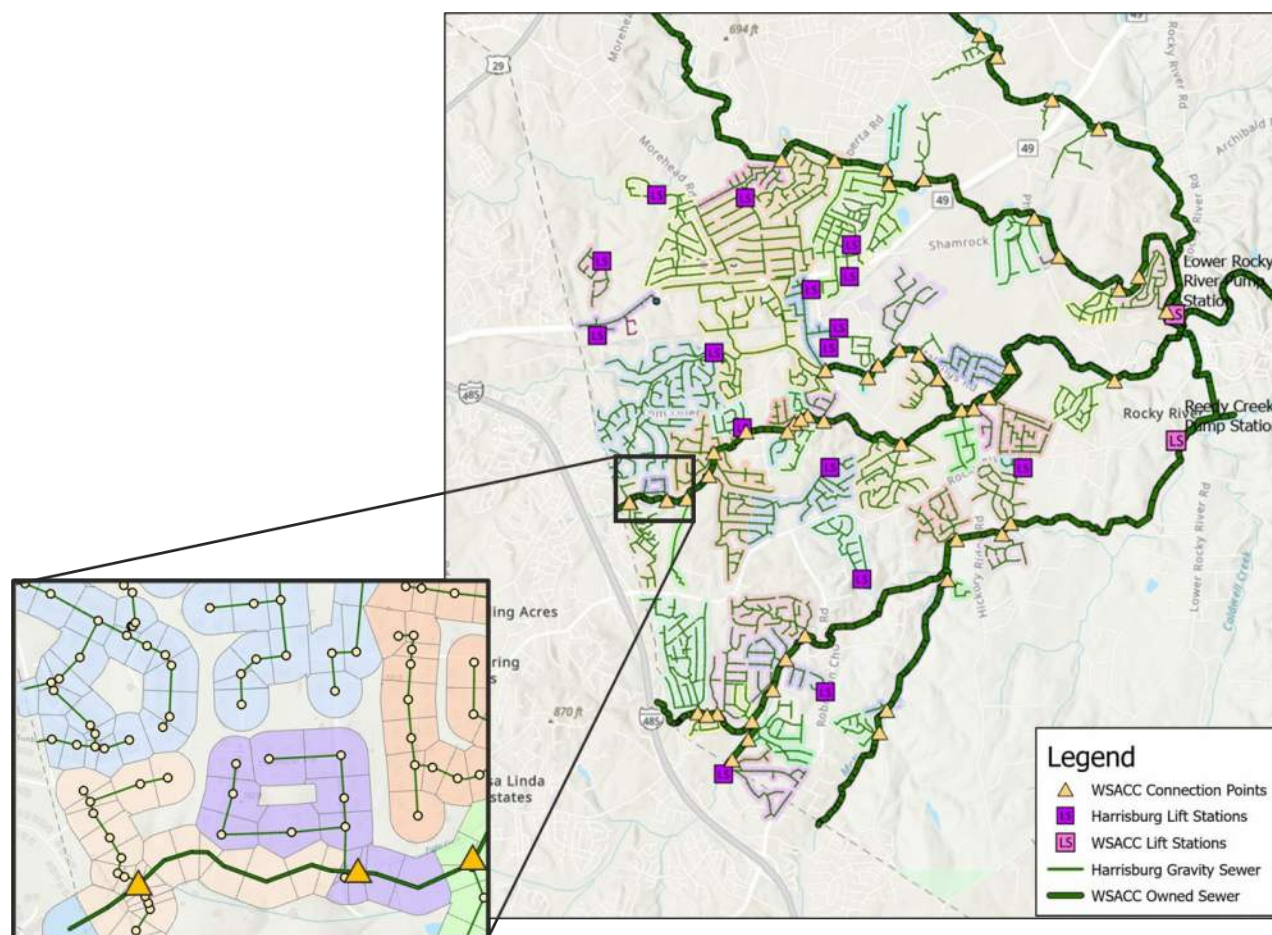


Figure 2 Base Year Wastewater Flow Allocation

Future flows are also assigned to the nearest downstream sewer segment. In Harrisburg, some growth is anticipated as infill connections, but most new developments will necessitate new local collector sewers. Future flow loading areas were determined based on proximity to existing infrastructure and the existing topography. Future flows will be routed to the nearest downstream Harrisburg or WSACC owned gravity sewer or lift station. The future flow areas are shown in Figure 3.

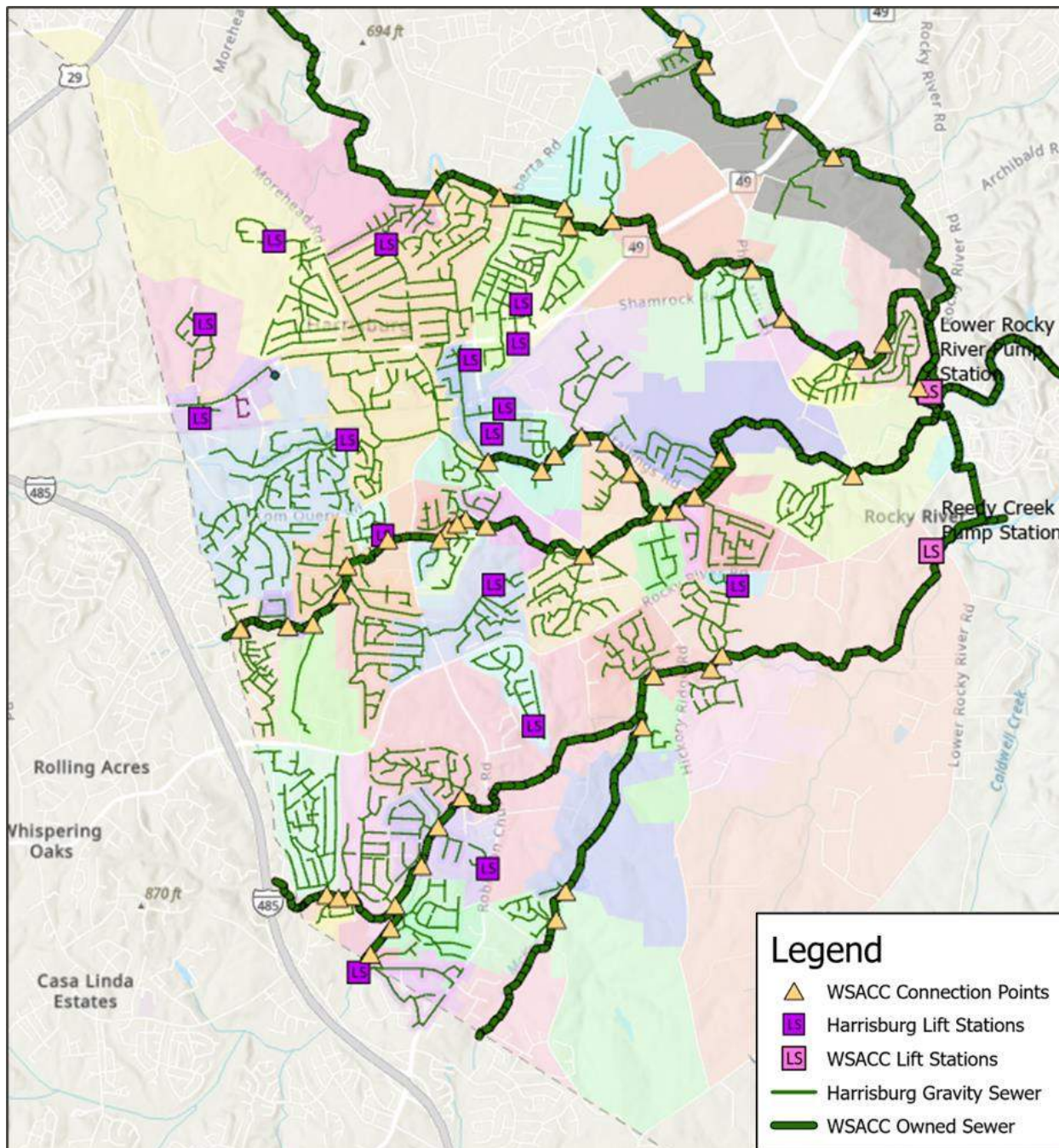


Figure 3 Future Wastewater Flow Areas

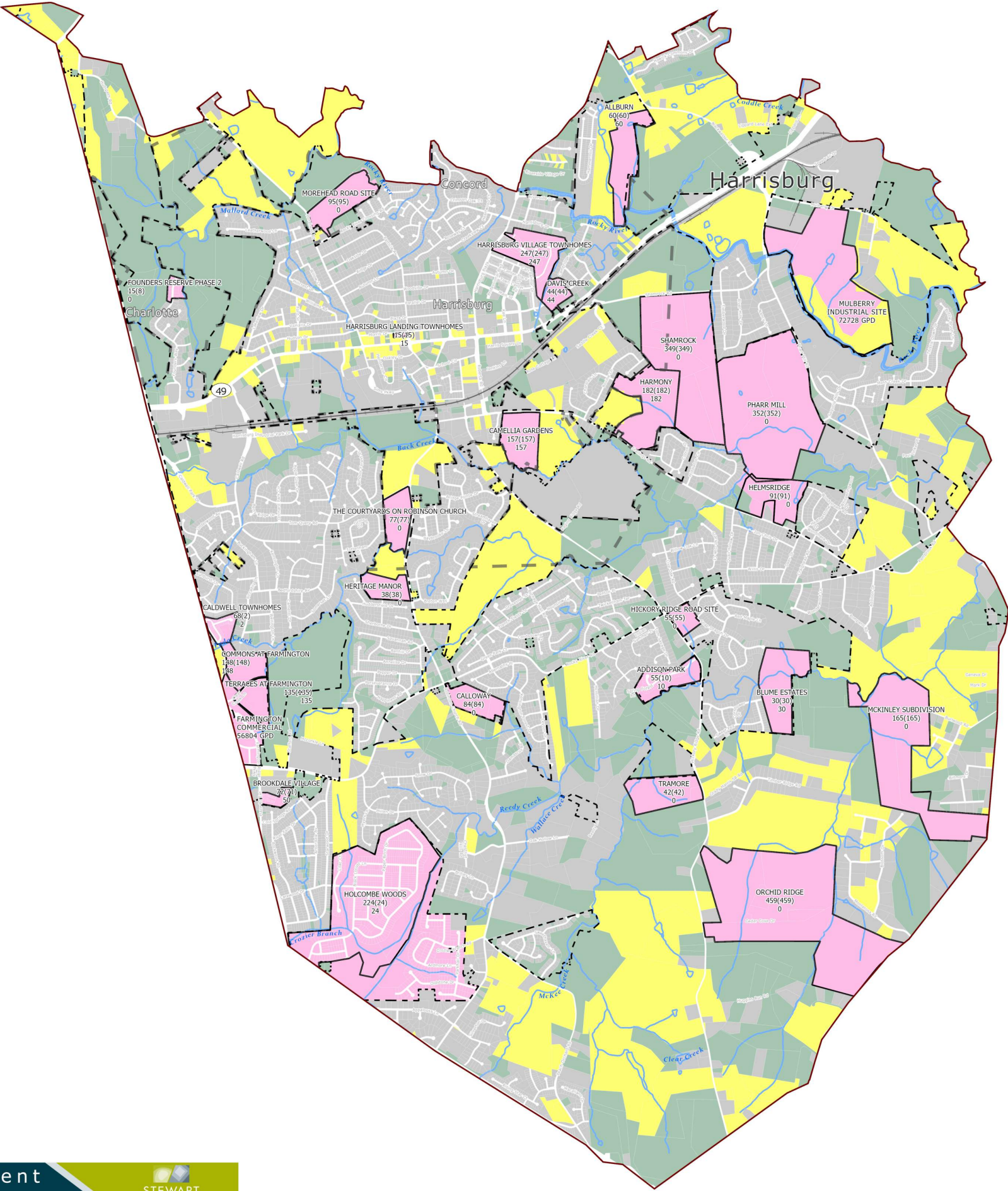
5.0 Final Demand and Flow Projections

The final water demand and wastewater flow projections are summarized in Table 7. The basis for the projections in the water usage and wastewater flow projections from the WSACC FY22 Master Plan. The base year water demand and the NRW assumptions were updated to reflect the most recent LWSP. These demands and flows will be used in the distribution and collection system models, respectively, to evaluate existing and future system capacity and performance.

Table 7 **Final Demand and Flow Projections**

Year	Average Water Demand (MGD)	Average Sewer Flow (MGD)
Base Year	1.79	1.56
2030 Total	2.46	2.09
2040 Total	3.10	2.60
2050 Total	3.73	3.11

Appendix A. WSACC FY22 Master Plan Figures



Municipality

ETJ

Pending

Available

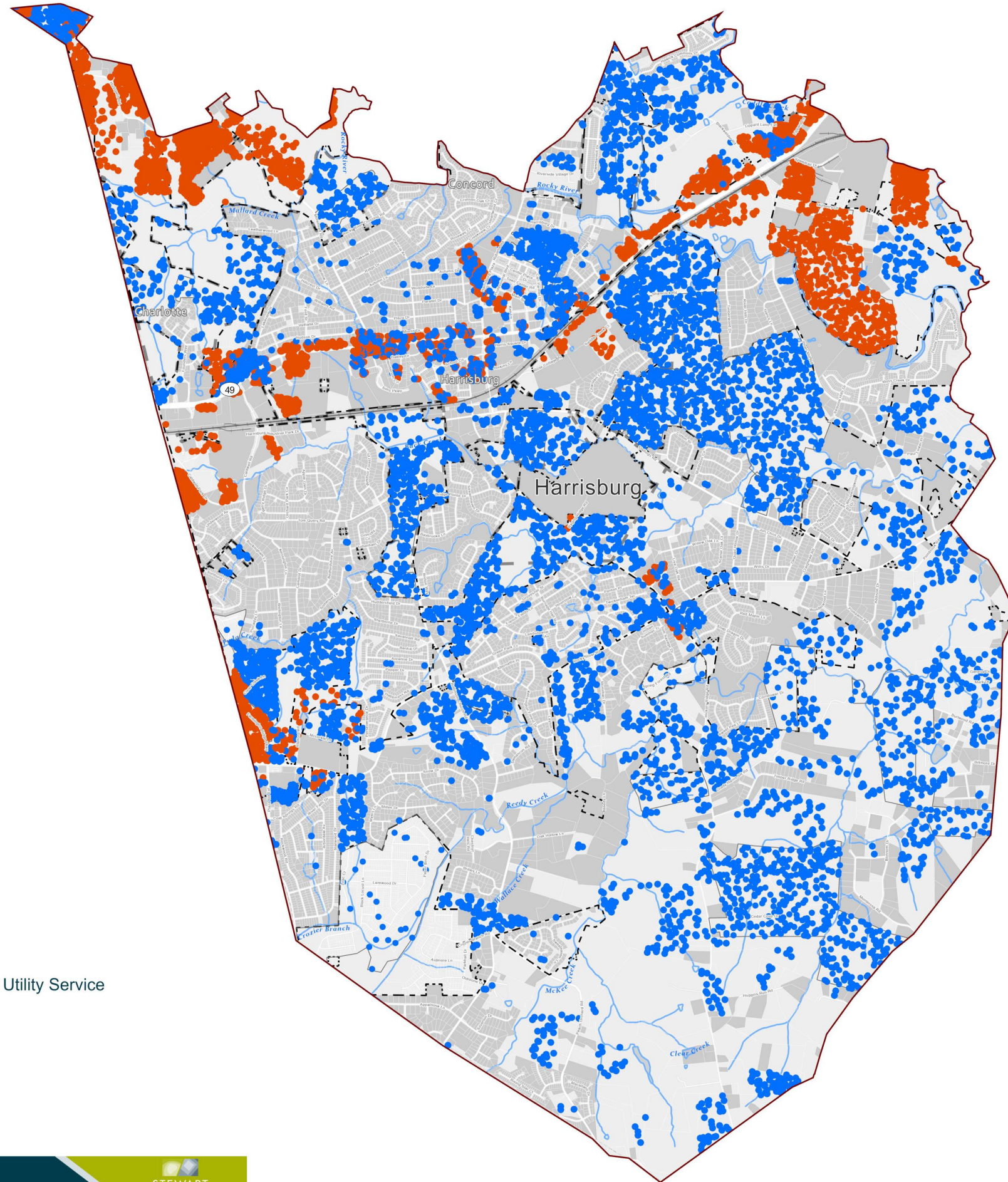
Utilized

Underutilized

Pending Development

Approved Subdivisions Labeling Key:
Subdivision Name
Lots Approved (Lots Remaining)
Lots Remaining w/Flow Acceptance



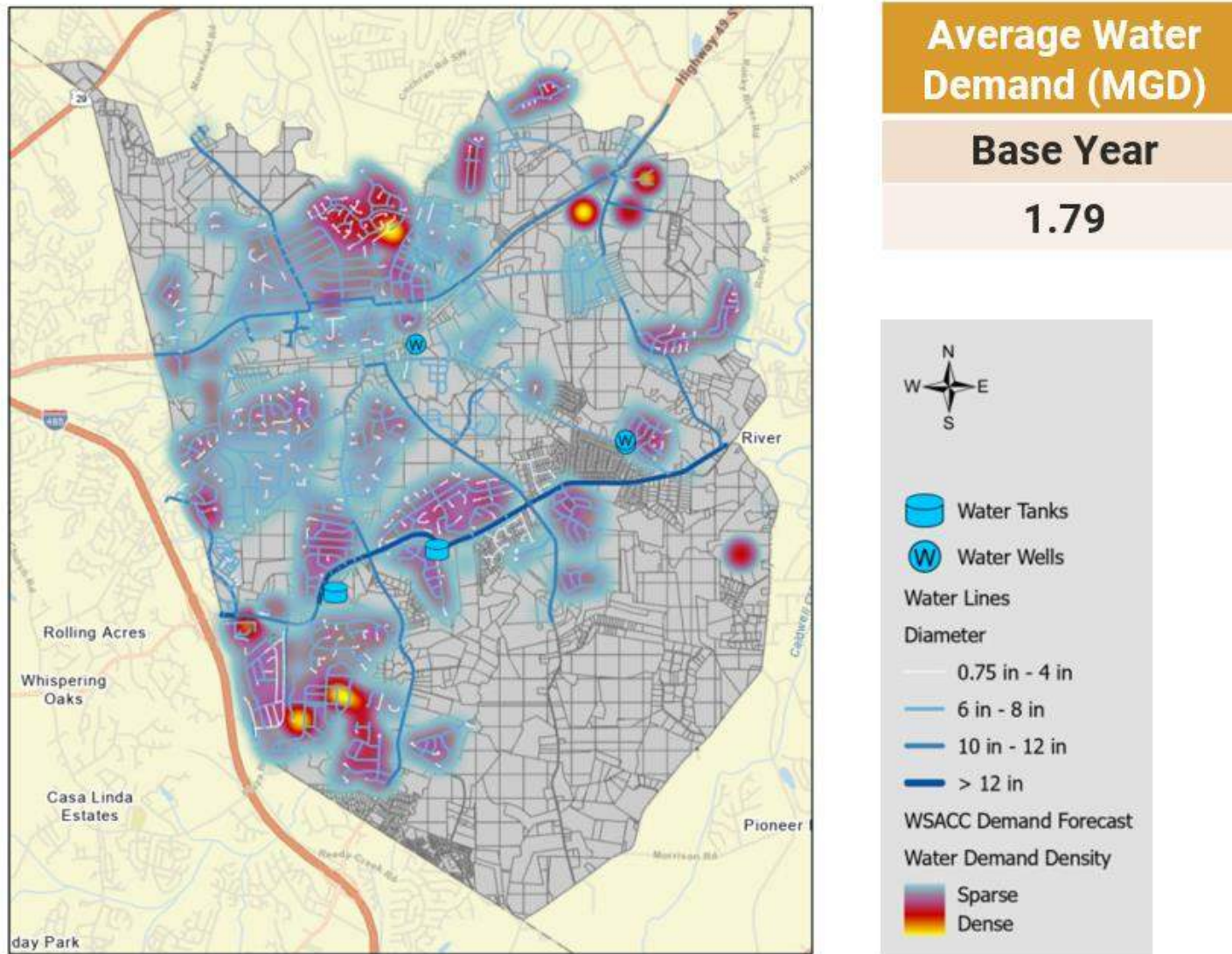


Municipality
 ETJ
 Utilized

WSACC Municipal Utility Service Areas
 TOTDUALLO
 TOTEMPALLO

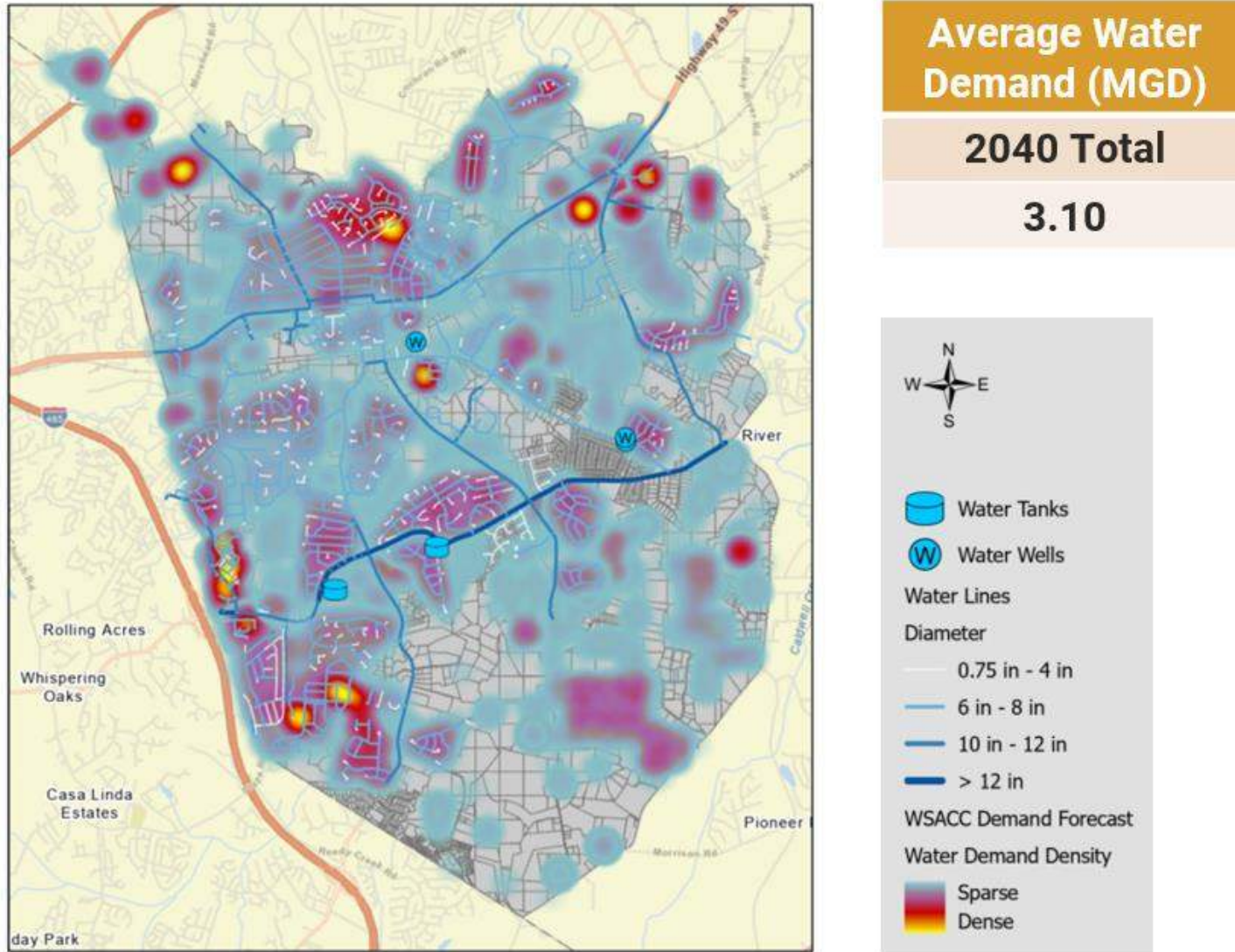
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Appendix B. Water Demand Heat Map Figures

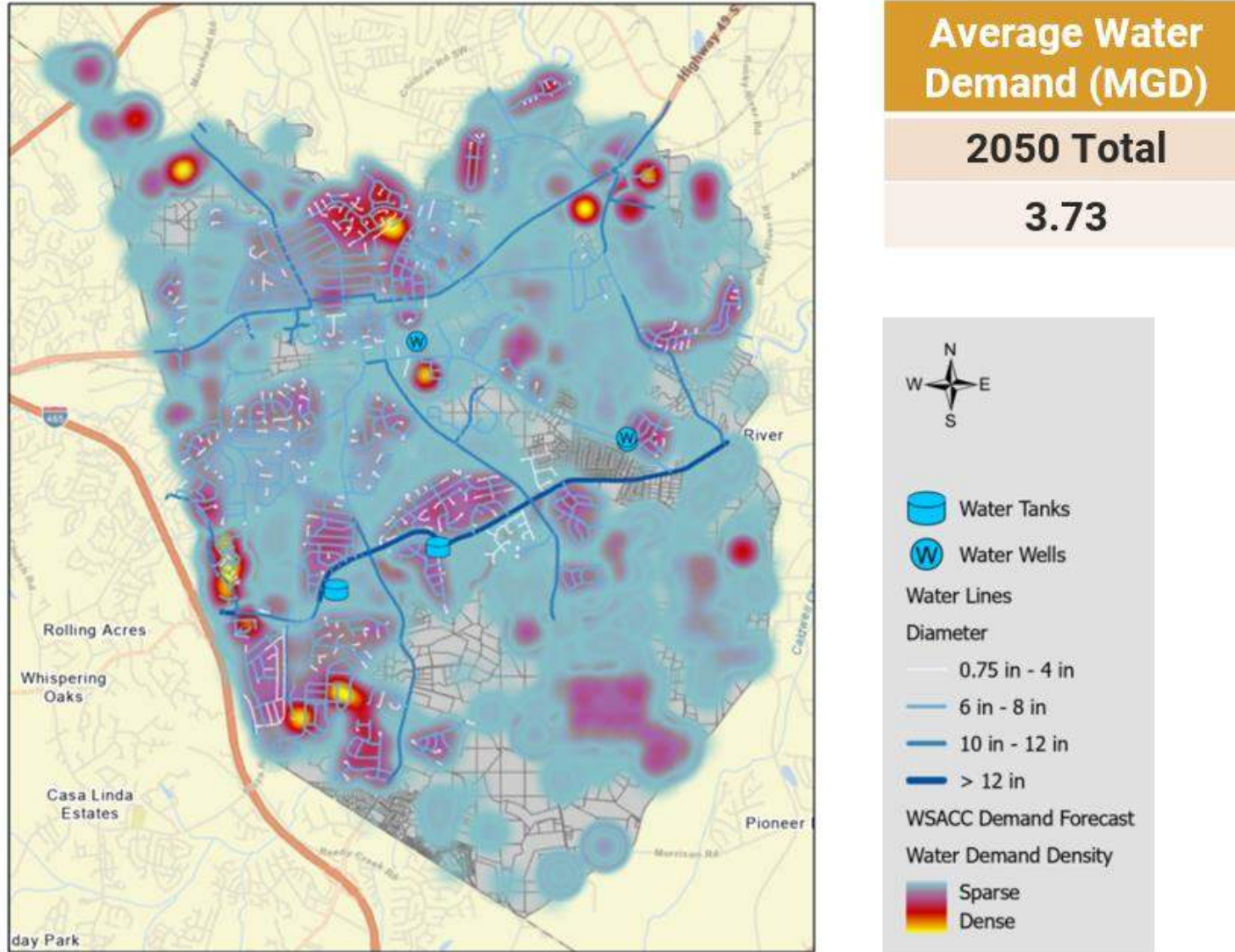


Appendix Figure B-1 Base Year System Water Demand Density





Appendix Figure B-3 2040 System Water Demand Density



Appendix Figure B-4 2050 System Water Demand Density

WATER & WASTEWATER CIP PLANNING UPDATE

Water Distribution System Assessment Technical Memorandum

BLACK & VEATCH PROJECT NO. 417040
BLACK & VEATCH FILE NO. 44.1110

PREPARED FOR



Harrisburg, NC

5 NOVEMBER 2024



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Figure 16 Hudspeth Rd and Continued Future Growth4-17

1.0 Introduction

An assessment of the Town of Harrisburg's water distribution system was completed using the updated and validated hydraulic model of the Town's system. System performance versus established criteria was evaluated to identify any new capital needs and to validate and update existing CIP projects. This analysis involved the following key components:

Hydraulic Model Update and Verification

Storage Capacity Analysis

Hydraulic Capacity Analysis

Fire Flow Analysis

Existing CIP Analysis

2.0 Hydraulic Model Update and Verification

2.1 Introduction

As part of the Water Distribution System Assessment, the Town's existing WaterGEMS hydraulic model was updated and validated so it could be used as a planning tool to identify hydraulic deficiencies and recommend improvement projects needed to meet projected system demands through the 20-year planning horizon. The hydraulic model was last updated in 2017 as part of an Elevated Storage Evaluation by WK Dickson.

The Town provided their most current Geographical Information Systems (GIS), existing WaterGEMS model and SCADA data that was available. According to GIS, there are 143 miles of distribution piping, two elevated storage tanks, two wells, seven supply connections to Concord's water system and three supply connections to Charlotte's water system. Two supply connections from Concord feed developments that are within the Town's service area, but are not connected to the primary Town distribution system (Providence and Cedar Park Estates). As such, these were not included in the hydraulic evaluation. Historically, Concord has been the primary water supplier for the Town, but the Town plans on increasing the quantity of water purchased from Charlotte in the future and thus should be considered a significant provider for future evaluations.

2.2 Hydraulic Model Update

2.2.1 Model Pipe Network

The Town of Harrisburg provided all available GIS data which was current as of 9/5/23. The GIS had been recently converted and much of the attribute data was lost resulting in many pipes having no diameter data. The Town provided input with what information they had available and issued a revised water line shapefile. The remaining mains were manually updated based on diameters of nearby known connected pipes.

The pipe network provided in GIS was compared with pipes from the previous hydraulic model. Pipes in the model that were missing from GIS were assumed to be removed from service. Pipes having a larger diameter were assumed to be replaced (typically 2-in increased to 6-in) and new pipes not in the model were added. When manually updating '0' diameter pipes, pipes from the previous model were also referenced in addition to comparison with surrounding mains and best judgement was made regarding probable diameters. Figure 1 shows the existing distribution system.

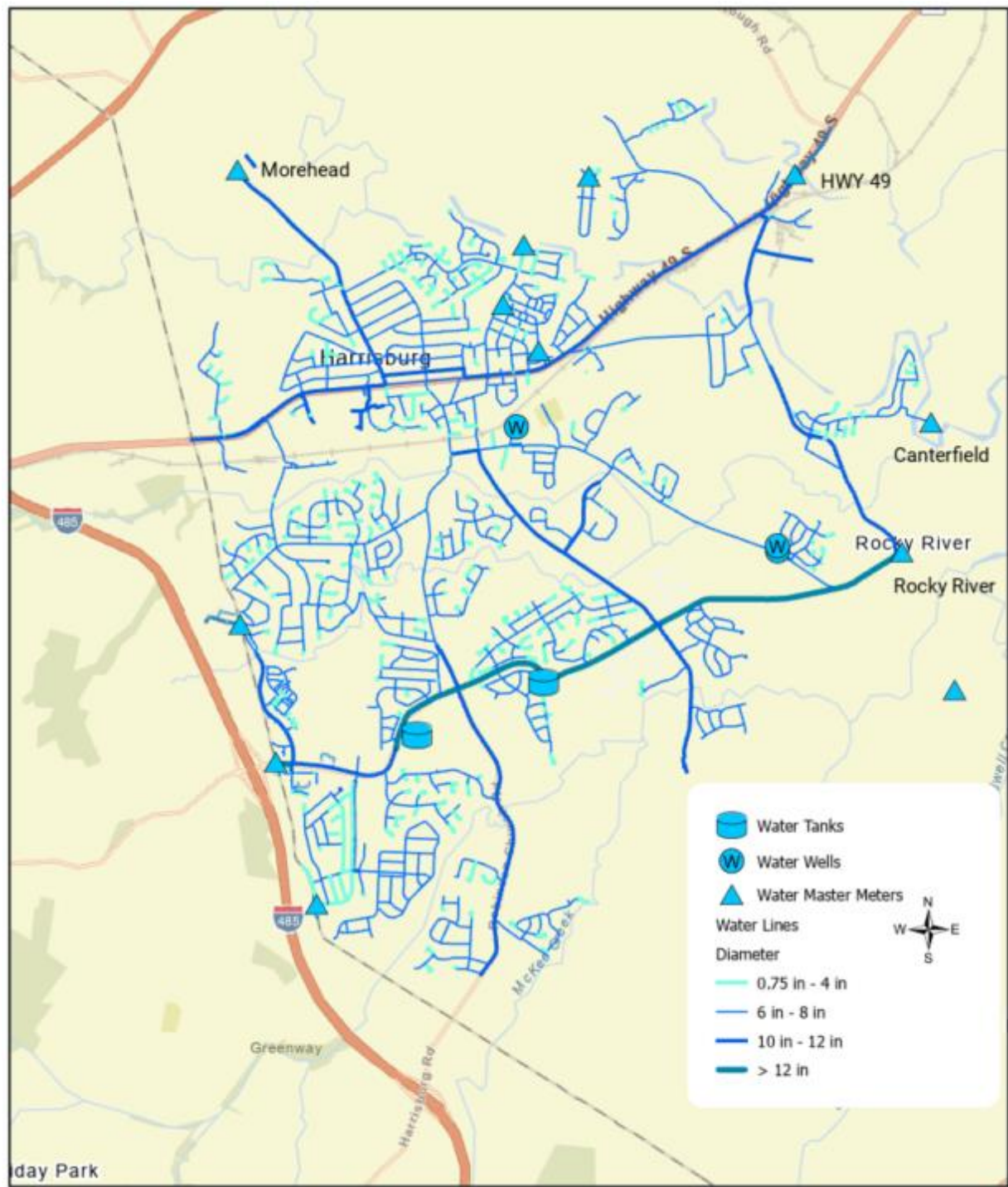


Figure 1 Harrisburg System Map

2.2.2 Model Facilities

Record drawings were not available for the existing wholesale metered connections, wells or the original tank, but were available for the new 1.0 million gallon tank. The location of metered connections were confirmed with Town staff and elevations estimated from provided elevation contour data. Well and original tank data and configuration was maintained from the previous model version. Tank dimensions (height, diameter and volume) of the new 1.0 million gallon tank were added to the model based on record drawings.

2.2.3 Model Node Elevations

All model node elevations were updated using elevation contour data provided by the Town using the WaterGEMS Terrain extractor tool. Model nodes were spot checked against Google Earth and were in good agreement.

2.2.4 Model Demands

Existing and future system demands are detailed in the Demand and Flow Evaluation Technical Memorandum (TM). As per that TM, demands for the Town were developed in detail as part of the WSACC FY22 Master Plan. As part of that study, demands were spatially located in GIS for each planning year so they can be accurately allocated to the model. For future planning years where there is currently no infrastructure, “dummy nodes” were placed in areas of high growth so that future allocations could be captured and routed to the most likely tie in location to the existing system.

With the study focusing primarily on system demand, non-revenue water (NRW) needed to also be captured. This was done by reviewing the Harrisburg Local Water Supply Planning (LWSP) for 2021 to 2023. Based on this, a NRW scaling factor of 1.14 was used to account for future estimates of NRW. Table 1 breaks down total water average demand, NRW and the resulting total customer usage that was applied to the model.

Table 1 Total Average Water Demand and Customer Usage (MGD)

Service Area	Base Year	2030	2040	2050
Total Average Demand	1.79	2.46	3.15	3.83
NRW	0.22	0.30	0.38	0.46
Total Customer Usage	1.57	2.16	2.71	3.27

Customer usage was allocated to the nearest node for each planning year while NRW was applied evenly across the entire system.

2.2.5 Diurnal Demand Pattern

Diurnal patterns are typically derived using SCADA data captured in short 10 or 15 minute increments which includes all flow entering the system through wholesale purchase and well production while also accounting for tank level variations over the same time frame. The only SCADA data available at the time of this study was pressure at the base of the tanks and flow from Well 3. With incomplete system data to go by, a diurnal pattern could not be directly derived.

The existing hydraulic model used a diurnal pattern identified as “Hburg Recorded Diurnal Curve 07-08” suggesting that there could have been a study conducted at that time and a revised curve has not been developed since then due to lack of data. Due to the lack of current wholesale purchase flow data, a diurnal pattern was estimated during the model calibration analyses based strictly on the SCADA data that was available.

2.3 Hydraulic Model Calibration

The goal of calibration is to adjust appropriate model input parameters, if needed, and verify that the updated hydraulic model simulates actual system conditions so that the model can be used to predict flows and pressure over the course of a 24 hour extended period simulation (EPS).

2.3.1 Supply Interconnections

The primary water provider to the Town at the time of this study is Concord. There are 4 main connections that contribute to the primary distribution system including Morehead, HWY 49, Canterfield and Rocky River. Morehead and HWY 49 are fed by gravity from the Concord system while Canterfield and Rocky River supply flow when the Rocky River Pump Station is on in the Concord system. This connection is the primary source for cycling tanks in the Town’s system. Per the Town, this pump station also serves Midland from the Concord system and is completely controlled by Concord system operations staff.

To gather information needed to model these connections, each connection was isolated from the rest of the Harrisburg system and a hydrant flow test was conducted for each. This was necessary since available flow and pressure capacity available from Concord’s system was not available nor provided by Concord. Concord was notified of the testing to be performed and it was assumed that the hydraulic conditions measured in the Concord system during the testing would be representative of typical system conditions.

The hydraulics of the Canterfield and Rocky River connections were of particular interest as supply from these connections serves to cycle the tanks in current and future model scenarios. The Rocky River pump station is VFD controlled and, therefore, results from the hydrant flow test were the primary way to document typical hydraulic performance of this connection.

In the model, each supply connection was modeled using a “dummy pump” with characteristic curve that reflects the static pressure (no flow) and residual pressure (at the recorded hydrant flow) measured during the hydrant flow testing.

2.3.2 Calibration Day Selection

Typically, a day to use for model calibration would be selected based on a known maximum daily demand or a high demand day with no abnormalities occurring in the system, such as flushing or a pipe break. Due to the lack of SCADA and/or other flow data available, a day could not be selected based solely on daily total system demand.

Instead, the method used was to first determine the month with the maximum demand for the year. Based on monthly purchase records, this occurred in May 2023 with an average daily demand of 2.24 MGD during that month. Using this information, the available SCADA was organized so that the inflow and outflow from the tanks was calculated for all days during the maximum month. A day was selected having a high outflow from the tanks during the typical morning peak period which we used as an indicator of a higher than normal day for the month of May. The day selected which appeared to have the most complete data and having a high tank outflow was May 23, 2023.

2.3.3 Diurnal Demand Development

As mentioned in Section 2.2.5, a diurnal pattern could not be explicitly derived using SCADA data. In order to calibrate the model as well as possible for the day selected, the following known system information were input into the model:

Rocky River Rd pump station ON/OFF status

Well 3 ON/OFF status

Well 3 flow

Using the supply interconnections modeled as per the hydrant flow testing and the SCADA data outlined, the diurnal pattern and daily demand multiplier were adjusted until the tank levels in both tanks closely resembled the tank levels during the selected day. The resulting diurnal pattern is shown in Figure 2 compared to the pattern that has been used since 2007.

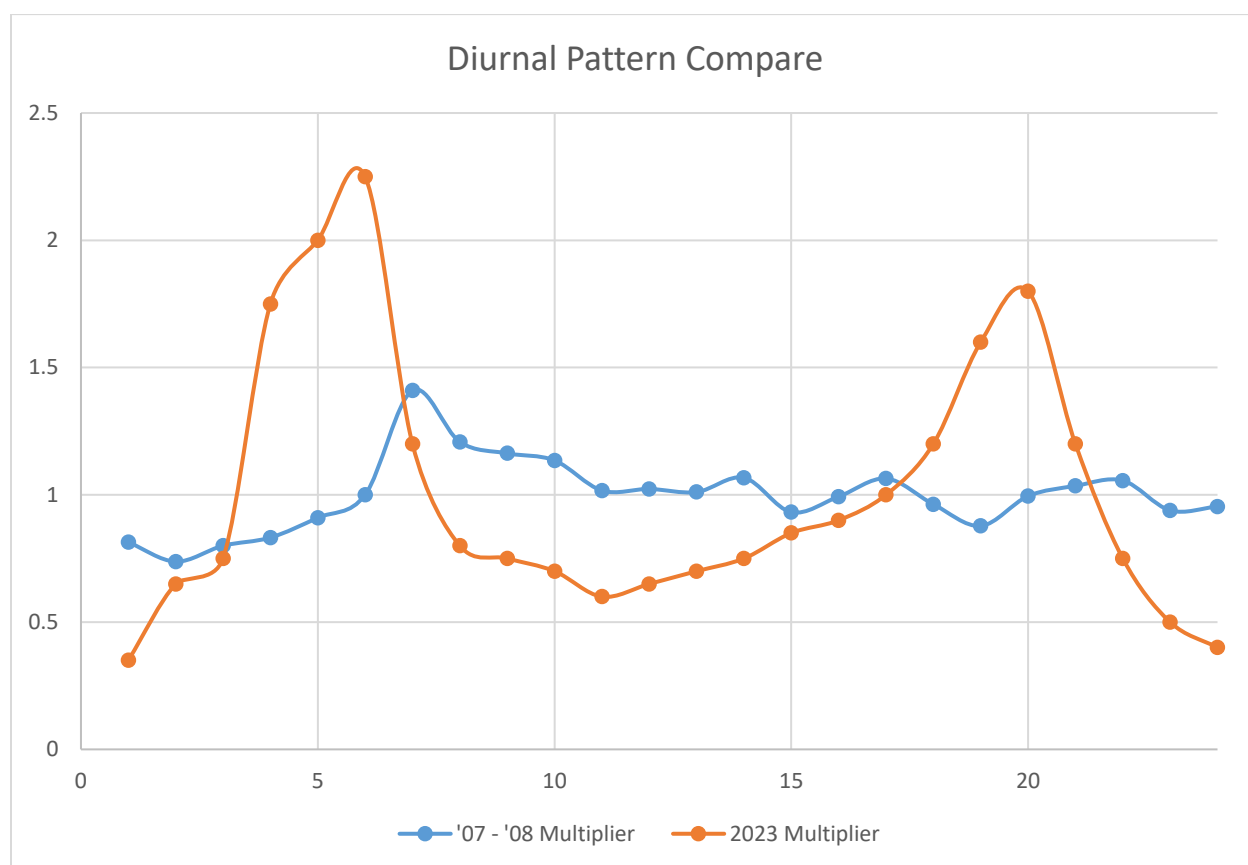


Figure 2 2023 Derived Diurnal Pattern

2.4 Model Calibration Goals

AWWA M32 (Computer Modeling of Water Distribution Systems) recommends general guidelines for calibration goals of 2.2 to 4.3 psi (5-10 ft of HGL) for pressure monitoring locations, 3 to 6 ft for tank water levels. There are no widely agreed on calibration goals for flows. However, Black & Veatch has strived to match flows within 10% of SCADA data whenever feasible. The higher range is recommended for long range master planning studies. However, there are no guidelines for how often this goal is met for EPS runs.

Black & Veatch has used the following calibration goals for other hydraulic models which are used as master planning tools:

95% of modeled tank levels within 3 ft of SCADA-recorded tank levels

80% of modeled pressures within 3 psi of recorded pressures

95% of modeled pressures within 5 psi of recorded pressures

80% of modeled flow within 10% of the recorded flow.

2.5 Calibration EPS Results

An EPS scenario was iteratively simulated with adjustments made to the diurnal pattern and demand multiplier as described in Section 2.3.3. The calibration results for tank levels are detailed in this section. There were no recorded data available to calibrate against for pressure or supply flows.

2.5.1 Tank Level Calibration Results

Tank levels from SCADA were compared against modeled tank levels after diurnal pattern adjustments were made as shown in Figure 3. A global demand multiplier of 1.1 was used for this calibration day. A diurnal pattern could be approximately fitted using several demand multipliers, but 1.1 yielded the most conservative. If the Town installs continuous flow monitoring equipment at the normally used supply interconnections with Concord and Charlotte, a more precise diurnal pattern can be developed in subsequent studies.

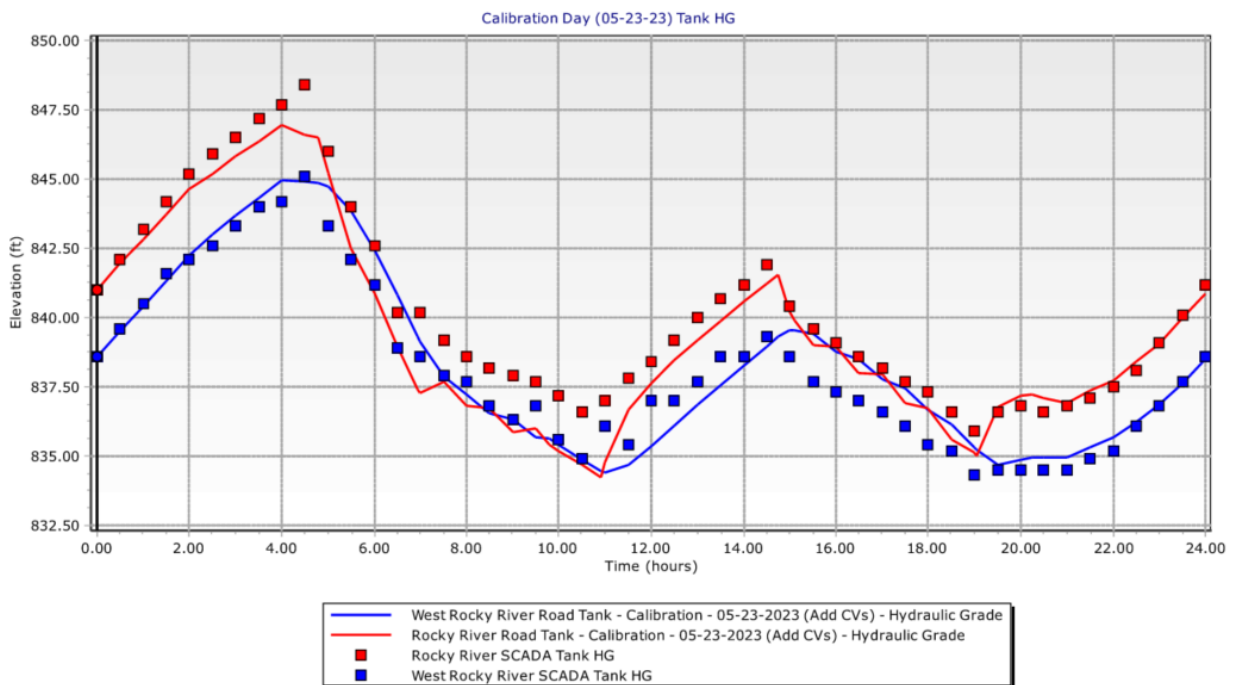


Figure 3 Model Results versus SCADA Data

Both tanks were within the 3 ft goal at all points of the comparison with SCADA with an average difference of less than 1-ft as shown in Figure 4 and Figure 5.

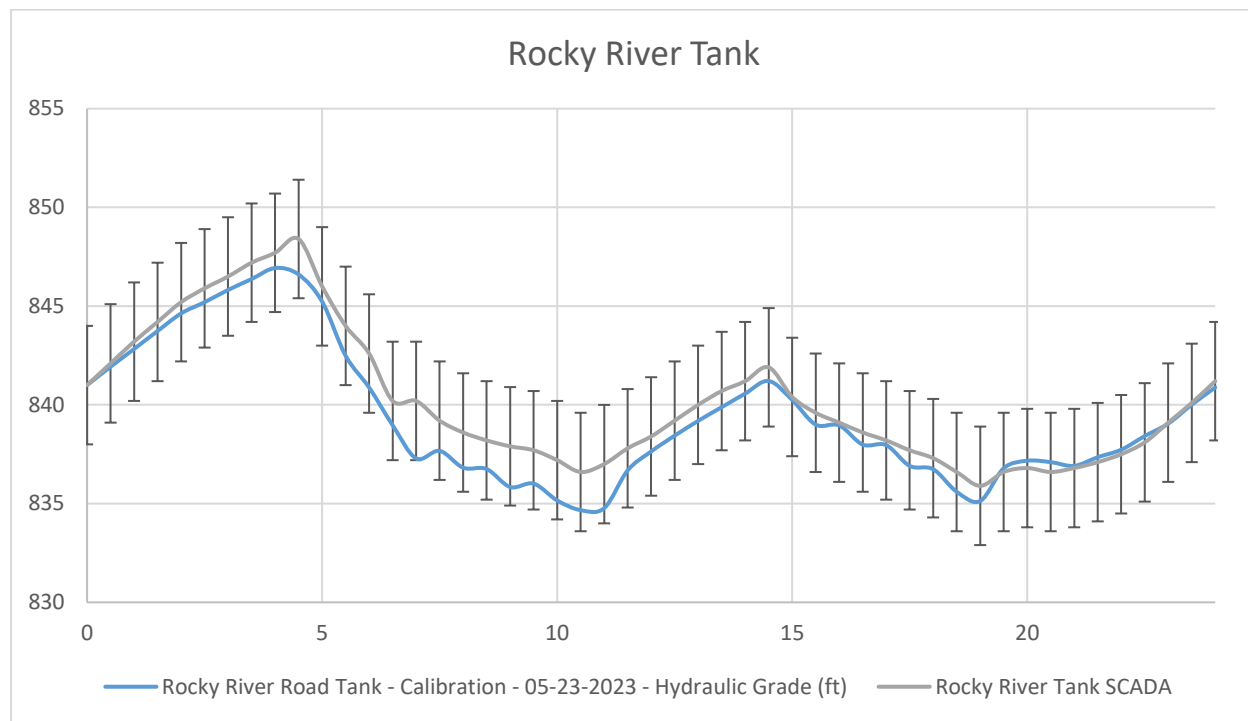


Figure 4 Rocky River Tank Model Comparison

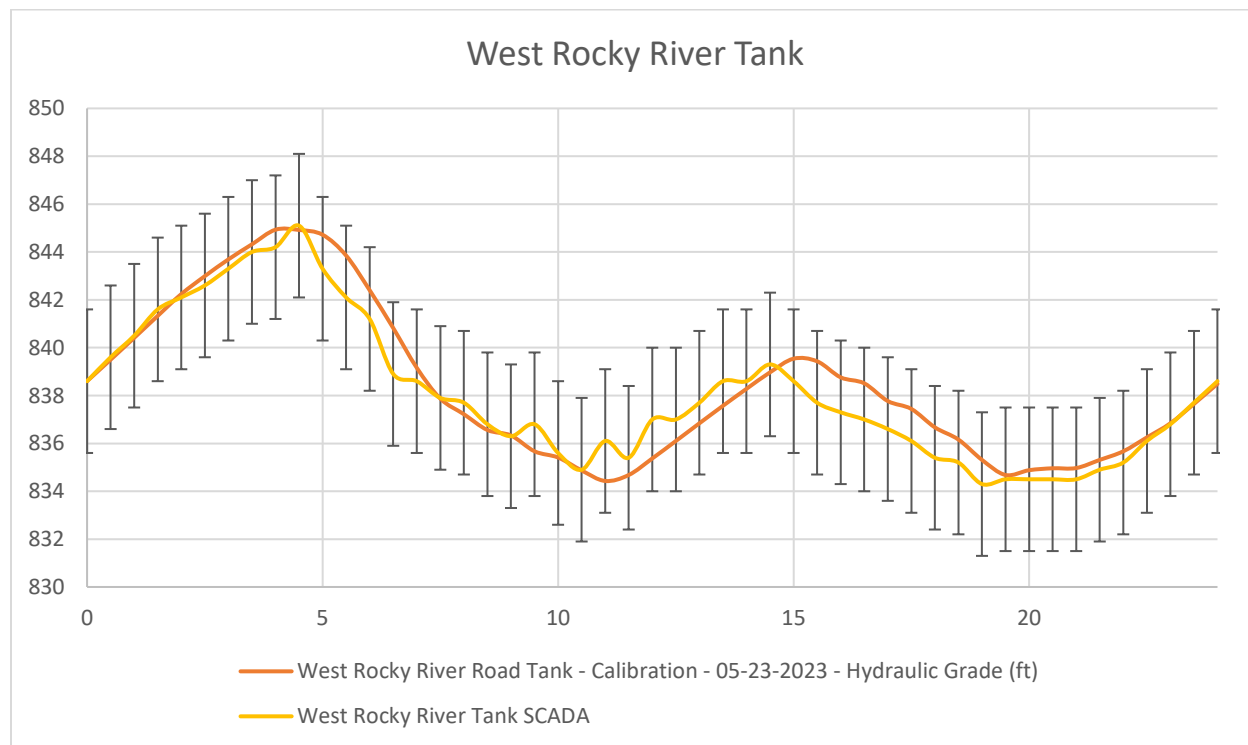


Figure 5 West Rocky River Tank Model Comparison

2.6 Conclusion

The model was updated to reflect the current system infrastructure and with the most recent GIS data and demands. The model was validated based on the best information available during the selected calibration day. The results from the calibration met the stated goals for tank levels and the model is considered calibrated and suitable to be used as system planning tool to evaluate future system conditions and to support update of the Town's water system CIP.

3.0 Performance Criteria

Water distribution system performance criteria were required to establish system performance goals and provide a basis for evaluating the system and developing recommendations for improvement projects. A review was conducted of both local standards, including those from the North Carolina Department of Environmental Quality (NCDEQ), and national standards including the American Water Works Association (AWWA). Based on this review, the performance criteria summarized in Table 2 was developed for the Harrisburg distribution system. The performance criteria were developed for two performance levels as defined below:

Minimum Acceptable Performance (MAP): The minimum acceptable level of performance which in some cases is dictated by regulatory requirements. Planned system improvements needed to address MAP deficiencies will be highest priority.

Level of Service (LOS): The level of service that the utility strives to achieve based on typical water system design standards. Will be referenced when evaluating the existing system and sizing planned system improvements.

Table 2 Performance Criteria

Parameter	Criteria / Description	Level of Service (LOS)	Minimum Acceptable Performance (MAP)	Comments
Pressure	Minimum Pressure - Normal Conditions	>35 psi under normal conditions	> 30 psi under normal conditions	Normal conditions assume 24-hour EPS using diurnal demand pattern for MDD. MAP is minimum requirement per NCDEQ.
	Maximum Pressure	< 125 psi	< 150 psi	Suitability of pipe materials should be verified for any locations with pressures > 150 psi
Pipeline Hydraulic Analysis	Maximum Velocity	< 5 ft/sec during peak hour system demands	< 8 ft/sec during peak hour system demands	This parameter is used to identify pipes that may be contributing to pressure and/or flow deficiencies
	Maximum Head Loss (HL) per 1,000 Feet	< 10 ft (Pipes ≤ 12-inch) < 5 ft (Pipes ≥ 16-inch or ≤ 36-inch)	< 20 ft (Pipes ≤ 12-inch) < 6 ft (Pipes ≥ 16-inch or ≤ 36-inch)	This parameter is used to identify pipes that may be contributing to pressure and/or flow deficiencies
Fire Flow	System Demand/Supply	MDD with largest pump out of service*	MDD	*Refers to Rocky River Pump Station. Assumes only 1 pump running.
	Minimum Flow	1,000 gpm	500 gpm	The minimum flow is the minimum fire flow required for low-density residential areas
	Minimum Residual Pressure	20 psi	20 psi	Minimum requirements per NCDEQ
Storage Volume	Equalization Volume	MDD x Equalization Rate		Equalization rate (determined in diurnal demand analysis)
	Fire Reserve	3,500 gpm for 3 hours		Evaluated for each pressure zone
	Emergency Reserve	1/2 ADD**		**1/2 ADD will supply ADD for 12 hours without redundant supply. Should be available at a minimum pressure of 20 psi, i.e., be effective storage. ½ ADD is NCDEQ guideline.
	Total Effective Storage	Greater of Equalization + Fire OR Emergency	Equalization + Fire	MAP does not require emergency reserve; however, the fire reserve may also provide limited supply for other emergencies

4.0 System Analyses and Improvements

A system analysis was performed to evaluate immediate and future needs based on present day and projected future demands while using the Performance Criteria in Section 3 as the benchmark for needed improvements. Each parameter is evaluated in the following sections.

4.1 Water Supply Assumptions

At this time of this study, Concord was the primary water provider for the Harrisburg distribution system. There are 4 primary connections that supply the Harrisburg system; Morehead and HWY 49, which serve the northern portion and Canterfield and Rocky River which serve the southern portion and provide differential flow to cycle the elevated storage tanks. Other smaller, independent connections serve isolated parts of the system from both Concord and Charlotte.

In the future, the Town anticipates that Charlotte will be a more significant supplier. System improvements have been identified that improve supply capacity and operational control at existing Charlotte connections so that water can be received from both Concord and Charlotte.

4.2 Storage Capacity Analysis

A storage capacity analysis was conducted with respect to the established performance criteria and the demand projections detailed in the Demand and Flow Evaluation TM to determine projected deficiencies throughout the planning horizon. Based on these deficiencies, storage improvements were recommended and included in the CIP.

4.2.1 Performance Criteria

The analysis of distribution system storage was performed by comparing currently available effective elevated storage to Equalization, Fire Reserve and Emergency Reserve volumes projected to be required through the planning horizon based on the Performance Criteria detailed in Section 3 and summarized below:

Equalization Volume Required: Zone MDD x Zone Equalization Rate (MAP and LOS)

Based on a review of the future planning-year diurnal curves developed as part of this master plan, an equalization rate of 20% was used for the storage analysis as calculated based on the diurnal pattern shown in Figure 6.

Fire Reserve Required: Maximum Fire Flow Rate x Associated Fire Flow Duration, delivered at a pressure of 20 psi or greater (MAP and LOS)

The maximum fire flow which Harrisburg strives to deliver is 3,500 gpm for a duration of three hours. Any customers with fire flow requirements in excess of this rate and duration should be provided by private fire pumps and/or fire storage facilities constructed on-site by the customer. The Total Fire Flow Storage Required was calculated to be 0.63 MG (3,500 gpm x 3 hours).

Emergency Reserve Required: $\frac{1}{2}$ Average Day Demand, delivered at a static pressure of 20 psi or greater (MAP and LOS)

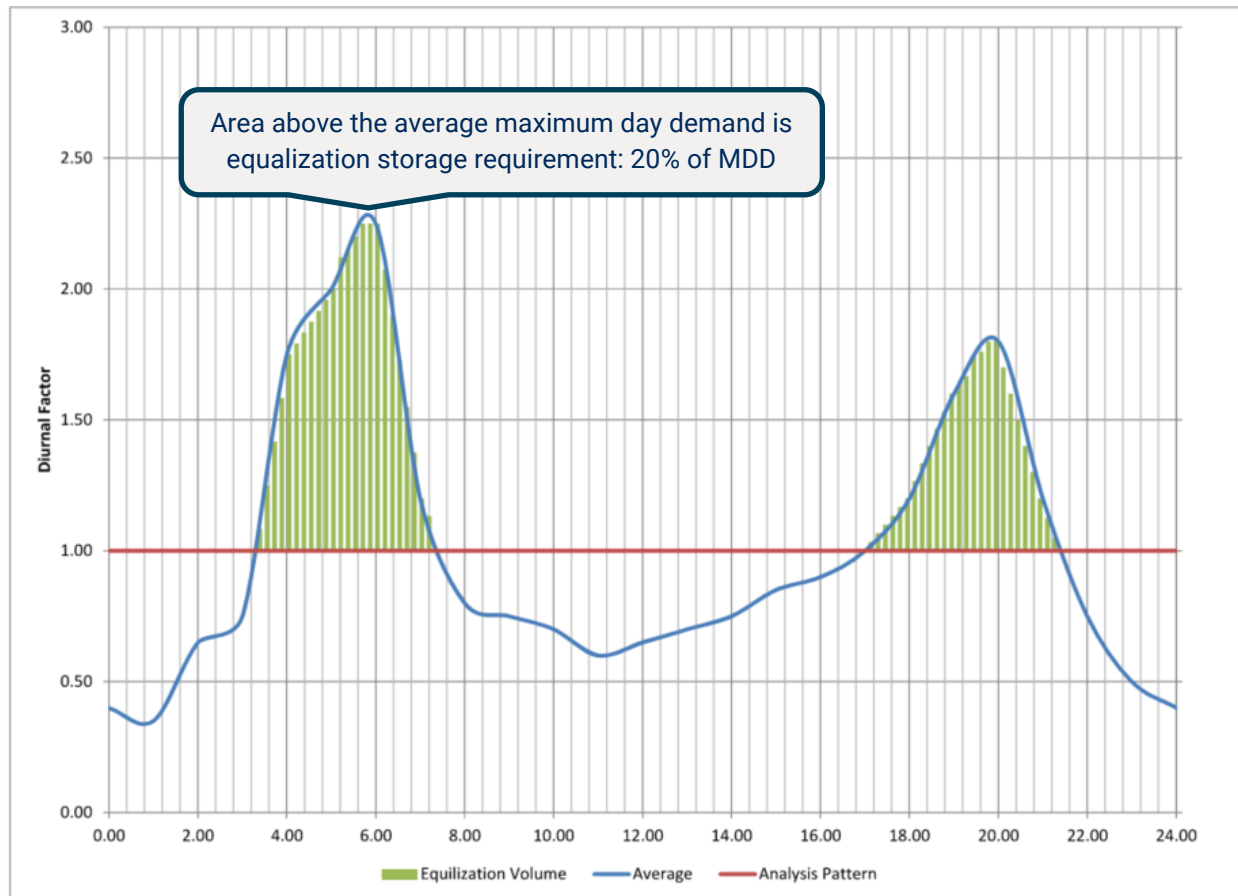


Figure 6 Equalization Calculation based on Diurnal Pattern

Total Effective Storage Required:

MAP: Equalization Volume + Fire Reserve

LOS: While maintaining a static pressure of 20 psi or greater, the larger of:

Equalization Volume + Fire Reserve

OR

Emergency Reserve

4.2.2 Total Storage Capacity

Table 3 summarizes the existing storage facilities and total storage capacity. As shown, Harrisburg currently maintains two storage facilities – both elevated (Rocky River Rd and West Rocky River Rd). 100% of the storage capacity of the elevated tanks was assumed to be “effective” (i.e. usable at adequate system pressures) and available to meet the Equalization, Fire Reserve, Equalization + Fire Reserve and Emergency Reserve storage requirements throughout the planning horizon.

Table 3 Existing Total Storage Capacity

Existing Storage Facilities	Total Storage Capacity (MG)
Rocky River Rd	0.5
West Rocky River Rd	1.0
Total	1.5

4.2.3 Storage Deficiency Analysis

Storage capacity was evaluated by comparing the existing total storage capacity to the required Equalization, Fire Reserve, Equalization + Fire Reserve and Emergency Reserve defined by the performance criteria and the water demand projections. A storage deficiency analysis is detailed in the following section.

4.2.3.1 Storage Deficiency Analysis

Harrisburg contains both the Rocky River Elevated Tank (0.50 MG capacity) and the West Rocky River Rd Elevated Tank (1.50 MG capacity) and was predicted to have sufficient storage capacity through approximately 2030. The Total Effective Storage Deficit was predicted to increase to approximately 0.14 MG by 2040 and 0.36 MG in 2050, as determined by the Equalization + Fire Reserve performance criteria. Table 4 summarizes the storage deficiency analysis for each of the performance criteria.

Table 4 Storage Deficiency Analysis

Planning Year	ADD ¹ (mgd)	MDD ¹ (MGD)	Storage Surplus/Deficit (MG)				
			EQ. Volume ²	Fire Reserve ³	EQ. + Fire Reserve ⁴	Emergency Reserve ⁵	Total Effective Storage ⁶
Existing	1.79	2.86	0.86	0.87	0.23	0.52	0.23
2030	2.46	3.94	0.70	0.87	0.07	0.27	0.07
2040	3.15	5.04	0.49	0.87	-0.14	-0.05	-0.14
2050	3.83	6.13	0.29	0.87	-0.34	-0.36	-0.36
¹ ADD and MDD based on water demand projections developed in the Demand and Flow Evaluation TM ² Equalization Volume Surplus/Deficit = Storage Capacity (Equalization) - MDD x Equalization Rate (20%) ³ Fire Reserve Surplus/Deficit = Storage Capacity (Fire Reserve) – 3,500 gpm x 3 hours ⁴ Equalization + Fire Reserve Surplus/Deficit = Storage Capacity (Equalization + Fire Reserve) – MDD x Equalization Rate (20%) – 3,500 gpm x 3 hours ⁵ Emergency Reserve Surplus/Deficit = Storage Capacity (Emergency Reserve) – ½ ADD ⁶ Total Storage Required = Equalization + Fire Reserve Deficit OR Emergency Reserve Deficit (whichever is greater)							

4.2.4 Storage Improvements Summary

Based on the storage deficiency analyses detailed in the previous sections, storage improvements were identified to reduce predicted storage deficiencies through the planning horizon. These system improvement projects were incorporated into the Hydraulic Capacity and Fire Flow Analyses.

New Elevated Tank: A 0.5 to 1.0 MG Elevated Storage Tank is recommended by 2040 to meet storage requirements through 2050 and beyond. Population and demand projections should be evaluated as this planning period approaches to validate appropriate sizing to meet the system needs for at least 20 years from the time of installation.

Based on potential elevated tank site input provided from Harrisburg and subsequent discussions, a preliminary location that is a suitable ground elevation for the recommended elevated storage tank on Hudson Dr is shown in Figure 7. Approximately 500 LF of 16-in main is required to connect the tank to the 12-in main on HWY 49. Final elevated tank site should be determined as part of detailed tank site assessments conducted before or during the design phase.

As is typical of distribution systems with multiple tanks, installation and use of altitude valves at all tanks is necessary in order to fill tanks and take full advantage of all available storage volume. This will be most critical on high system demand days.



Figure 7 Preliminary Future Tank Site Location

4.3 Distribution System Analysis and Improvements

The Bentley WaterGEMS hydraulic model was updated and calibrated as described in Section 2 and was used to evaluate the Harrisburg distribution system under existing and projected future conditions. This evaluation resulted in determining the capital improvement projects required to meet the hydraulic performance criteria through the 20-year planning horizon. The Water Distribution System Analyses included both a Hydraulic Capacity Analysis (focused on normal system operating conditions throughout the planning horizon) and a Fire Flow Analysis (focused on 2040 system conditions). These analyses were conducted iteratively to identify deficiencies based on the Performance Criteria and identify improvement projects to address those deficiencies.

4.3.1 Performance Criteria

The Water Distribution System Analyses were performed by comparing hydraulic modeling results through the planning horizon to the Performance Criteria detailed in Section 3.

4.3.1.1 Pressure

Minimum Pressure

LOS: > 35 psi under normal conditions

MAP: > 25 psi under normal conditions

Maximum Pressure

LOS: < 125 psi

MAP: < 150 psi

4.3.1.2 Pipeline Capacity

Maximum Pipeline Velocity

LOS: < 5 ft/sec during peak hour demands

MAP: < 8 ft/sec during peak hour demands

Maximum Head Loss Gradient (Head Loss per 1,000 ft)

LOS

- 16-inch and larger mains: < 5 ft/1,000 ft
- Mains smaller than 16-inch: < 10 ft/1,000 ft

MAP

- 16-inch and larger mains: < 6 ft/1,000 ft
- Mains smaller than 16-inch: < 20 ft/1,000 ft

4.3.1.3 Fire Flow

Minimum Flow

LOS

- > 1000 gpm at 20 psi

MAP

- > 500 gpm at 20 psi

4.3.2 Hydraulic Capacity Analysis

The hydraulic capacity analysis was an iterative process which first focused on identification of hydraulic deficiencies (with respect to the Performance Criteria) and then the identification of improvement projects which addressed those deficiencies. Improvement projects were identified using iterative analysis and engineering judgement to develop a CIP which supports meeting the Performance Criteria through the end of the planning horizon.

The foundation of the hydraulic capacity analysis was the 2040 Maximum Day EPS (Extended Period Simulation) model scenario, which allowed for a full analysis of the distribution system under the maximum projected demands projected to occur during the planning horizon. This model simulation enabled the evaluation of minimum system pressures, maximum pipeline velocities, maximum pipeline head loss gradients, water supply interconnects and tank operations and was used to determine hydraulic deficiencies and, ultimately, the system improvement projects which addressed those deficiencies.

Maximum Day EPS model scenarios were also developed for the intermediate planning years (Base, 2030 and 2040) to facilitate phasing and prioritization of the recommended CIP projects. A 2050 Maximum EPS scenario was run only to validate sizing and routing of recommended improvements in the outlined planning years.

4.3.2.1 Hydraulic Capacity Improvements Summary

Based on the Hydraulic Capacity Analysis discussed in the previous section, improvement projects were identified and discussed with Harrisburg during a workshop throughout the planning horizon. The following section details some of the key concepts and decisions related to the CIP for Improvements before 2030, Improvement Projects between 2030 and 2040 and Improvement Projects after 2040.

Overall system performance is very good with the system meeting the majority of the Performance Criteria. Overall system performance and model results for the base year with no improvements are shown in Appendix A.

Improvement Projects (Before 2030)

Flow and Pressure Monitoring/Control

There is currently no continuous pressure or flow monitoring at the supply connections with Concord. As discussed in Section 2.2.5, there is not a way to directly develop a diurnal pattern without flow readings captured in 10 to 15-minute increments. Couple that with continuous pressure readings and it can become an essential tool for tracking system performance, operations, maintenance and troubleshooting in addition to the benefit of more accurate future planning.

It's recommended to install continuous flow and pressure monitoring equipment at the normally used supply connections with Concord and Charlotte which can also be recorded by the Towns existing SCADA system. For Concord supply connections, that would include Morehead, HWY 49, Canterfield and Rocky River Rd.

The Town stated that the two existing Charlotte meters, Brookdale and Farmington Ridge, will soon be approved by NCDEQ to become more significant supply providers to the Town's water system. Contract updates are also in progress to receive more water supply from Charlotte. In preparation for this change, continuous flow monitoring should be installed at these locations. SCADA shows that pressure is already being recorded in both locations. It would also benefit the Town to implement remote control of the PRV pressure setting pilot at the Brookdale (Rocky River) metered location. This would give the Town the

ability to control the amount of water supply entering their system at this location and balance it with flow that is also entering the system from Concord. Currently, the Town has very little control of how much water enters their system from Concord.

It should be noted that future system performance does rely on these supply connections with Charlotte to adequately supply the Harrisburg system. If these connections do not become permanent future supply points, alternative system improvements will be needed to receive more water supply from Concord.

System Capacity

There is a high elevation location in the system on Bradford Forest Dr where pressures can dip slightly below the LOS pressure of 35 psi. A small improvement to help improve minimum pressures is to tie the existing 8-in main on Millen Dr to the 12-in main on Rocky River Rd. with an 8-in connection as shown in Figure 8. Overall system performance and model results after are shown in Appendix B after 2030 Improvements are implemented.

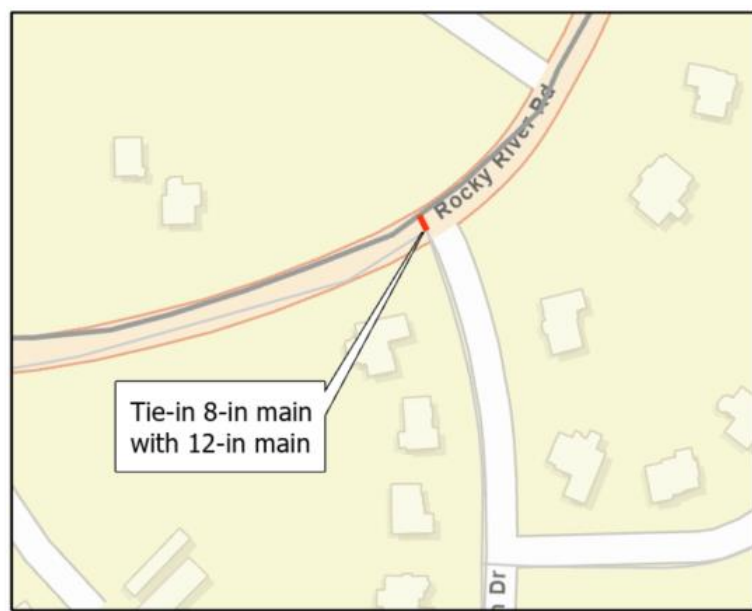


Figure 8 Millen Dr to Rocky River Rd Tie-In

System Resilience and Reliability

The northern and southern parts of the system are currently separated by check valves in 3 locations that only allow flow from north to south and a closed isolation valve on Pharr Mill Rd. Before the Rocky River Rd connection was active, the Town stated that this was needed so that the existing well system could produce enough head to fill and cycle the Rocky River Rd elevated tank. With the northern and southern parts of the system isolated, the northern area does not benefit from the Town's elevated storage and must rely on the Canterfield and HWY 49 supply connections to provide flow during peak hour, fire flows and emergencies.

We recommend removing all 3 check valves and open the isolation valve on Pharr Mill Rd. This would allow for better system resilience so that flow can move in all directions across the system and the north part can benefit from the existing elevated storage on Rocky River Rd. The hydraulic model shows that

the tanks can still be sufficiently filled from the Canterfield and Rocky River Rd connections, but that the Town may notice total supply decrease slightly from HWY 49 and increase slightly from Canterfield and Rocky River Rd.

In the south part of the system, there are two large areas of development that are supplied by a single water main. There is currently the potential for over 800 customers to be without water service should these single mains need to be isolated for repair of a main break or leak. It is recommended to create a system loop by connecting the 8-in main on Rockbrook Dr with the 8-in on Greenvale Dr with approximately 800 LF of 8-in main to have better system reliability as shown in Figure 9.

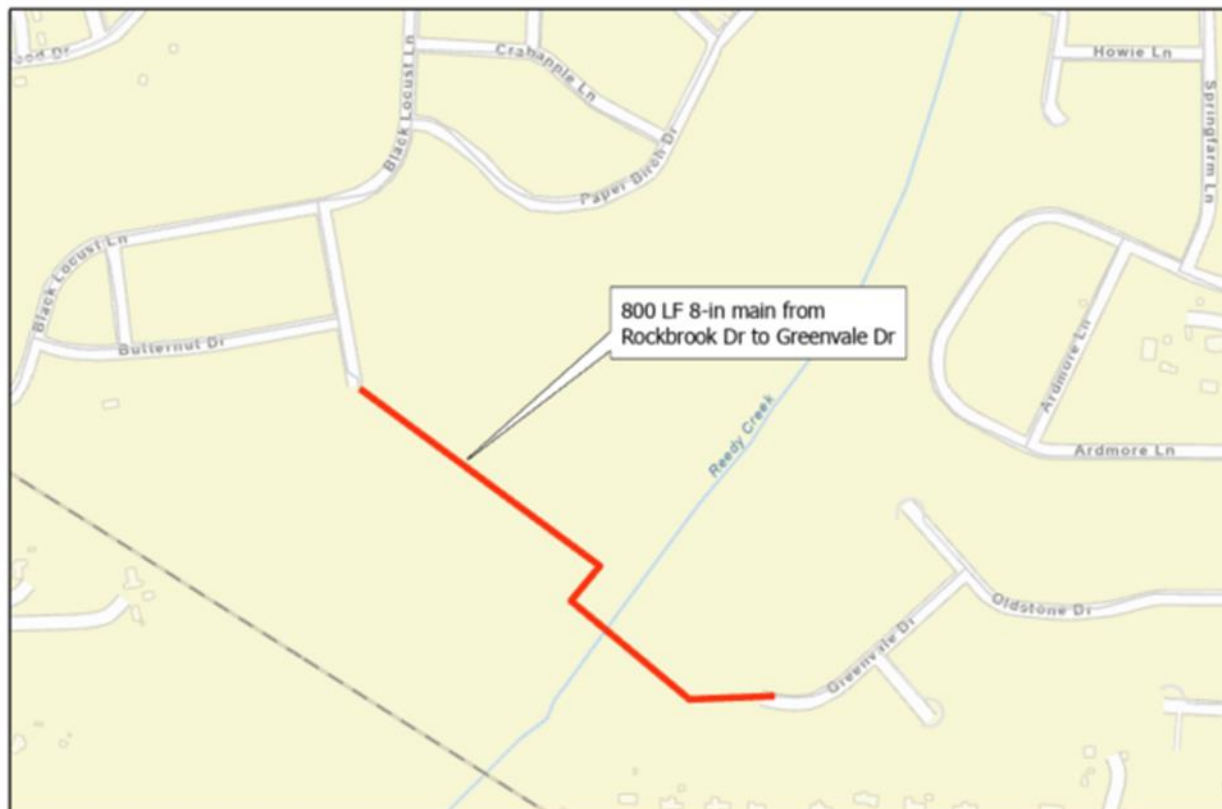


Figure 9 Improvement from Rockbrook Dr to Greenvale Dr

Improvement Projects (Between 2030 and 2040)

Flow and Pressure Monitoring/Control

Prior to the recommended new elevated storage tank coming online near the 2040 planning year, the Farmington Ridge metered connection with Charlotte should be upgraded to receive more flow from Charlotte's system and controls added which control on/off status and regulate the PRV pressure setting pilot. Coordination with Charlotte will be needed to understand if any improvements are needed in their system to supply the new water service agreement flows. Proper sizing of valve and meter should also be confirmed and upgraded if needed.

System Capacity

Overall system performance continues to be very good with the system meeting the majority of the Performance Criteria. Overall system performance and model results are shown for the 2040 scenario after improvements have been implemented in Appendix C for reference.

As the Charlotte Brookdale connection becomes a more significant water supply source, a minor capacity improvement is recommended near the connection point. Looping an existing 8-in main in Brookdale back to the 12-in main on Rocky River Rd with 300 LF of 8-in main would provide relief for a bottleneck at the intersection of Rocky River Rd and Farmington Ridge Pkwy.

Piping upgrades would also be necessary near the Farmington Ridge connection point to provide more supply to the north where the new elevated tank is currently recommended. This improvement would consist of approximately 4,500 LF of 12-in main as shown in Figure 10.

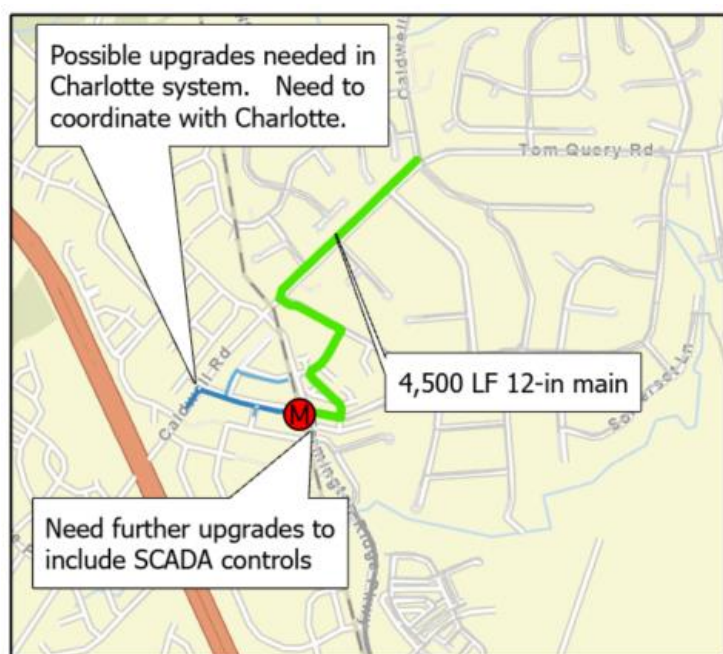


Figure 10 Farmington Ridge Supply and Hydraulic Improvements

System Resilience

With the north and south parts of the system being fully connected hydraulically by removal of system check valves, system resilience can be increased further by eliminating other bottlenecks in the system. One section that was identified to improve flow capacity between the north and south areas is to replace 2,000 LF of 8-in pipe on Pharr Mill Rd and connect the existing 12-in mains together as shown in Figure 11.

Another area that could be improved to provide better system resilience as well as improved tank operations is increasing the diameter of 3,000 LF of 6-in main to 12-in main as part of the **Oakley, Harris Depot, Henderson, Gamble WL Upgrades**, as outlined in Section 4.5 below.



Figure 11 Farmington Ridge Supply and Hydraulic Improvements

Improvement Projects (Beyond 2040)

Looking beyond 2040, system improvements will depend heavily on where system growth has occurred. Some potential future projects could consist of the following:

Rocky River Rd main upgrade: The existing 4,300 LF of 12-in main on Rocky River Rd may eventually benefit from an upgrade to 16-in if supply from the Charlotte-Brookdale continues to increase.

Peach Orchard Rd: If growth in the south part of the system continues, it may make sense to consider looping that 12-in main back to the existing 12-in main on Robinson Church Rd. Assuming that the growth has resulted in a tie-in with the 8-in on Peach Orchard Rd, the 12-in main can be further extended approximately 1,700 LF to Robinson Church Rd.

4.4 Fire Flow Analysis and Improvements

Having sufficient system capacity to meet fire flow requirements is an important and fundamental component of water distribution systems. The purpose of the fire flow analysis was to evaluate the Town's predicted available fire flow (at a minimum residual pressure of 20 psi) at each model node which represents a system hydrant and compare the results with the fire flow performance criteria developed in Section 3. The fire flow analysis was conducted under Base Year maximum day system conditions (with the recommended Hydraulic Capacity Analysis improvement projects discussed above in service). The results of the fire flow analysis are shown in Figure 12 below.

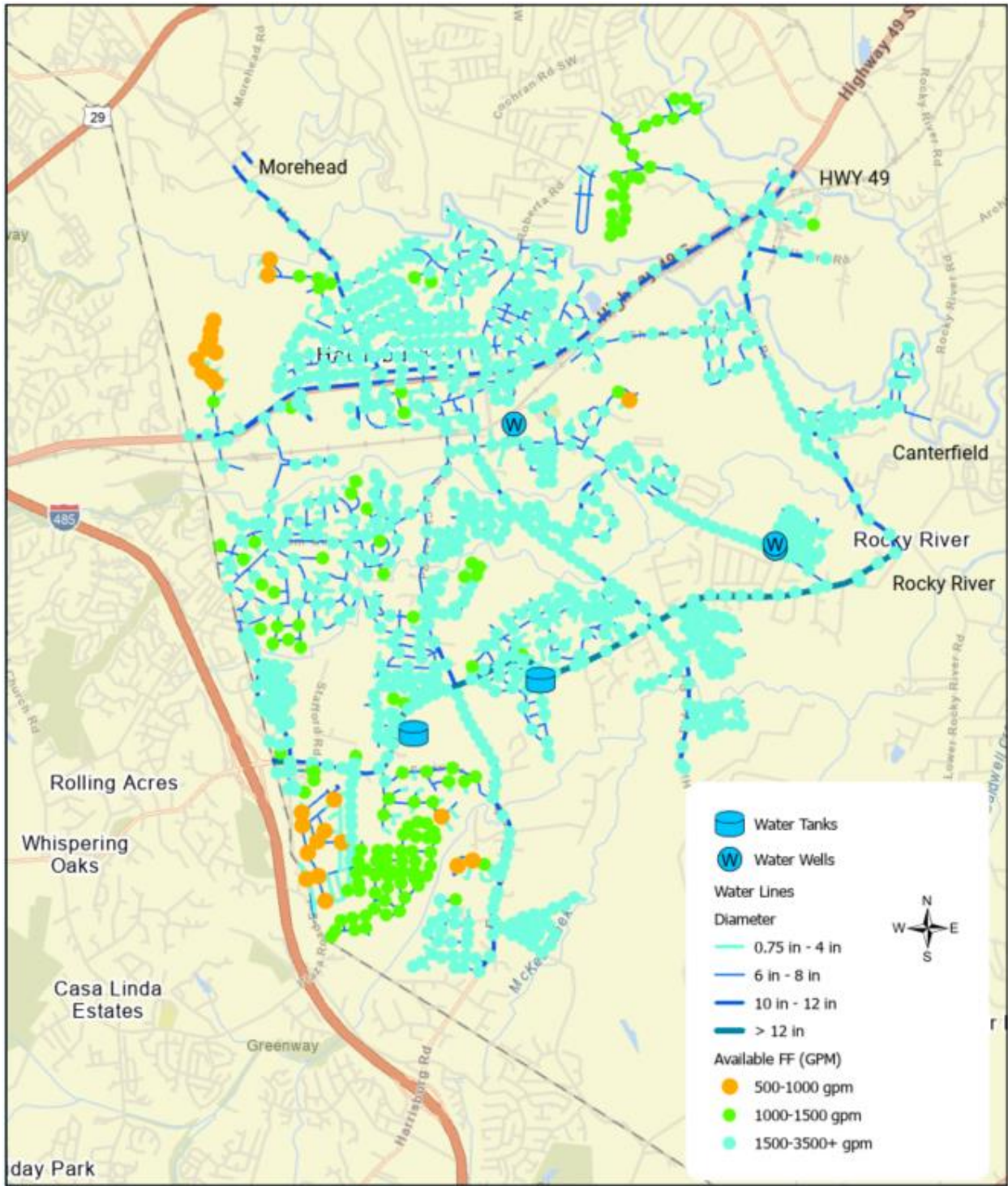


Figure 12 Harrisburg Available Fire Flow

4.4.1 Fire Flow Improvements Summary

Based on the Fire Flow Analysis discussed in the previous section, there were no locations below the MAP of 500 gpm. Therefore, the recommended improvements below are to bring areas of the system up to the LOS criteria of 1000 gpm or greater. There were 3 primary areas identified that would benefit from a capacity improvement project, which are outlined below. There were a few other dead-end lines where available fire flow fell below the LOS criteria, but all were above 750 gpm and further system improvement was not justifiable.

Cabarrus Woods: There is a pipe replacement project in progress in this area that will replace existing 2-in, 4-in and 6-in thin wall PVC throughout the development. This pipe replacement will bring all existing areas with hydrants above 1,000 gpm of available fire flow.

Founders Way and Leatherwood Ln: 9 hydrants at the end of Founders Way and 2 hydrants off Leatherwood Ln fall below LOS service criteria. The area between these two dead end streets has potential for future development, therefore looping these two dead end mains together would increase available fire flow as well as provide for system looping for reliability and provide access for future tie-ins. This improvement would consist of approximately 3,150 LF of 8-in main as shown in Figure 13. There is also a proposed wastewater project near this alignment, so improvements could also share an easement.

Carving Tree Dr: The latest GIS shows that the 6-in main on Carving Tree Ln does not tie back to the 12-in main on Morehead Rd. To provide better fire flow and system looping (if Founders Way is tied in with Leatherwood Ln), its recommended to connect this main to Morehead Rd with 150 LF of 8-in main as shown in Figure 13.



Figure 13 Fire Flow Improvements

4.5 Existing CIP Analysis and Recommendations

An evaluation of previously recommended and currently scheduled CIP projects was completed. The Town's Water Project CIPs consisted of thin wall PVC pipe replacements and Water System Expansion projects. The PVC pipe replacement CIPs were evaluated to determine if any strategic pipe size upgrades to enhance system performance. Water System Expansion projects will be cover in a later section below. Each current PVC replacement project will be discussed below.

Cabarrus Woods WL Upgrades: As mentioned in Section 4.4.1, these upgrades will not only replace thin-walled PVC, but will provide capacity upgrades which supply available fire flow exceeding the LOS criteria goals. No pipe size increases are recommended beyond 6-in.

Harrisburg Estates WL Upgrades: There are no pipe size increases recommended beyond 6-in in this area.

Hillcrest, Willow, Tall Tree, Leatherwood WL Upgrades: As mentioned in Section 4.4.1, there is an opportunity for improving fire flow and system looping by connecting to the main on Leatherwood. By increasing 1,400 LF of this replacement from 6-in to 8-in as shown in Figure 14, the system looping is more robust.

Robinson Ave, School, Martha Melvin, Alexander Hills WL Upgrades: There are no pipe size increases recommended beyond 6-in in this area.

Oakley, Harris Depot, Henderson, Gamble WL Upgrades: The south end of this pipe replacement is adjacent to an existing 12-in main on Stallings Rd. It's recommended to upsize the replacement of approximately 3,000 LF of 6-in main to 12-in, to connect this 12-in main to the existing 12-in main on Gamble McClure Ln as shown in Figure 14. This will provide a more robust connection between the north and south parts of the system and will also provide more capacity to the future new elevated storage tank mentioned in Section 4.2.4.

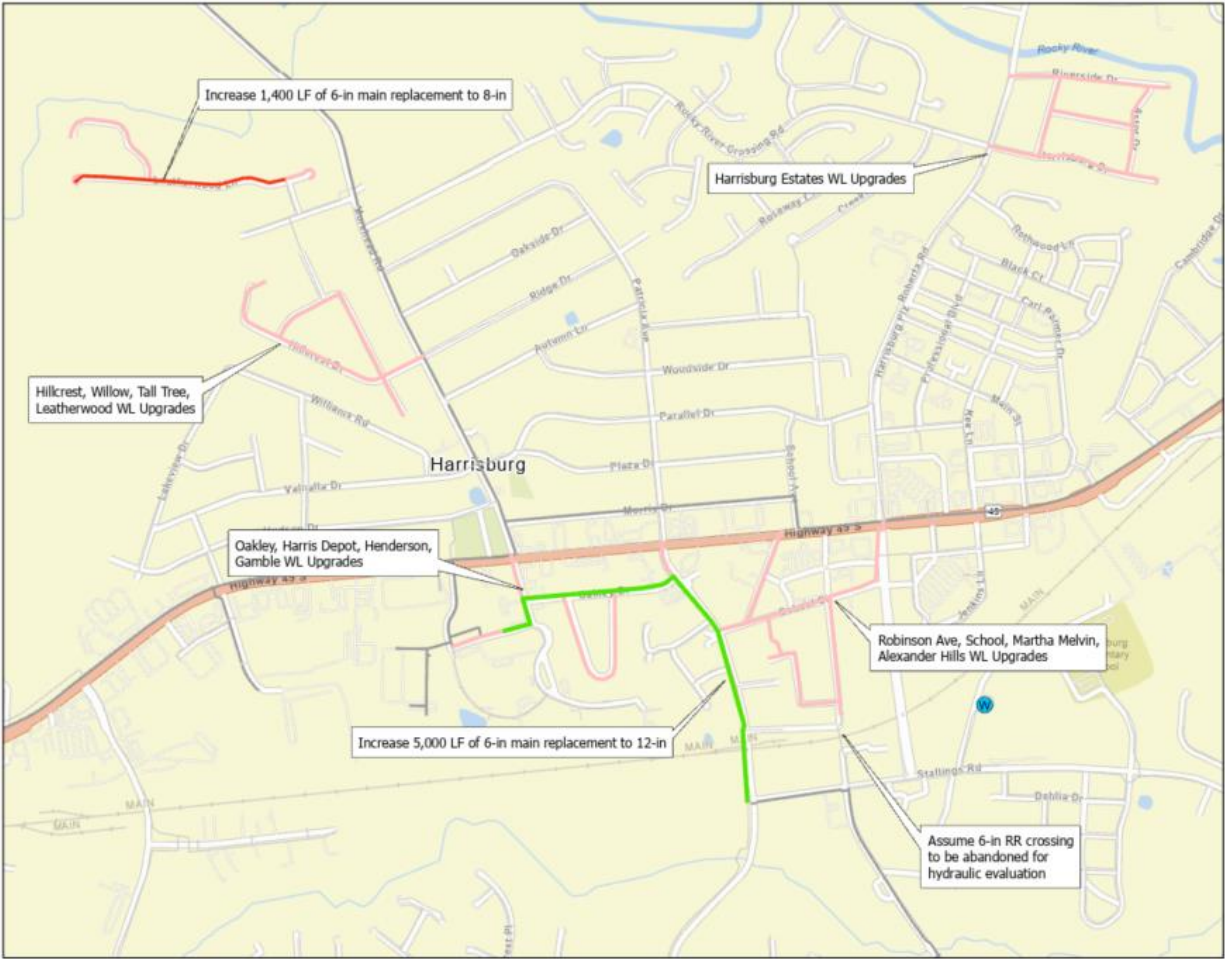


Figure 14 Existing CIP Recommended Modifications

4.6 Water System Expansion

A line item in the Town's existing CIP includes water system expansion to the south along Hickory Ridge Rd. Phase 2 was listed at 4,000 LF of 12-in main and Phase 3 was also listed at 4,000 LF of 12-in main. There may have been an error in these pipeline measurements, because in order to extend Phase 2 to the point originally intended, 6,350 LF of 12-in main will need to be installed. This 12-in extension would sufficiently supply projected demands in this area through 2040 without looping the main or installing an additional supply point from Concord.

As the area continues to grow or if there is a desire for greater system reliability, a system loop can be made as part of Phase 3. Similar to Phase 2, there was an error in measurement, as this alignment measures at approximately 6,250 LF of 12-in main. However, a shorter alignment could be completed by tying into the 8-in main at the end of Sunprince Dr as shown in Figure 15. An evaluation was performed that shows this tie can provide sufficient redundancy through 2050. Approximately 380 existing customers off Robinson Church Rd and 60 existing and all future customers off Hickory Ridge Rd would benefit from this system loop.



Figure 15 Future Hickory Ridge Rd Growth Phasing

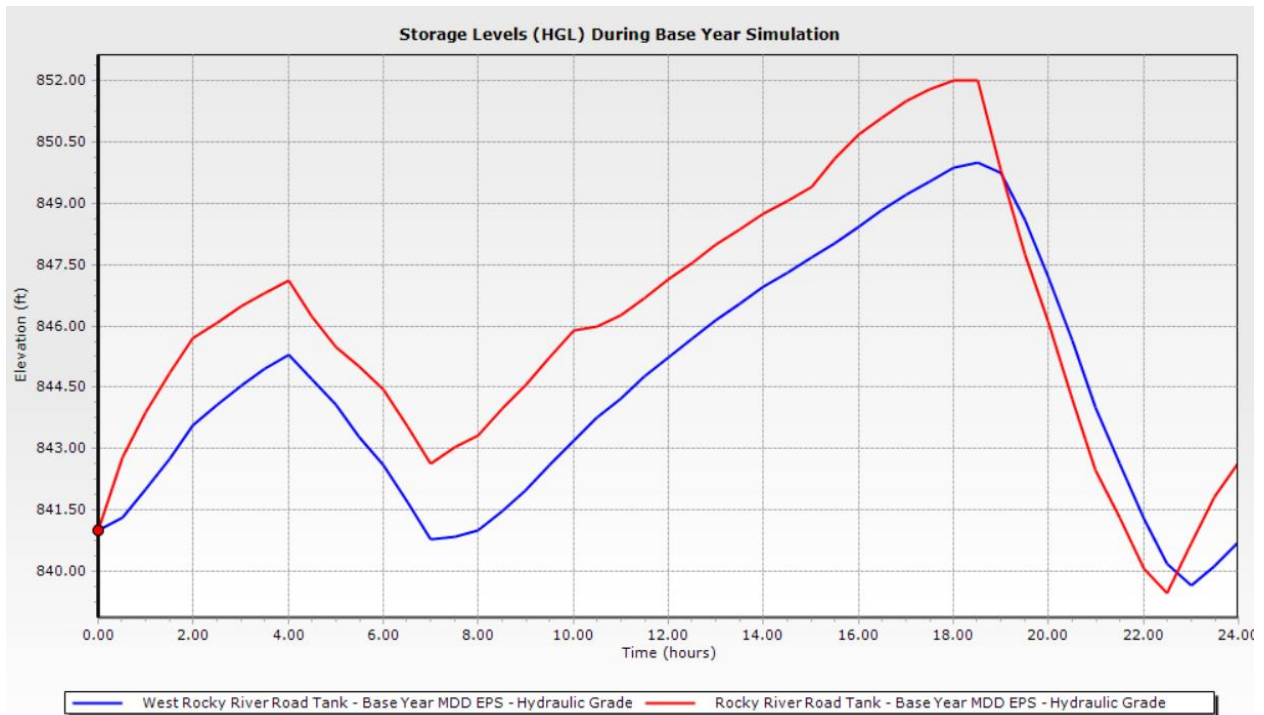
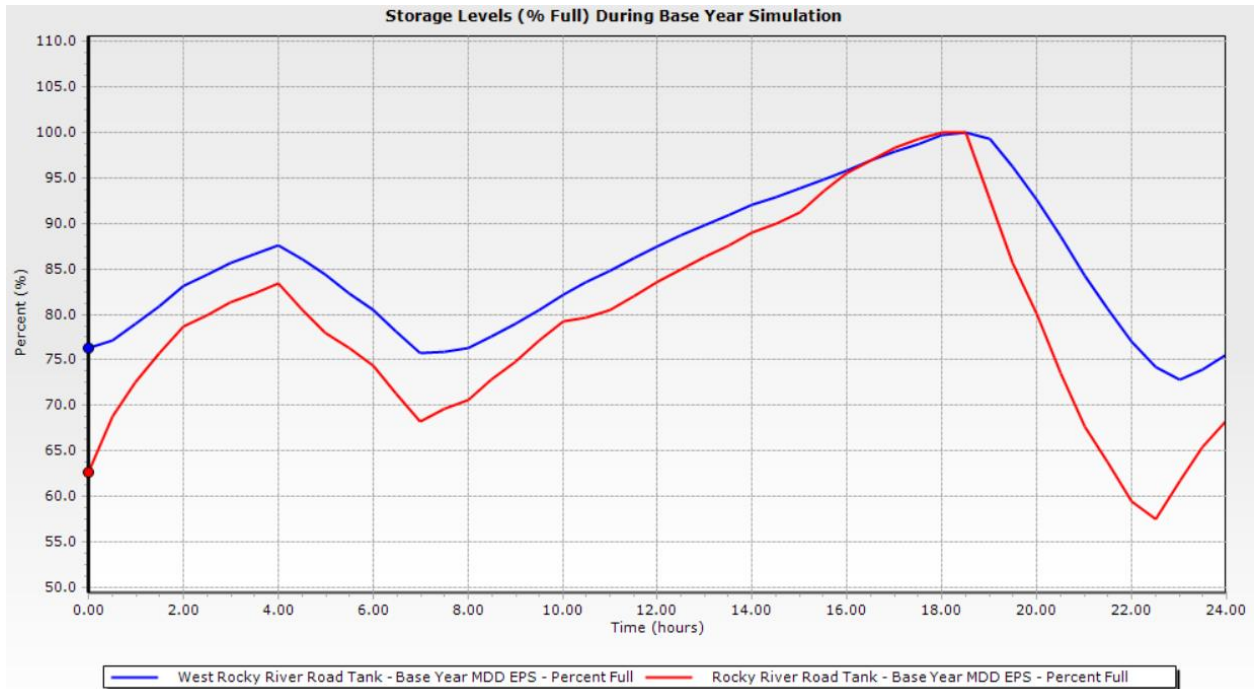
Another area where significant growth is projected is in the north part of the system off Hudspeth Rd. As growth continues to develop along this road, a 12-in main extension is recommended. The primary reasons for a larger main is to allow for larger commercial customers as well as the ability to provide sufficient fire flow at the higher elevations. As future development continues to develop and infill the area, its recommended to maintain 8-in looping building off other system improvements, such as fire flow improvements and pipe replacement upsizing as shown in Figure 16.



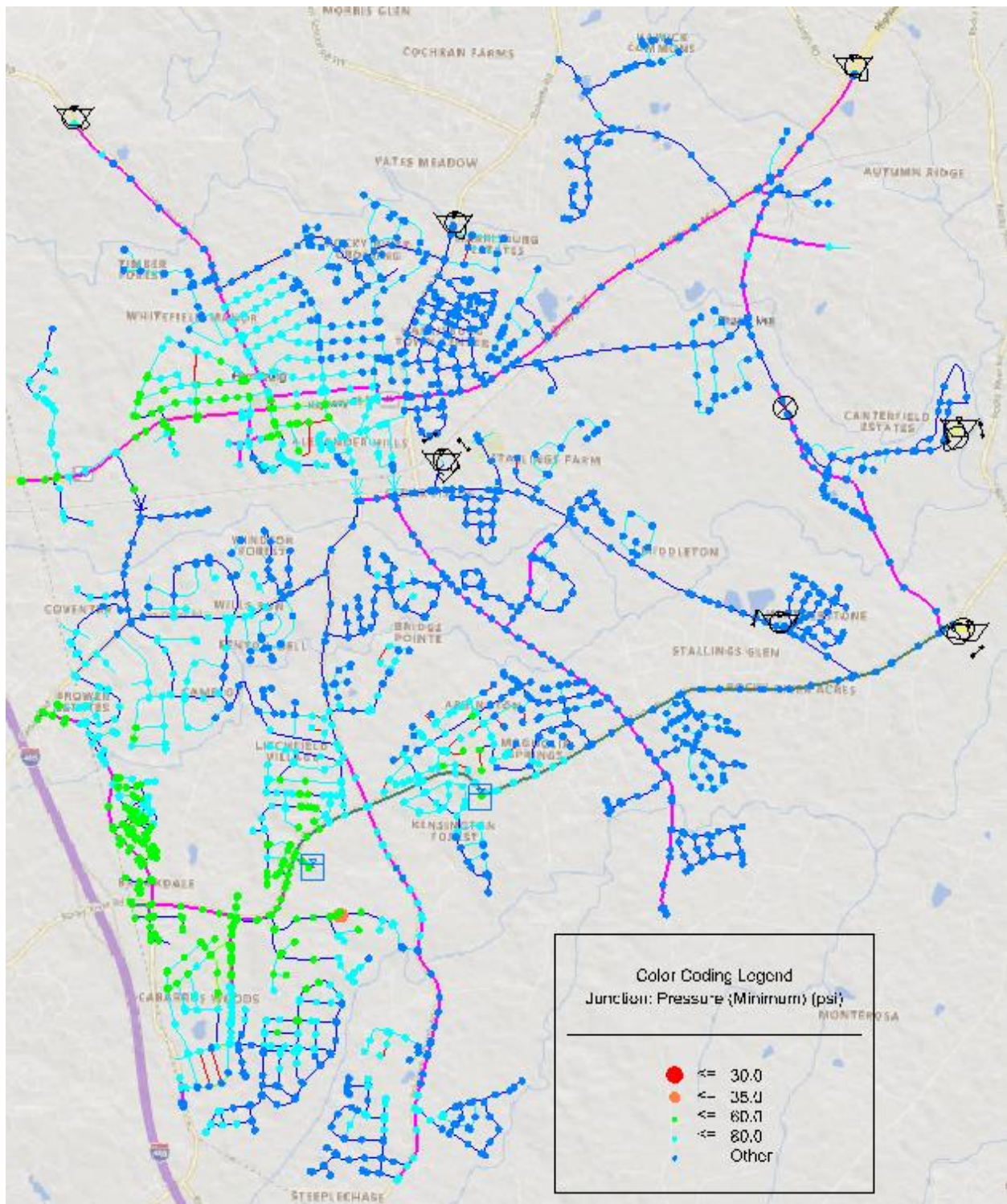
Figure 16 Hudspeth Rd and Continued Future Growth

Appendix A. Baseline Maximum Day Demand Analysis Results

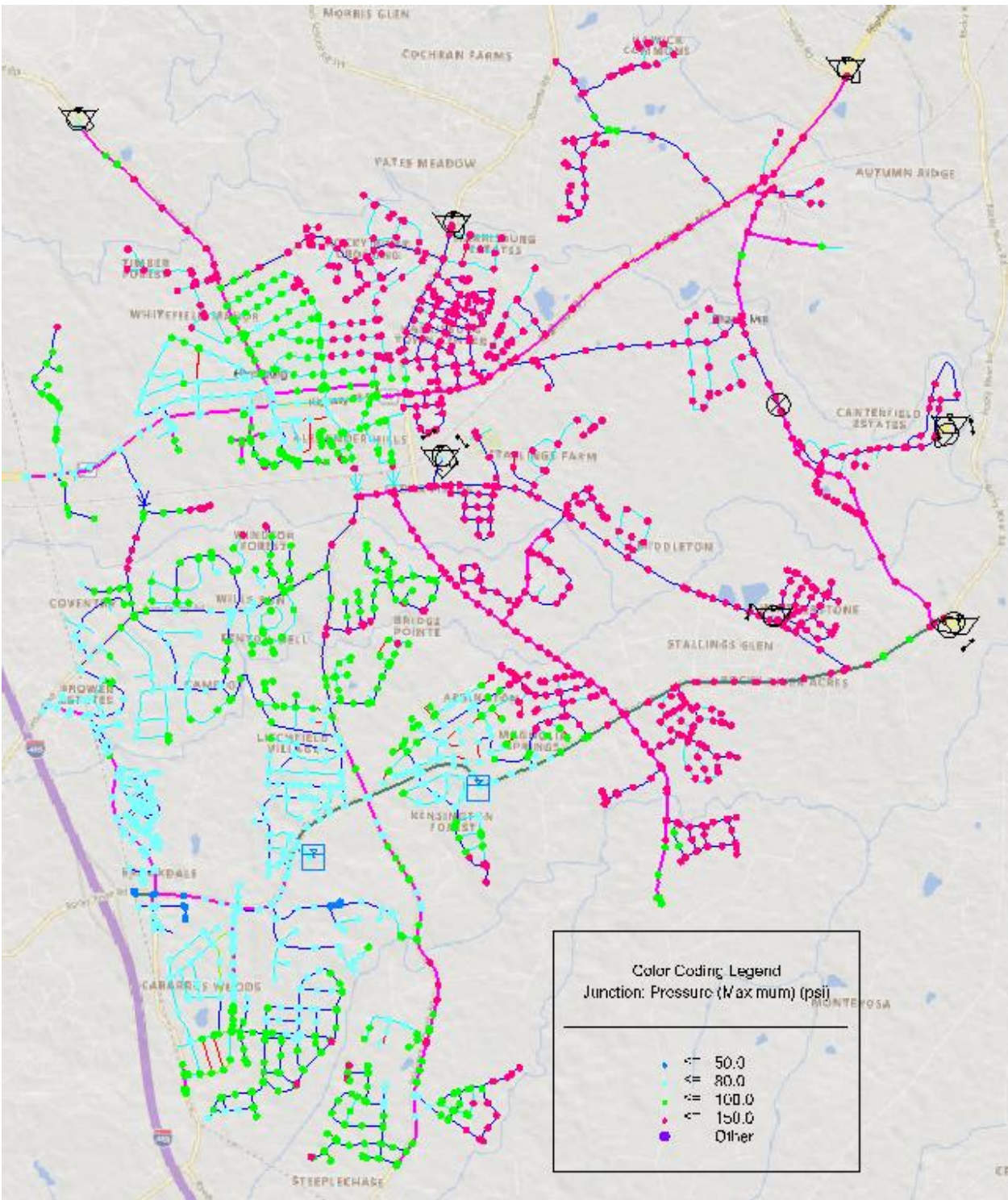
Base Year – Storage Level Variation



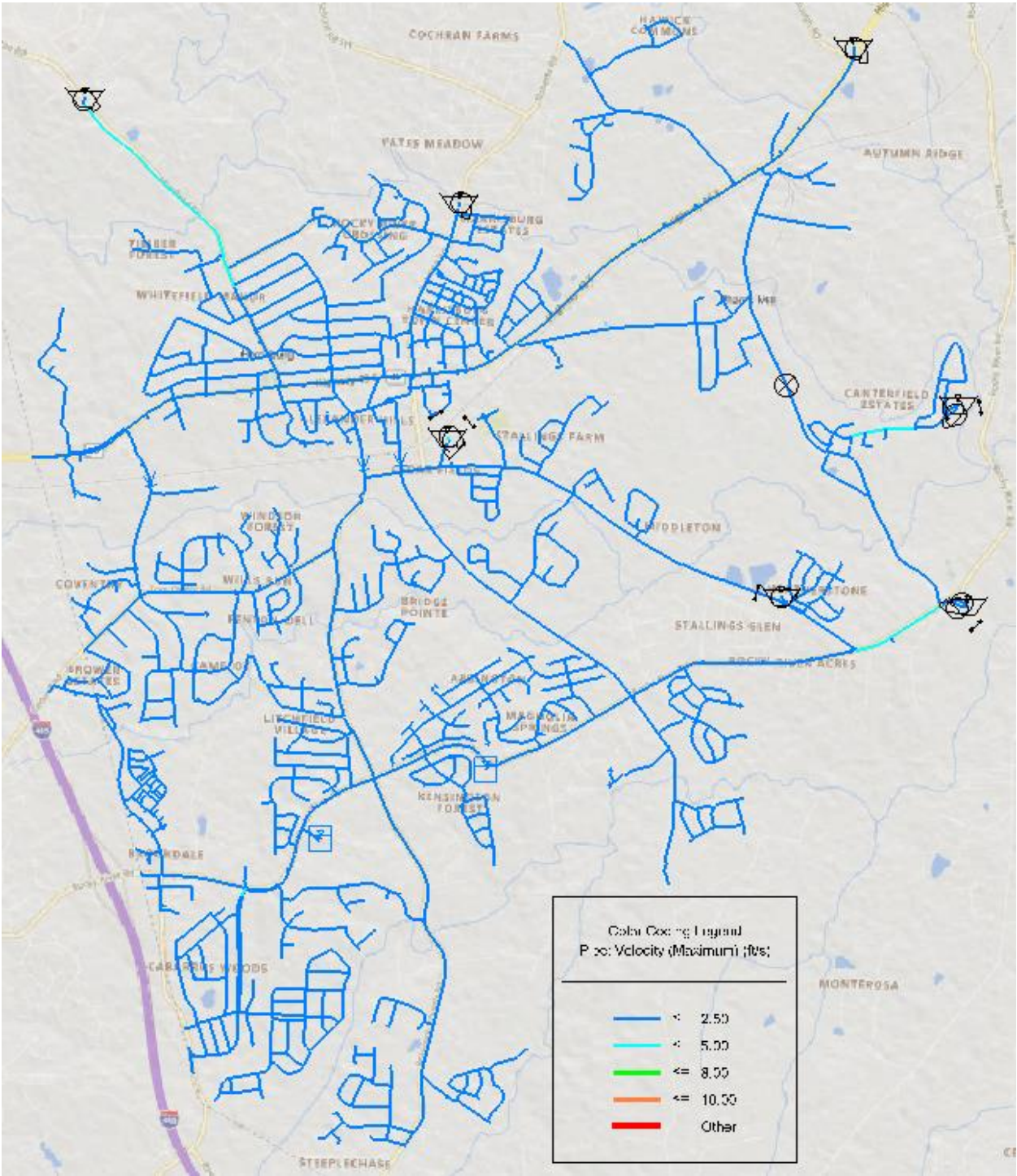
Base Year – Minimum System Pressure



Base Year – Maximum System Pressure

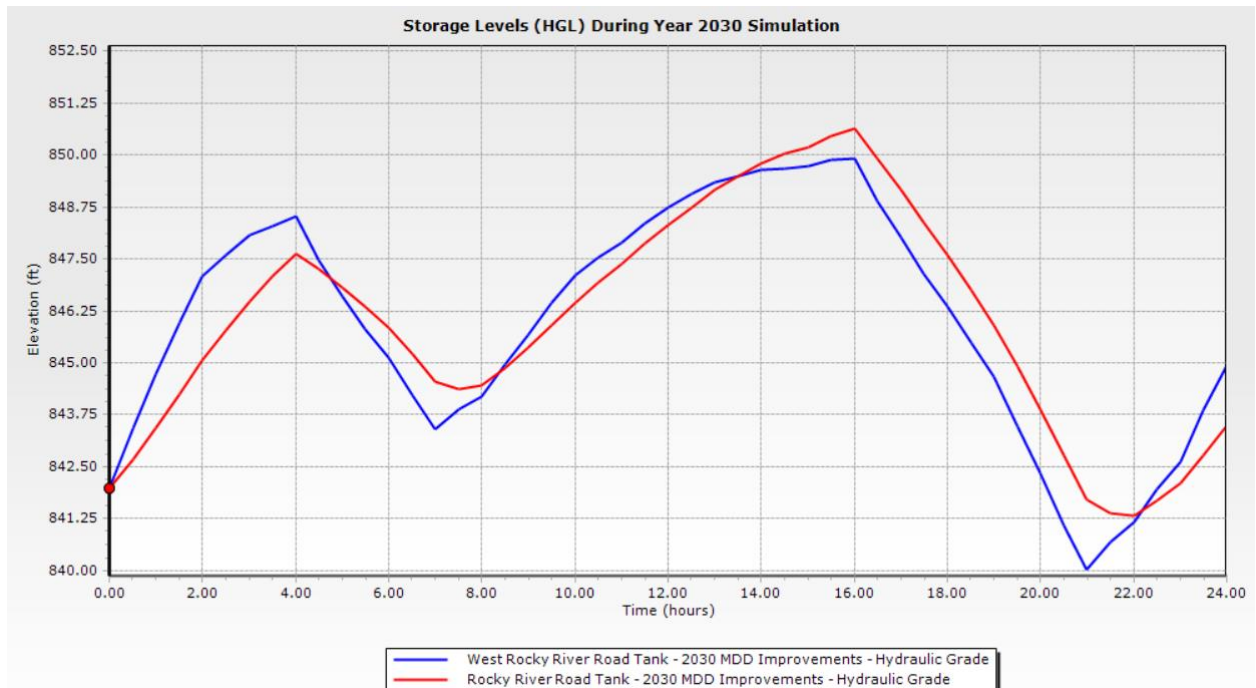


Base Year – Maximum Water Main Velocity

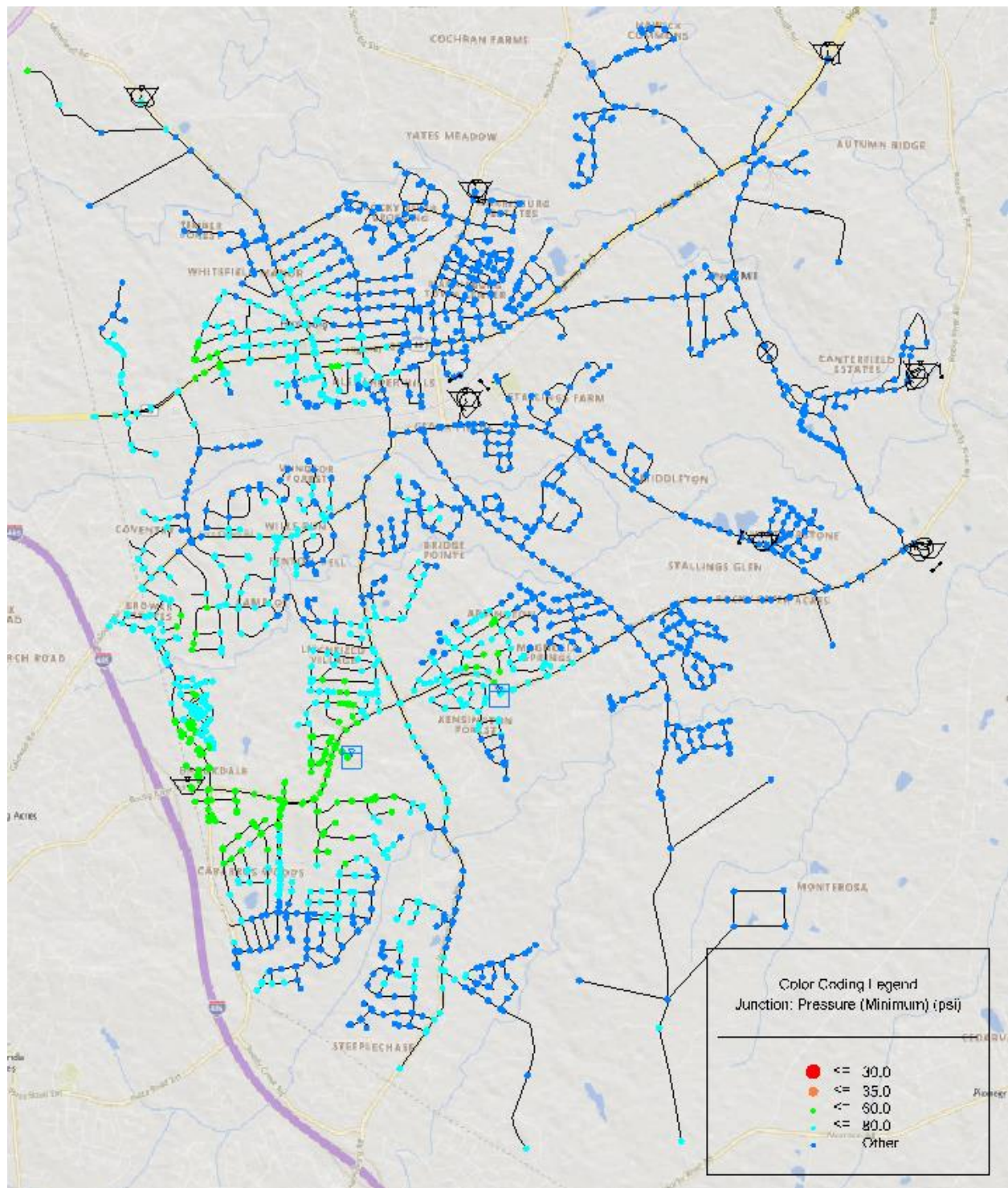


Appendix B. 2030 Maximum Day Demand Analysis Results

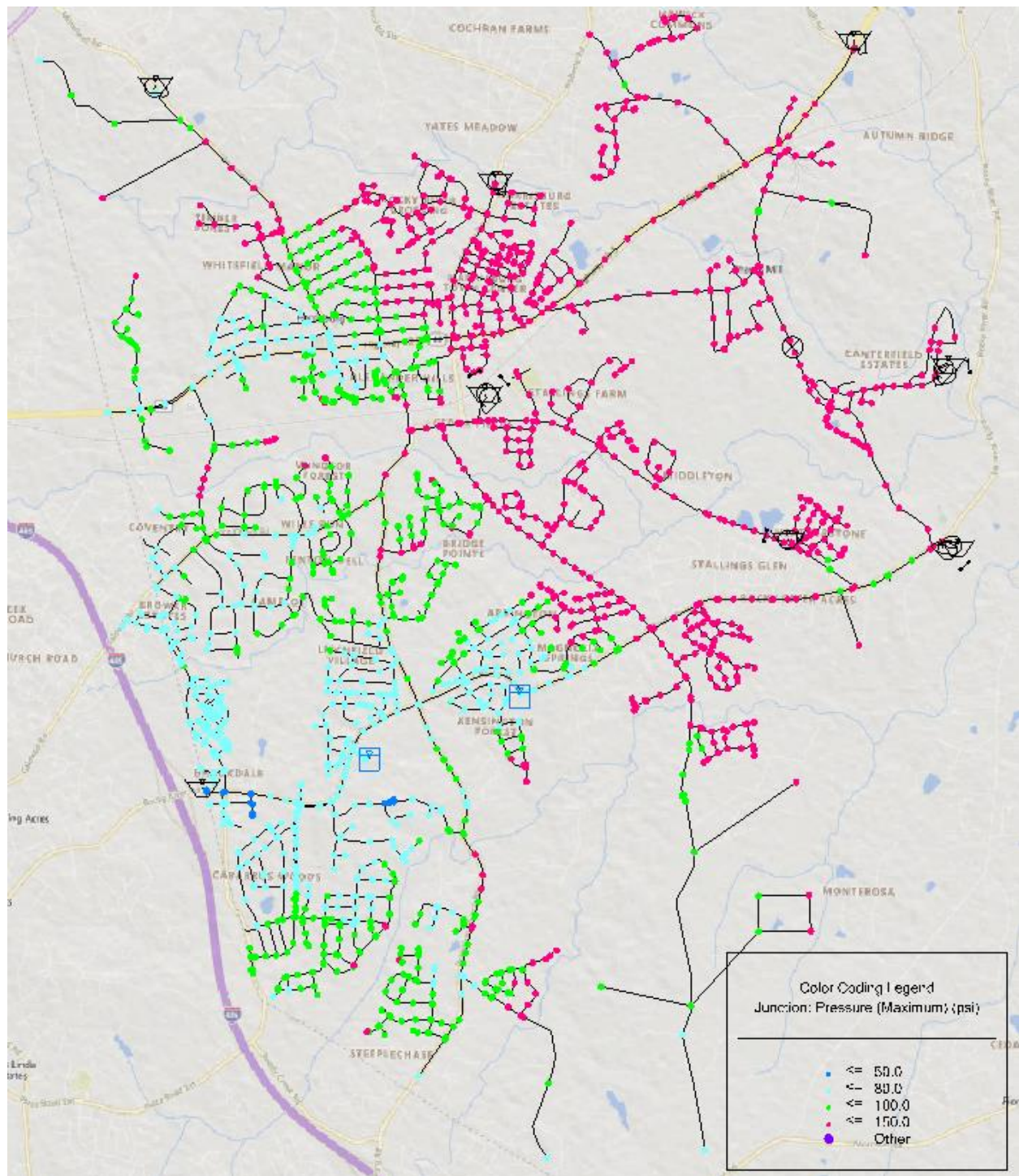
Year 2030 – Storage Level Variation



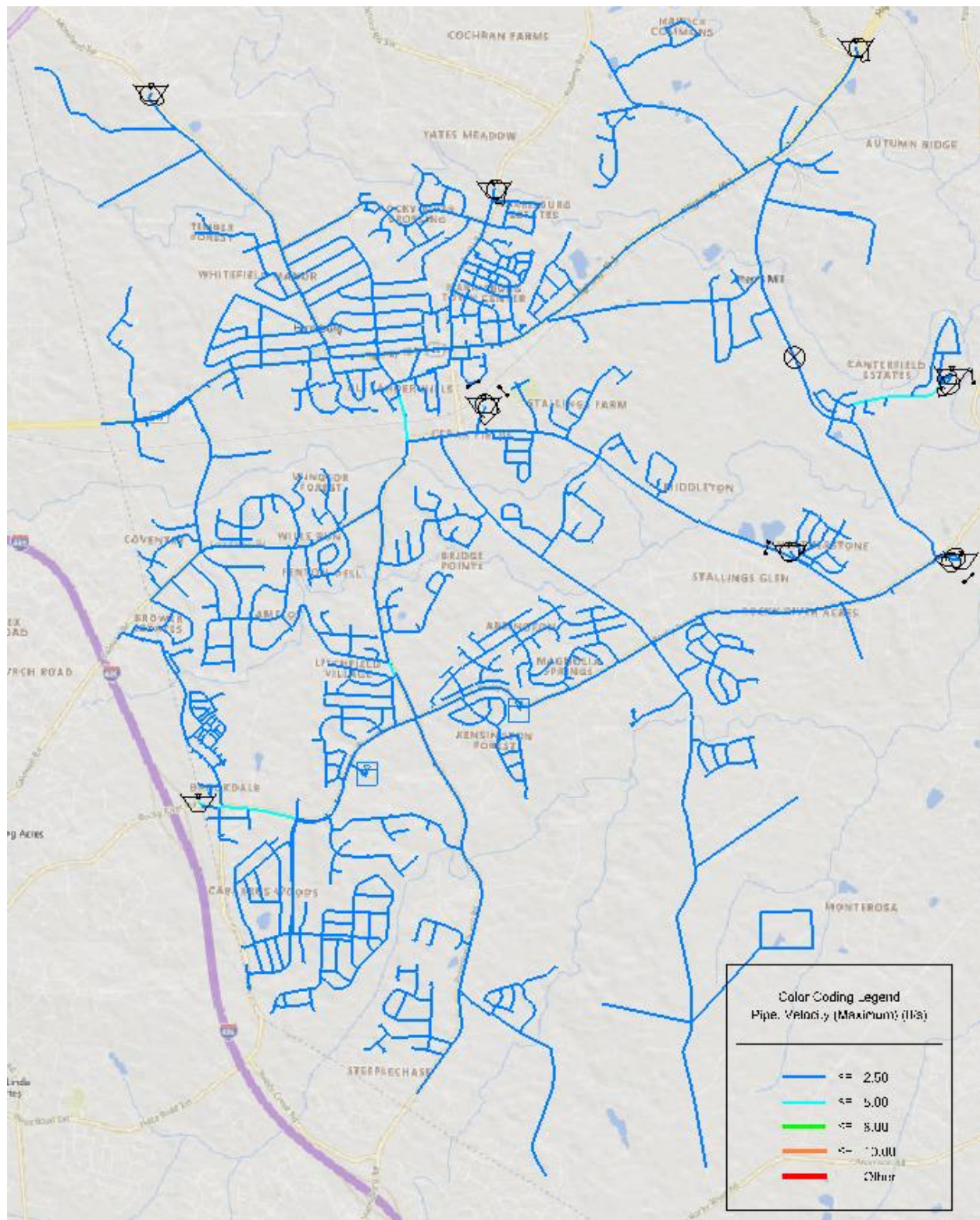
Year 2030 – Minimum System Pressure



Year 2030 – Maximum System Pressure

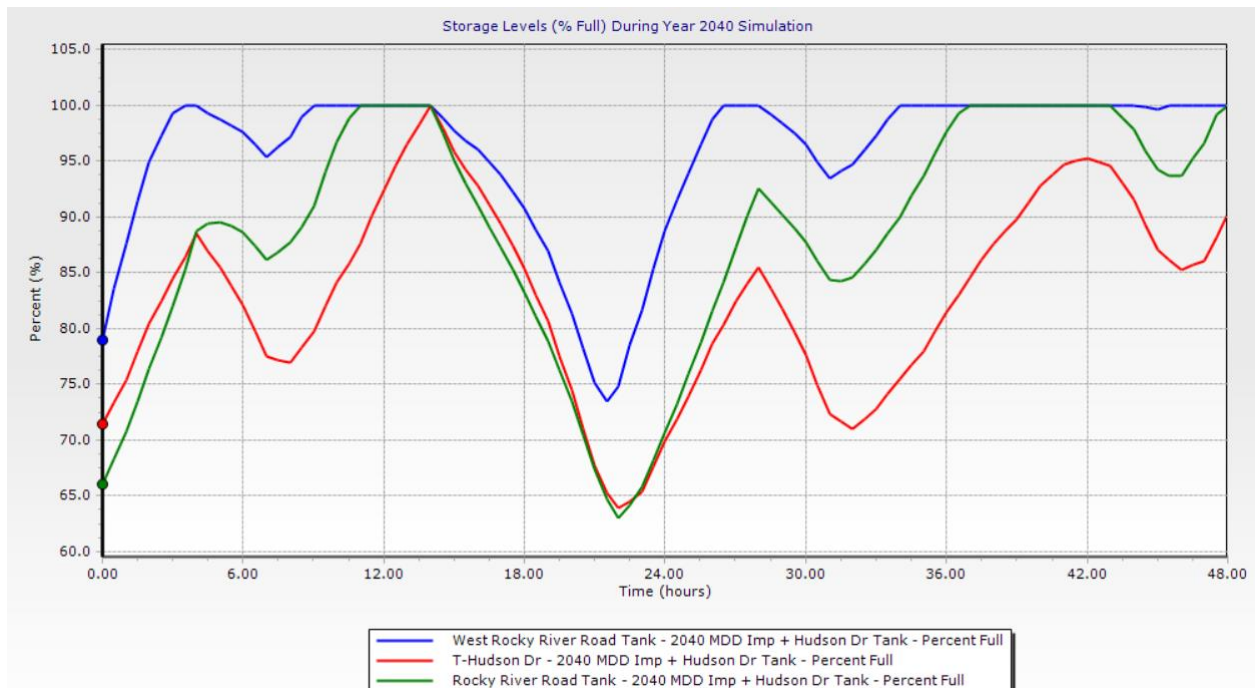
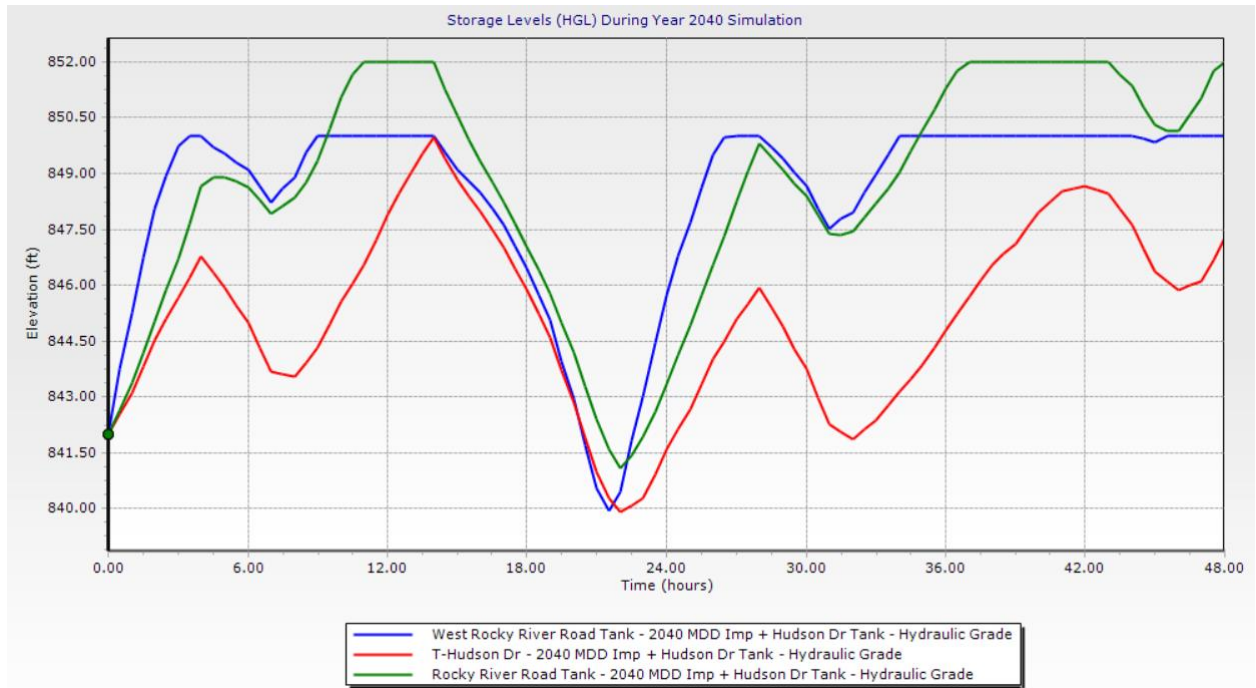


Year 2030 – Maximum Water Main Velocity

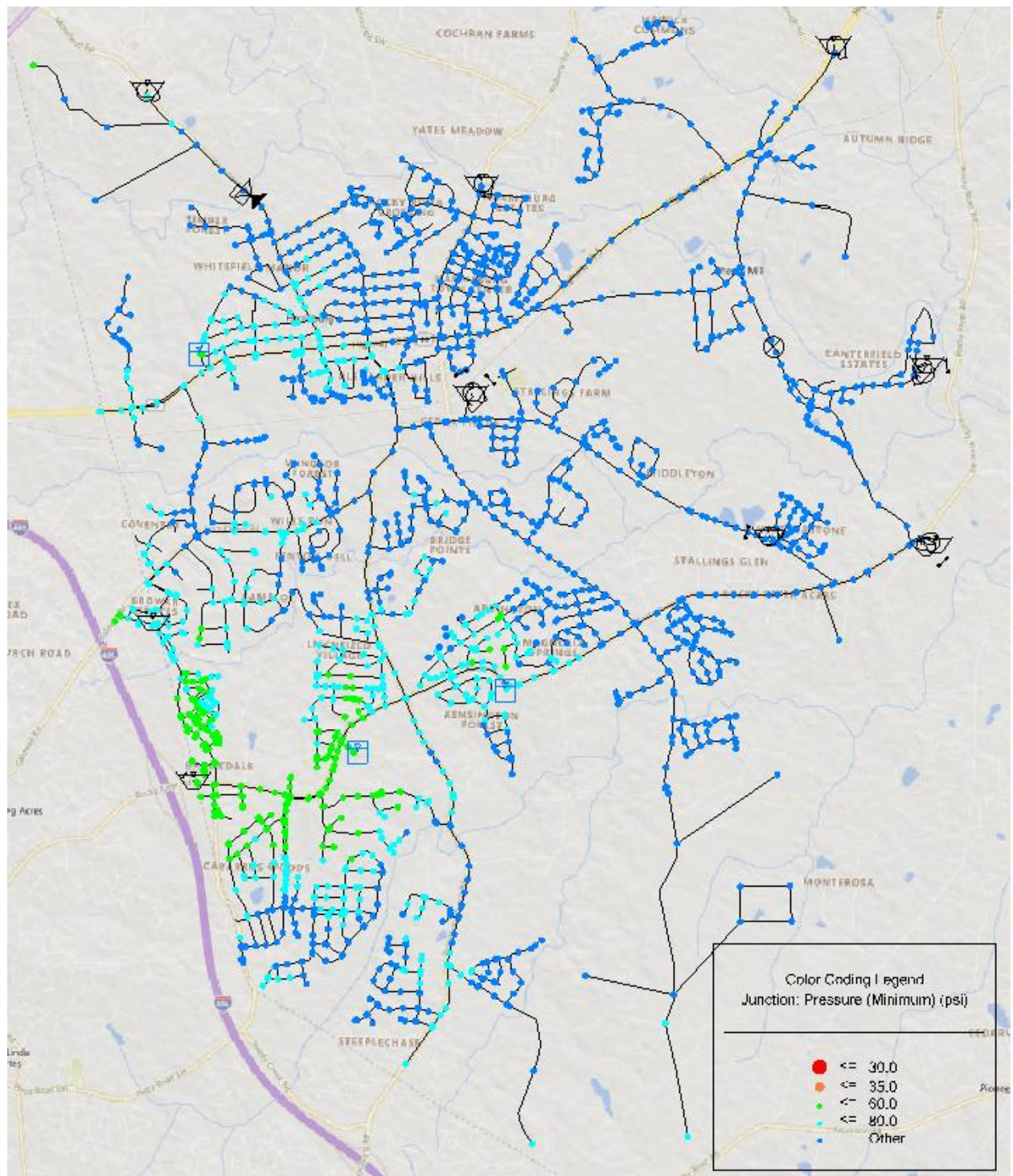


Appendix C. 2040 Maximum Day Demand Analysis Results

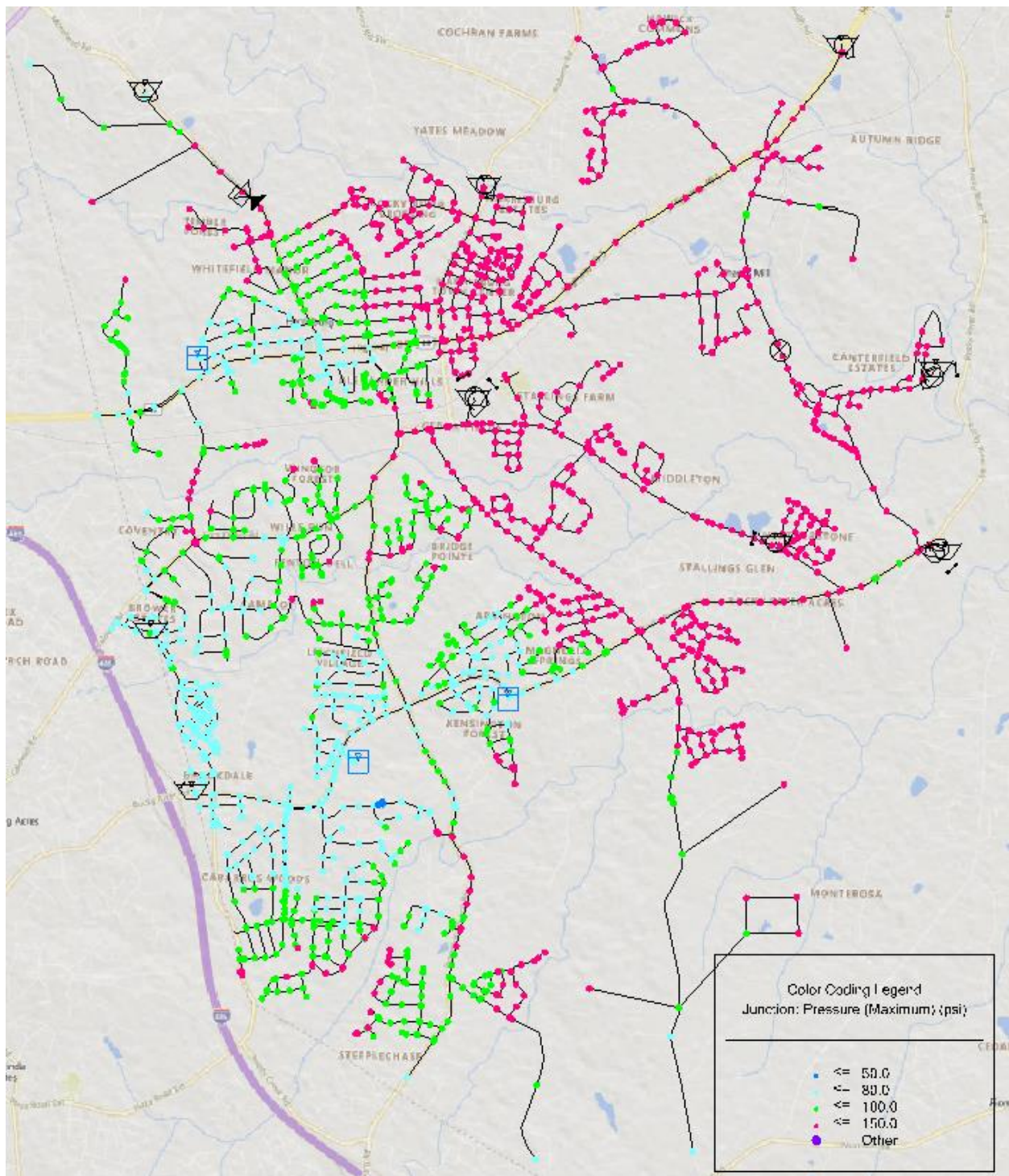
Year 2040 – Storage Level Variation



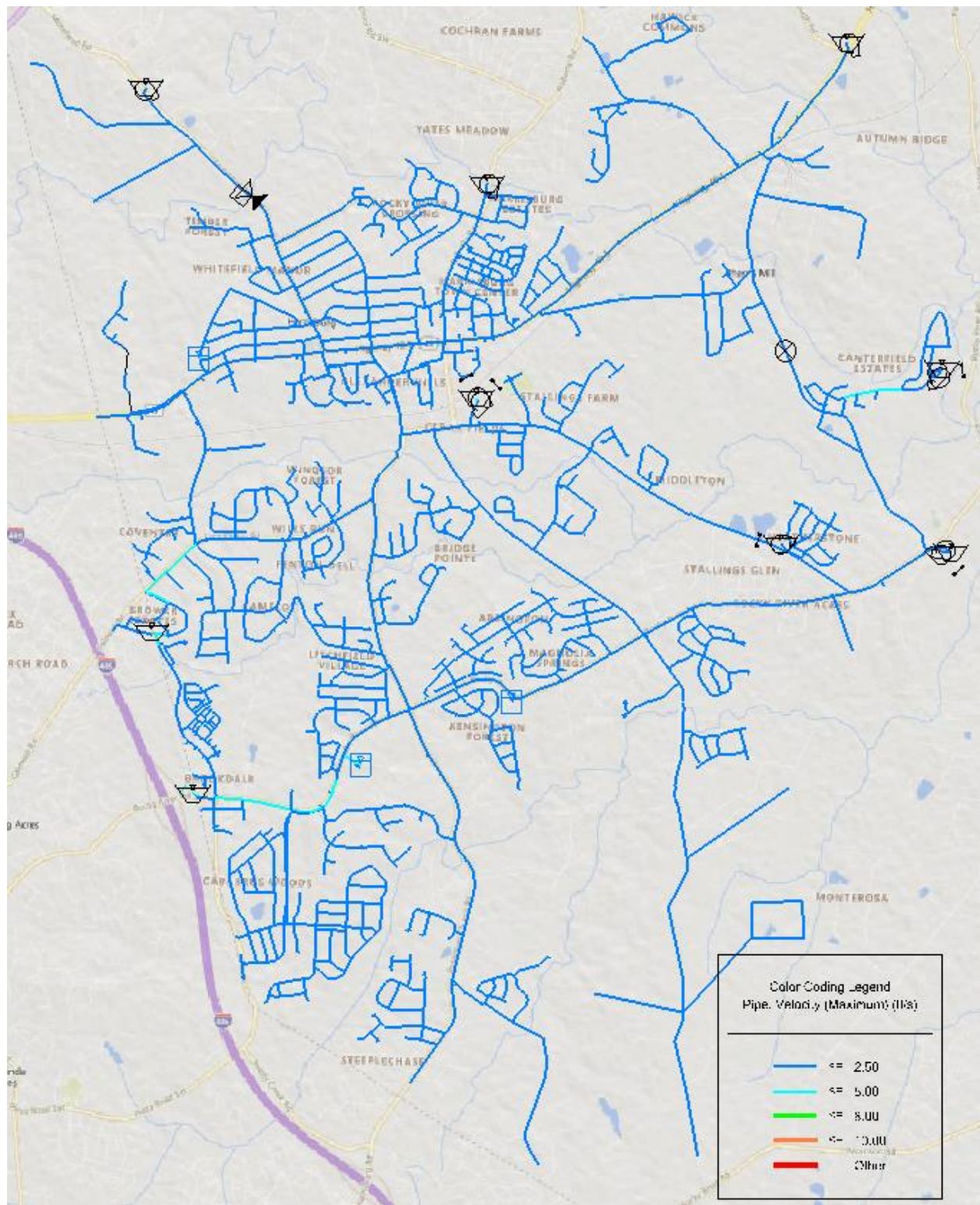
Year 2040 – Minimum System Pressure



Year 2040 – Maximum System Pressure



Year 2040 – Maximum Water Main Velocity



WATER & WASTEWATER CIP PLANNING UPDATE

Wastewater System Evaluation

BLACK & VEATCH PROJECT NO. 417040
BLACK & VEATCH FILE NO. 48.1120

PREPARED FOR



Harrisburg, NC

5 NOVEMBER 2024



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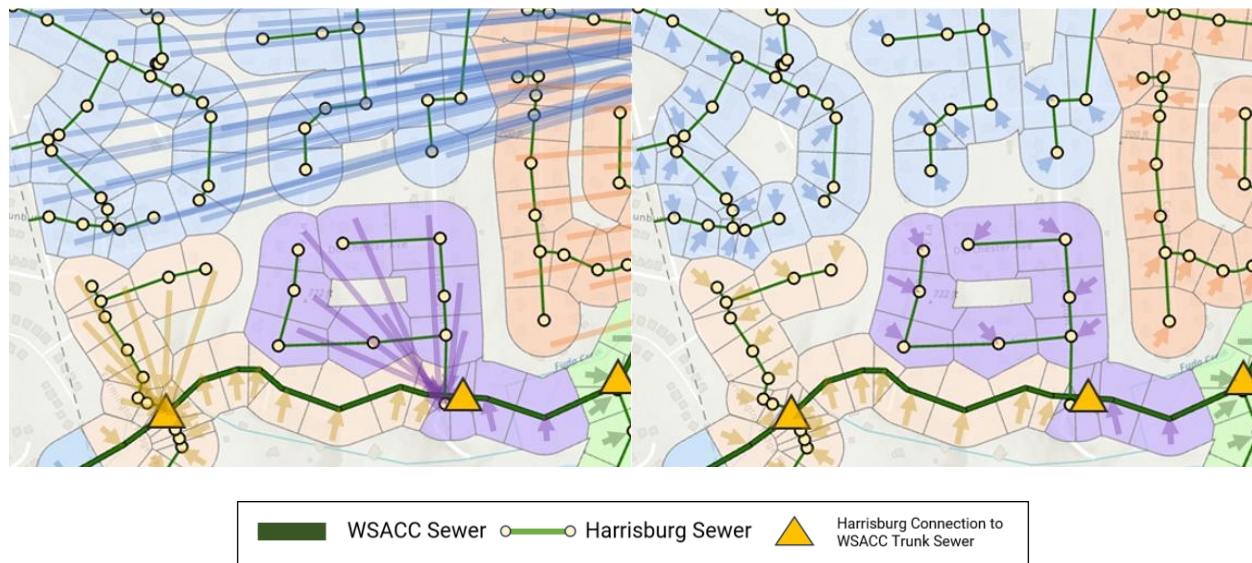
1.0 Introduction

The Town of Harrisburg is in western Cabarrus County, northeast of the City of Charlotte. The fast-growing Charlotte Metropolitan area requires surrounding communities to proactively plan for infrastructure needs. The Water and Wastewater CIP Planning Update for the Town of Harrisburg includes assessment of the water distribution and wastewater collection systems under existing and projected future conditions over the planning horizon. This technical memorandum contains results of the wastewater collection system assessment task. The purpose of the task is to evaluate system capacity based on the flows developed in the Wastewater Flow Evaluation task and to analyze system response to design storm peak wet weather flow using hydraulic modeling software. All future demand and flow assumptions discussed in the Demand and Flow Evaluation Technical Memorandum formed the basis for this analysis.

2.0 Hydraulic Model Development

Hydraulic modeling for the Town of Harrisburg's wastewater collection system was essential to evaluating system capacity. It was agreed that an all-pipes model would be created for this evaluation. The calibrated hydraulic model from the WSACC FY22 Master Plan was utilized in modeling the Harrisburg wastewater system. The WSACC hydraulic model only included WSACC-owned pipes, which are larger interceptors and trunk sewers throughout the county, but the model loadings were designed to streamline capacity evaluation for Cabarrus County member jurisdictions. During model development, Base Year flow allocation was assigned at the jurisdiction manhole level based on historical water consumption data while future flow projections at the parcel level were aggregated by flow and drainage path based on hydrology and proximity to WSACC infrastructure. These flows were represented in the model by polygons referred to as subcatchments. For the purposes of the WSACC study, the base subcatchment manhole assignments at the jurisdiction level were routed directly to the appropriate downstream WSACC owned sewers. The calibrated WSACC model was developed for a "snapshot" in time corresponding to the conditions observed during the flow monitoring period of March 30, 2022, to June 30, 2022. This process validated that the model could be accurately used to predict existing flow conditions and is the basis for future modeling evaluations.

The addition of the Harrisburg owned pipe segments to the WSACC hydraulic model allowed for reallocation of base year and future flows, and for capacity assessment of each modeled sewer pipe and pump station (PS). For the Harrisburg system assessments, the jurisdictional manhole level loadings were reapplied to the manhole level. In future flow scenarios, the parcel-level future flow projections were disaggregated and reassigned to Harrisburg infrastructure based on hydrology, PS service area and proximity to Harrisburg infrastructure. The map in Figure 1 shows an example of how subcatchment flow assignments in a small area of the system differed between the WSACC model (left) and the Harrisburg model (right). WSACC and Harrisburg wastewater infrastructure are shown in both images.



Note: coloration of the polygons and arrows in the images represent different drainage subbasins.

Figure 1 **WSACC and Harrisburg Model Flow Allocations**

Some portions of the Harrisburg system were not modeled due to limited data and direction by the Town of Harrisburg. Jurisdictional manhole subcatchment assignments were routed to the nearest downstream modeled infrastructure, similar to the method used for routing flow in the WSACC model. New sewer extensions constructed since the development of the WSACC model were added to the model network during the Harrisburg model update. Additional flows in the new sewers were added to the model network representative of any new active sewer connections. Dry weather flow was estimated using average flow per acre for Harrisburg's system and applied to the subcatchments representing these new areas. Modeled sewers, unmodeled sewers and new sewers are all shown in the map in Figure 2.

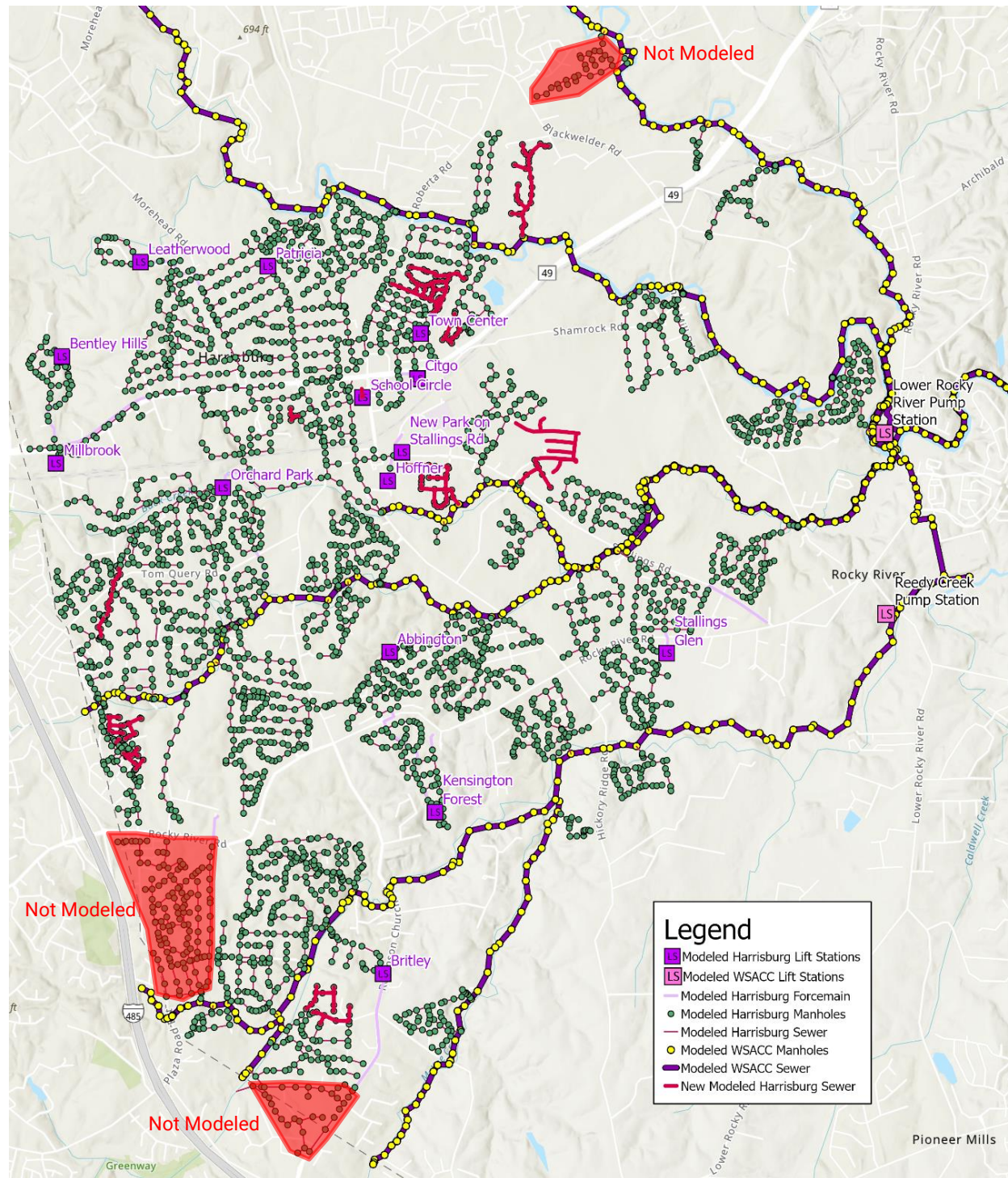


Figure 2 Harrisburg Modeled Sewer

3.0 Existing Pump Station Flow and Capacity

The Town of Harrisburg operates and maintains 15 wastewater pump stations. Data from GIS, field notes, drawdown tests and as-built drawings were reviewed and compiled to determine existing system pumping capacity and the configuration to be used in the hydraulic model. The firm capacity of each station, defined as the pumping capacity with the largest pump out of service, is used to assess PS capacity in the hydraulic model. All Harrisburg stations are duplex stations with identical pumps, meaning firm capacity is equivalent to station capacity with one pump out of service. The station firm capacities were based on drawdown tests and are summarized in Table 1. Average Daily Flow (ADF) based on pump runtime data is shown in Table 1. The ADF was compared to the modeled flows to each station. Modeled flows were adjusted prior to capacity evaluation where necessary to improve the accuracy of flow allocation in the WSACC model.

Table 1 Existing Pump Station Firm Capacity and ADF

Pump Station	Firm Capacity Based on Drawdown Testing (MGD)	Average Daily Flow Based on Pump Run Times (MGD)
Abbingtion	0.2621	0.0971
Bentley Hills	0.5040	0.0313
Britley	0.1339	0.0100
Citgo	0.2419	0.0028
Hoffner	0.0533	0.0019
Kensington Forest	0.3039	0.0627
Leatherwood	0.6495	0.0598
Millbrook	0.3240	0.0577
New Park on Stallings Rd	0.1051	0.005
Orchard Park	0.6063	0.1166
Patricia	0.0634	0.0011
School Circle	0.0526	0.0007
Stallings Glen	0.0139	0.0056
Town Center	0.0536	0.0214
Harmony	0.1823	*
*Harmony runtime data was not available due to recent installation and activation of pumps.		

4.0 Base Year and Future Year Flows

Base year and future year flows were incorporated into the Harrisburg hydraulic model. The following model networks were created for the capacity analysis:

- Base Year assessment
- Base Year improvements
- 2030 assessments
- 2030 improvements
- 2040 assessments
- 2040 improvements
- 2050 assessments
- 2050 improvements

As described in the Demand and Flow Evaluation technical memorandum, the 2022 Base Year flow was used for consistency with the WSACC model calibration with additional flow for new sewer accounted for as described in the previous section. Table 2 contains the average annual dry weather flows summarized for each planning year as projected for the Town of Harrisburg. More details about the development of base and future flows can be found in Section 5.2 of the WSACC FY22 Master Plan Final Report.

Table 2 **Wastewater Flows (mgd)**

Service Area	Base Year	2030	2040	2050
Harrisburg	1.56	2.09	2.60	3.11
Note: flows do not include new sewer added between WSACC and Harrisburg model development. This flow totals to approximately 0.121 mgd dry weather flow.				

The wet weather flows for the hydraulic model are dependent on the contributing subcatchment areas. Similar to the projected loadings, additional area needed to be allocated to the model nodes to allocate future flows. The contributing area in the system increases as the system expands to new customers. Contributing area for the base year scenario was determined during calibration of the WSACC hydraulic model. For future year scenarios, contributing area was determined by using a ratio of contributing area per unit of dry weather flow. Doing so ensures that contributing area will increase proportionally to the increase in dry weather loadings, representative of system expansion. More detail on contributing area calculations for wet weather flow is presented in section 5.2 of the WSACC FY22 Master Plan Final Report.

5.0 Performance Criteria

Performance criteria for assessing capacity in the wastewater collection system was divided into two categories: Trigger Criteria and Design Criteria. Trigger criteria was the threshold for determining when the system failed to meet the minimum level of service (LOS). Failure to meet the LOS “triggered” the need for a system improvement to alleviate the capacity limitation. The criteria used to determine the appropriate size or capacity of the feature replacing the limitation is referred to as design criteria. The proposed design criteria were more conservative than the minimum LOS, so over time system performance will improve. The LOS criteria for this assessment were performance of system components during peak wet weather flow during the 2-year, 24-hr design storm (3.36 inches). Under these conditions,

any gravity sewer pipe flowing full (d/D equal to 1), any force main flowing with a velocity greater than or equal to 8 feet per second (fps), and any PS where the station firm capacity was exceeded were considered to be capacity limited. The design criteria for gravity sewer used in the assessment was that replacement sewer be sized so that flow did not exceed a d/D ratio of 0.75 during the design storm event. Force mains were sized such that velocity was within a standard range of 2-5 fps. PS improvements were only considered if station decommissioning was not possible. PS design criteria was that new firm capacity was not exceeded by peak flow entering the station and pipes upstream of the station experienced no surcharging during peak wet weather flows. The level of service and design criteria are summarized in Table 3. More detail about design storm selection can be found in section 5.2 of the WSACC FY22 Master Plan Final Report.

Table 3 Performance Parameters

Parameter	Description	Trigger Criteria	Design Criteria
Overflows	Sanitary Sewer Overflows (SSOs)	No wet weather related SSOs are acceptable.	No capacity related SSOs are acceptable.
Gravity Sewer Pipe Capacity	Depth of Flow (d) / Diameter of Pipe (D)	$d/D \geq 1$	Sewer routing was maintained, and diameter was increased to limit surcharging to $d/D \geq 0.75$
Pump Station (PS)	Flow (Q) / PS Firm Capacity (Qf)	Surcharged sewers immediately upstream of PS. Qf of the PS should be evaluated as the largest pump out of service during the design event. If wet well size versus flow is such that equalization (EQ) can be achieved within the wet well, expansion may be deferred.	PS conversion to gravity preferred over improvements. If not converted, PS or downstream force main was improved such that the firm capacity of the PS would eliminate upstream sewer surcharging. Qf is with largest pump out of service.
Force Mains	Velocity	Instantaneous peak velocity greater than 8 feet per second (fps) contingent upon the total capacity of the PS being exceeded.	Force main routing was maintained, and diameter was adjusted to address velocity and pressure issues. Preferably less than 100 psi.

6.0 Collections System Capacity Analysis

6.1 Assessment and Improvement Methodology

Model simulation runs were conducted for each assessment and improvement scenario, starting with the 2050 assessment scenario. Results for the 2050 assessment were reviewed based on the trigger criteria and areas needing improvement were identified. The 2050 Improvements scenario incorporated all needed improvements according to the sizing requirements of the design criteria to convey 2050 peak flows in the entire system. After all necessary improvements were determined and sized, the phasing schedule for the improvements was established. Model scenarios for each future planning year were used starting at the base year. Each planning year was evaluated with the 2-year design storm to simulate peak wet weather flow conditions. Critical improvements were only recommended for the base planning

year if the LOS criteria were exceeded during the 2-year 24-hour design storm in the Base Year assessment scenario. The 2-year 24-hour design storm responses were also assessed for the future planning years. Improvements were added to model scenarios when the LOS criteria were exceeded in the respective scenarios. This process of assessment and modeling of improvements was repeated for each planning year until the final modeling scenario (2050 improvements) was reached. As previously stated, all improvements in this scenario were sized to convey the predicted 2050 peak flows during a 2-year storm with all LOS and design criteria applied.

6.2 Modeled Pump Station Capacity

All pumps were evaluated by comparing peak wet weather flow during the 2-year 24-hour design storm to the PS firm capacity. A station was considered capacity limited when the model resulted in the peak flow exceeding the firm capacity, or where peak flow could not be conveyed with one pump out of service. Decommissioning of capacity limited stations was given priority over pump upgrades or improvements. Table 4 is a summary of modeled peak wet weather flows to each station in each planning year. Table 5 summarizes the average flow capacity available for each station in each planning year based on the model results. Average daily flow capacity available is determined by calculating firm capacity minus the modeled peak wet weather flow to the station divided by 2.5. If a station's firm capacity was exceeded or the decommissioning of the station is planned, as with the Kensington Forest PS, the available capacity is indicated with a dash. Table 5 also summarizes available flow capacity to each station expressed as equivalent housing units. To determine this, average daily flow capacity available was divided by an assumed per residential dwelling unit flow of 190 gal/day per unit. Viewing capacity at each station as equivalent housing units can help the Town of Harrisburg in tracking when capacity triggers are reached, rather than relying on when capacities are exceeded in the model, given that the timing of future development can vary.

Table 4 Modeled Pump Station Peak Flow

Pump Station	Firm Capacity Based on Drawdown Testing (MGD)	Peak Hourly Flow (MGD)			
		Base	2030	2040	2050
Abbingtion	0.2621	0.357	-	-	-
Bentley Hills	0.5040	0.108	0.112	0.123	0.135
Britley	0.1339	0.066	0.066	0.069	0.072
Citgo	0.2419	0.018	0.019	0.021	0.023
Hoffner	0.0533	0.009	0.009	0.009	0.010
Kensington Forest	0.3039	0.149	0.155	-	-
Leatherwood	0.6495	0.103	0.406	0.556	0.708
Millbrook	0.3240	0.218	0.234	0.254	0.285
New Park on Stallings Rd	0.1051	0.003	0.006	0.009	0.013
Orchard Park	0.6063	0.549	0.609	-	-
Patricia	0.0634	0.000	<0.001	<0.001	<0.001
School Circle	0.0526	0.005	0.005	0.005	0.006
Stallings Glen	0.0139	0.006	0.006	0.007	0.008
Town Center	0.0536	0.030	0.032	0.036	0.041
Harmony	0.1823	0.064	0.103	0.114	0.125

Table 5 Modeled Pump Station Remaining Capacity

Pump Station	Available Capacity (ADF)				ADF Equivalent Residential Units			
	Base Year	2030	2040	2050	Base Year	2030	2040	2050
Abbingtion	-	-	-	-	-	-	-	-
Bentley Hills	0.159	0.157	0.152	0.148	835	826	802	778
Britley	0.027	0.027	0.026	0.025	144	142	137	131
Citgo	0.090	0.089	0.088	0.088	472	471	466	462
Hoffner	0.018	0.018	0.018	0.017	95	94	93	92
Kensington Forest	0.062	0.059	-	-	326	313	-	-
Leatherwood	0.219	0.097	0.038	-	1151	513	198	-
Millbrook	0.042	0.036	0.028	0.016	223	191	148	83
New Park on Stallings Rd	0.041	0.040	0.038	0.037	216	209	202	195
Orchard Park	0.023	<0.001	-	-	121	<10	-	-
Patricia	0.025	0.025	0.025	0.025	134	134	134	134
School Circle	0.019	0.019	0.019	0.019	102	101	100	99
Stallings Glen	0.016	0.016	0.015	0.015	83	82	80	77
Town Center	0.150	0.150	0.148	0.146	792	788	779	769
Harmony	0.047	0.032	0.027	0.023	249	167	144	122
Note: ADF assumed using 2.5 peaking factor. Equivalent residential units based on 190 gpd per unit assumption. Stations with capacity exceedance or planned decommissioning have available capacity marked with a dash.								

6.3 Recommended Improvements

As referenced above, improvements were identified for the base year if they were necessary to address capacity concerns in the existing system. Table 6 summarizes the recommended improvement projects. Projects that relieve capacity constraints observed in the Base Year and 2030 Year scenarios should be completed by 2030, with Base Year projects being completed as soon as possible. Projects identified in the 2040 model scenario should be completed between 2030 and 2040. The 2050 identified projects are needed between 2040 and 2050 but for planning purposes are listed as being needed after 2040. Projects after 2030 listed in Table 6 are driven by the forecasted growth in the system and the accompanying wet weather I/I associated with system expansion. Development in the system should be tracked to determine whether any of the recommended improvements should be completed earlier or whether the improvement can be postponed until development moves forward.

There were no capacity driven gravity sewer improvements to existing sewers recommended in this assessment. All gravity sewer was found to be sufficient in conveying peak wet weather flow according to the LOS criteria.

The Abbingtion PS conversion to gravity project was recommended in the base year due to the peak storm flow at the station exceeding the firm capacity. The total capacity of the station with both pumps running can keep up with the storm flows. The Kensington Forest PS force main currently discharges upstream of the Abbingtion PS. A developer driven project is anticipated at the Kensington Forest PS in the 2030 –

2040 projects timeline to convert this station to gravity which will reduce peak flow to the Abbington PS to below the station's firm capacity. Given the planned project at Kensington Forest, the Abbington PS gravity conversion can be deferred. In the interim, a robust emergency plan is recommended for the Abbington PS in order to safely manage flows when the Kensington Forest PS is still active. Total flow at the Abbington PS would be sufficient to convey peak wet weather flows, but a backup pumping option would be needed if one of the pumps were out of service.

The Orchard Park PS decommissioning and conversion to gravity will coincide with the timing of the WSACC Back Creek to Mecklenburg County Line Sewer project, but special care may be needed to track flows to the station and manage peak flows. The current model projects an increase in flow at Orchard Park PS between now and 2040 when the WSACC project will be complete. The 2030 modeled peak wet weather flow was very close to exceeding the station firm capacity. The total capacity of the station was not exceeded, but backup pumping and emergency flow management could be necessary beyond 2030 if the second pump is out of service.

The Leatherwood PS and Bentley Hills PS were both analyzed under a variety of potential loadings for future development. At the time of this study, the area south of the Morehead Rd and Hudspeth Rd portion of the town has little development and road access. The Bentley Hills PS firm capacity is anticipated to be able to convey the modeled 2050 flows. The Leatherwood PS currently has a sizable amount of available capacity, but full development of the upstream area could result in peak flows beyond the existing firm capacity. Decommissioning and converting the Leatherwood PS to gravity will provide an opportunity to extend sewer to and decommission the Bentley Hills station as well reducing operations and maintenance costs in the long run. For this reason, both stations are recommended to be decommissioned after 2040. There is also the possibility that capacity may be available in the Leatherwood PS for the decommissioning and conversion of the Bentley Hills PS to gravity and to keep Leatherwood in operation. The timing and feasibility of converting Bentley Hills to gravity on future wastewater flows from any new developments around the Morehead Rd and Hudspeth Rd area. Harrisburg should continue to track new development in the area and look for opportunities to consolidate projects as development plans progress.

The final rows in the table represent projects that were identified as potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Table 6 Recommended Improvement Projects

Planning Period	Project Name	Project Details
Base - 2030	Abbington PS Decommissioning	Firm capacity is exceeded in the model. 2,200 LF of 8-inch sewer required for gravity conversion. The decommissioning of the Kensington Forest PS project completion could allow for this project being deferred. In the interim, a robust emergency pumping plan at the Abbington PS is recommended.
	Back Creek Sewer Improvements	WSACC capital project scheduled in this planning period.

Planning Period	Project Name	Project Details
2030-2040	Kensington Forest PS Decommissioning	Existing developer-driven project in this planning period.
	Harrisburg Reedy Creek Interceptor	Existing capital project in the early 2030 - 2040 planning period. Timing is developer driven. Estimated length is 13,000 LF of 12-inch sewer.
After 2040	Back Creek to Mecklenburg County Line Sewer (Orchard Park PS Decommissioning)	Currently a WSACC capital project in this planning period. 1,300 LF of 8-inch sewer required for gravity conversion of the Orchard Park PS.
	Leatherwood and Bentley Hills PS Decommissioning	Depending on timing of development, the firm capacity of the Leatherwood PS is exceeded in the model. This project could be broken out into phases depending on location of new development. 4,200 LF of 10-inch gravity sewer required for Leatherwood PS conversion to gravity and 5,800 LF of 8-inch sewer required for Bentley Hills sewer conversion.
Potential Future	Hofner PS Decommissioning	810 LF of 8-inch sewer
	Stallings Park PS Decommissioning	390 LF of 8-inch sewer
	Stallings Glen PS Decommissioning	2,300 LF of 8-inch sewer
	School Circle PS Decommissioning	505 LF of 8-inch sewer
	Town Center PS Decommissioning	800 LF of 8-inch sewer
	Millbrook PS Decommissioning	1,250 LF of 8-inch sewer
	Britley PS Decommissioning	3,600 LF of 8-inch sewer

7.0 Final Recommendations

The Town of Harrisburg wastewater system capacity was assessed by updating the WSACC hydraulic model from the WSACC FY22 Master Plan with Harrisburg pipes, manholes, pump stations and force mains. The assessment is based on flow projections, wet weather peak flow assumptions, and the LOS criteria described in this document. Improvements were recommended to address pump station capacity and eliminate surcharge in the collection system. The model results did indicate slight surcharge (depth of flow above the crown of the pipe) in some gravity sewers. The modeled surcharge results were mainly due to variations in slope or downstream levels. The impact of this surcharge on the system was found to be low, with no increased chance of causing an SSO. These isolated instances of surcharge were determined to be caused by uncertainty in GIS pipe invert data. As GIS data for wastewater pipe and manhole inverts is updated, the model should also be updated. In areas of shallow manholes where

surcharging may be of concern or where the utility has recorded SSOs, the Town should consider surveying invert elevations and update the model accordingly. Improvements to the Town of Harrisburg GIS data are recommended to assign a single asset ID field and to separate descriptive information and numerical values into their own respective data fields. The recommended updates will improve the efficiency and accuracy of future model calibration and update efforts.

Recommended improvements from this assessment and relevant recommended improvements from the WSACC Master Plan include:

- Decommissioning and converting the Abbington PS to gravity in the Base Year
- WSACC constructing the recommended Back Creek Sanitary Sewer Improvements in the Base Year
- Decommissioning and converting the Kensington Forest PS to gravity between 2030 and 2040
- Constructing the Harrisburg Reedy Creek interceptor between 2030 and 2040
- Decommissioning and converting the Orchard Park PS to gravity after 2040 as part of the WSACC Back Creek to Mecklenburg County Line project recommended in 2040.
- Decommissioning the and converting the Leatherwood PS and Bentley Hills PS to gravity after 2040

Wet weather assumptions and the timing of new development greatly influence the recommended improvements. The Town of Harrisburg may further validate needed system improvements through system flow monitoring and tracking flow and location of development requests. To facilitate the comparison of flow requests from new developments to available PS capacity, the modeled available capacities are presented in this document in terms of equivalent residential units. In addition to utilizing this information, the Town of Harrisburg should continue to perform drawdown tests at pump stations to monitor station pumping capacity. As it is deemed necessary, the Town of Harrisburg may also use the Hydraulic model to assess system capacity under various hypothetical flow scenarios, given that all model assumptions are still valid and there have been no changes to the collection system configuration. The model should continue to be recalibrated on a regular schedule (every 5 years) to incorporate new flow data, capture system expansion due to development, and capture any capital improvements made to the collection system by the Town of Harrisburg or to trunkline interceptors owned by WSACC.

WATER & WASTEWATER CIP PLANNING UPDATE

Capital Improvement Plan Development

BLACK & VEATCH PROJECT NO. 417040
BLACK & VEATCH FILE NO. 46.1110

PREPARED FOR



Town of Harrisburg, NC

29 JANUARY 2025



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1.0 Capital Improvement Plan

Harrisburg's objective in performing water distribution and sewer collection systems assessment tasks completed in previous phases of this project is to develop an updated well-documented, forward-looking plan that helps Harrisburg stay ahead of any system capacity limitations. The results of the work described in the distribution system and collection system capacity assessment phases were consolidated into a single project list. The projects are documented in the BV iCIP Spreadsheet tool. The tool is designed to be "adaptable" or "dynamic" in terms of adjusting project timing and duration as well as adjusting project cost estimates. The project documentation includes project triggers that should be monitored by Harrisburg and used to determine whether a project is needed sooner or later than what is currently projected. Using triggers to monitor project timing will help ensure that Harrisburg's CIP remains optimized and available CIP funds are directed to the highest priority future supply, treatment, and collection projects.

2.0 Preliminary Opinions of Probable Cost

Planning-level unit costs for linear projects were developed by analyzing recent bids for construction projects, as well as Black & Veatch experience for similar projects in North Carolina. The unit costs vary based on pipe diameter and material. Additional costs items were included for sanitary sewer manhole construction, clearing and grubbing, seeding, road and railroad crossings, and stream crossings. Table 2-1 defines the installation costs for water pipes while Table 2-2 defines costs for gravity sewer. Other cost assumptions are shown in Table 2-3.

Table 2-1 Water Pipe Unit Costs

Diameter	Material	Water Pipe Unit Cost (\$/ft)	Bore and Jack (\$/ft)
6	PVC	\$110	\$600
8	PVC	\$150	\$800
12	PVC	\$225	\$1,000
16	DIP	\$300	\$1,500
20	DIP	\$325	\$1,800
24	DIP	\$375	\$1,700

Table 2-2 Unit Costs for Construction of Gravity Sewer

Diameter	Cost (\$/LF)	Manhole Cost (\$/ea)	Bore and Jack (\$/ft)
8	\$175	\$7,500	\$800
10	\$200	\$7,500	\$1,000
12	\$250	\$7,500	\$1,200
15	\$280	\$7,500	\$1,500
16	\$280	\$7,500	\$1,500
18	\$310	\$7,500	\$1,800
21	\$330	\$7,500	\$2,000
24	\$345	\$7,500	\$2,500

Table 2-3 Additional Linear Cost Assumptions

Cost Item	Cost
Pavement Removal and Replacement	\$215/SYD
Stream Crossing	\$20,000/ea.
Erosion Control	\$17.60/LF
Restoration	\$2.75/syd

The project-specific costs are outlined in the construction costs table and are included in Appendix A. Final costs, including an additional 20 percent for planning and engineering design, are included in the final CIP table. A cost contingency markup of 10% was added on the construction costs. For a Level 5 planning estimate, a scope contingency of 35% was applied to account for changes to the overall project scope.

3.0 CIP Recommendations

The total recommended CIP includes 32 projects between 2025 and 2050. The total cost over the 25+ year time frame is \$78.4 Million. The 22 projects in the water distribution system, totaling \$46.3 million, make up the majority of the total cost. A total of ten wastewater collection projects are recommended and account for \$32.1 million. An additional seven sewer project were identified for future consideration to decommission sewer pump stations and would add approximately \$6.5 million to the total cost. Project summaries can be found in Appendix B.

3.1 Water Distribution System

Water Distribution System capacity projects were recommended based on the results from the hydraulic model and the performance criteria established in the Water Distribution System Assessment technical memorandum. In addition to the capacity driven projects, eight (8) legacy capital projects for the distribution system are also included. Twenty-two (22) projects are recommended in the distribution system between now and 2050 totaling an anticipated cost of \$46.3 million. The distribution system projects are listed in Table 3-1.

Table 3-1 Distribution System CIP Projects

Start Year	Project Name	Project ID	Opinion of Probable Cost (2024 \$)	Legacy	Capacity	Developer/ Optional
2025	Concord Meter Upgrades	WP-02	\$356,400		•	
2025	Charlotte Meter Upgrades	WP-03	\$178,200		•	
2025	Millen Drive Tie-In	WP-04	\$89,200		•	
2025	Remove North/South Check Valves	WP-05	\$133,700		•	
2025	Cabarrus Woods Water Line Upgrades	WP-14	\$5,380,200	•		
2027	Rockbrook Dr/Greenvale Dr Loop	WP-06	\$1,871,900		•	
2027	Harrisburg Estates Water Line Upgrades	WP-15	\$1,669,600	•		
2029	Tie-in on Founders Way and Leatherwood Ln	WP-12	\$1,123,700		•	
2029	Tie-in on Carving Tree Dr	WP-13	\$133,700		•	
2029	Hillcrest, Willow, Tall Tree, Leatherwood Water Line Upgrades	WP-16	\$2,468,800	•		
2030	Charlotte Farmington Ridge Meter Upgrade	WP-07	\$89,200		•	
2031	Farmington Ridge Area Capacity Improvement	WP-08	\$2,206,700		•	
2031	Robinson Ave, School, Martha Melvin, Alexander Hills Water Line Upgrades	WP-17	\$1,712,500	•		
2033	Phar Mill Rd Main Upgrade	WP-09	\$980,800		•	
2033	Oakley, Harris Depot, Henderson, Gamble Water Line Upgrades	WP-18	\$2,812,500	•		
2036	Hudson Drive Elevated Storage Tank	WP-01	\$12,786,000		•	
2039	Hudspeth Rd Extension	WP-22	\$2,206,700		•	•
2040	Hickory Ridge - Phase 2	WP-19	\$3,113,800			•
2042	Hickory Ridge - Phase 3a	WP-20	\$2,402,700			•
2044	Hickory Ridge - Phase 3b	WP-21	\$1,078,800			•
2045	Rocky River Rd Main Upgrade	WP-10	\$2,683,200		•	
2047	Peach Orchard Rd Loop		\$833,600		•	

3.2 Wastewater Collection System

Wastewater Collection System capacity projects were recommended based on the results from the hydraulic model and the performance criteria established in the Wastewater System Evaluation technical memorandum. In addition to the capacity driven projects, eight (8) legacy capital projects for sanitary sewer are also included. Ten (10) projects are recommended in the collection system between now and 2050 totaling an anticipated cost of \$32.1 million. Seven PS decommissioning projects (SS-07 to SS-13) were not included in this cost as they are only recommended as operation and maintenance needs dictate. The collection system projects are listed in Table 3-2.

Table 3-2 Collections System CIP Projects

Start Year	Project Name	Project ID	Opinion of Probable Cost (2024 \$)	Legacy	Capacity	Developer/ Optional
2025	Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects)	SS-14	\$6,250,000	•		
2025	Flow Metering and Monitoring Throughout System	SS-15	\$445,600	•		
2030	Kensington Forest PS Decommissioning	SS-02	\$807,000	•		
2038	Harrisburg Reedy Creek Interceptor	SS-03	\$7,564,100	•		
2040	Abbingtion PS Decommissioning project	SS-01	\$1,114,500	•		
2040	Orchard Park PS Decommissioning	SS-04	\$864,700		•	
2040	Sequoia Hills Sewer	SS-16	\$2,224,000	•		
2042	Town Center PS Decommissioning	SS-11	\$570,200			•
2042	Millbrook PS Decommissioning	SS-12	\$1,061,900			•
2043	Britley PS Decommissioning	SS-13	\$2,047,800			•
2044	Hoffner PS Decommissioning	SS-07	\$467,800			•
2044	Stallings Park PS Decommissioning	SS-08	\$494,600			•
2044	School Circle PS Decommissioning	SS-10	\$698,500			•
2045	Stallings Glen PS Decommissioning	SS-09	\$1,132,300			•
2046	Morehead West Sewer Phase I	SS-05	\$8,090,300			•
2047	Morehead West Sewer Phase II	SS-06	\$3,216,500			•
2048	Bentley Hills PS Decommissioning	SS-17	\$1,555,800		•	

4.0 Cash Flow

The CIP recommendations given in this document were assigned a start year to balance overall costs to the Town of Harrisburg year-to-year, and to align capacity driven priorities with other project needs and objectives. Through the year 2040, the estimated project design and construction scheduling remains consistently between \$2 and \$3 million. In years FY2037, FY2038 and FY2039 just prior to FY2040, two major projects are recommended: the Hudson Drive Elevated Water Storage Tank and the Harrisburg Reedy Creek Interceptor. Other project costs were balanced in prior years and according to capacity needs to allow time to prepare for these larger project costs. The optional sewer pump station decommissioning projects are included in the cash flow after 2040 since these projects are only necessary as operation and maintenance needs dictate. They may, however, be considered during the Town's annual CIP cycle for completion in any year as budget may allow. The CIP cash flow is shown in the bar chart in Figure 4-1. The Morehead West Sewer Phase I & II projects account for high annual costs in the years preceding FY2050.

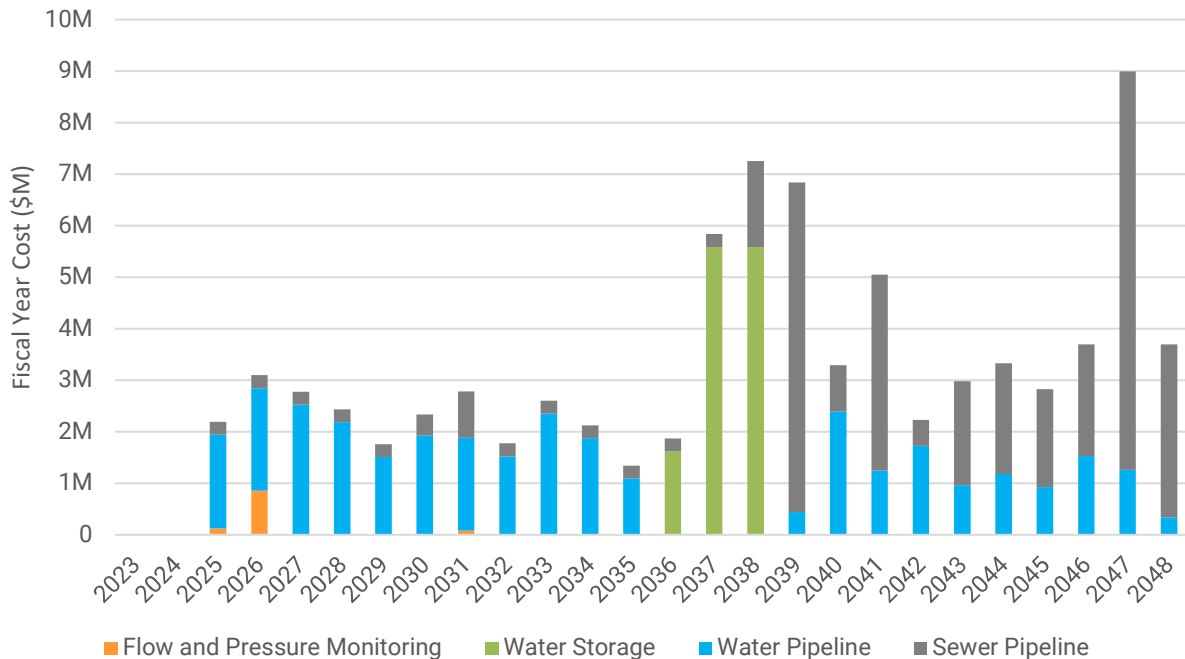


Figure 4-1 CIP Cash Flow by Project Type

Appendix A: CIP Project Specific Costs

SS-01			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (2200 lf)	2,200 lf	\$175.00 /lf	\$385,000
Sewer Manholes (8)	8 ea	\$7,500.00 /ea	\$60,000
Stream Crossing (1 ea)	1 ea	\$20,000.00 /ea	\$20,000
Erosion Control (2200 lf)	2200 lf	\$17.60 /lf	\$38,700
Stabilization	7333 syd	\$2.75 /syd	\$20,200
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$573,900
Contingencies (10%)			\$57,400
Total Construction Cost			\$631,300
Scope Contingency Cost (35%)			\$221,000
Engineering Cost (20%)			\$170,500
Easements, Land Acquisition and Other Costs			\$91,700
Total Project Cost			\$1,114,500

SS-02			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (1500 lf)	1,500 lf	\$175.00 /lf	\$262,500
Sewer Manholes (6)	6 ea	\$7,500.00 /ea	\$45,000
Stream Crossing (1 ea)	1 ea	\$20,000.00 /ea	\$20,000
Erosion Control (1500 lf)	1500 lf	\$17.60 /lf	\$26,400
Stabilization	5000 syd	\$2.75 /syd	\$13,800
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$417,700
Contingencies (10%)			\$41,800
Total Construction Cost			\$459,500
Scope Contingency Cost (35%)			\$160,800
Engineering Cost (20%)			\$124,100
Easements, Land Acquisition and Other Costs			\$62,600
Total Project Cost			\$807,000

SS-03			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (13000 lf)	13,000 lf	\$250.00 /lf	\$3,250,000
Sewer Manholes (43)	43 ea	\$7,500.00 /ea	\$322,500
Stream Crossing (1 ea)	1 ea	\$20,000.00 /ea	\$20,000
Erosion Control (13000 lf)	13000 lf	\$17.60 /lf	\$228,800
Stabilization	43333 syd	\$2.75 /syd	\$119,200
Subtotal			\$3,940,500
Contingencies (10%)			\$394,100
Total Construction Cost			\$4,334,600
Scope Contingency Cost (35%)			\$1,517,100
Engineering Cost (20%)			\$1,170,300
Easements, Land Acquisition and Other Costs			\$542,100
Total Project Cost			\$7,564,100

SS-04			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (1300 lf)	1,300 lf	\$250.00 /lf	\$325,000
Sewer Manholes (6)	6 ea	\$7,500.00 /ea	\$45,000
Erosion Control (1300 lf)	1300 lf	\$17.60 /lf	\$22,900
Stabilization	4333 syd	\$2.75 /syd	\$11,900
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$454,800
Contingencies (10%)			\$45,500
Total Construction Cost			\$500,300
Scope Contingency Cost (35%)			\$175,100
Engineering Cost (20%)			\$135,100
Easements, Land Acquisition and Other Costs			\$54,200
Total Project Cost			\$864,700

SS-05			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Manholes (15)	15 ea	not in table /ea	Error
Stream Crossing (2 ea)	2 ea	\$20,000.00 /ea	\$40,000
Sewer Project	1 Each	4,500,000 /Each	\$4,500,000
Subtotal			\$4,540,000
Contingencies (10%)			\$454,000
Total Construction Cost			\$4,994,000
Scope Contingency Cost (35%)			\$1,747,900
Engineering Cost (20%)			\$1,348,400
Total Project Cost			\$8,090,300

SS-06			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Project	1 Each	1,805,000 /Each	\$1,805,000
Subtotal			\$1,805,000
Contingencies (10%)			\$180,500
Total Construction Cost			\$1,985,500
Scope Contingency Cost (35%)			\$694,900
Engineering Cost (20%)			\$536,100
Total Project Cost			\$3,216,500

SS-07			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (810 lf)	810 lf	\$175.00 /lf	\$141,800
Sewer Manholes (4)	4 ea	\$7,500.00 /ea	\$30,000
Erosion Control (810 lf)	810 lf	\$17.60 /lf	\$14,300
Stabilization	2700 syd	\$2.75 /syd	\$7,400
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$243,500
Contingencies (10%)			\$24,400
Total Construction Cost			\$267,900
Scope Contingency Cost (35%)			\$93,800
Engineering Cost (20%)			\$72,300
Easements, Land Acquisition and Other Costs			\$33,800
Total Project Cost			\$467,800

SS-08			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Manholes (3)	3 ea	\$7,500.00 /ea	\$22,500
Secondary Road Crossing (Diam 1) (110 lf)	110 lf	\$800.00 /lf	\$88,000
PS Decommission	1 LS	50,000 /LS	\$50,000
8" Gravity Sewer	390 LF	300 /LF	\$117,000
Subtotal			\$277,500
Contingencies (10%)			\$27,800
Total Construction Cost			\$305,300
Scope Contingency Cost (35%)			\$106,900
Engineering Cost (20%)			\$82,400
Total Project Cost			\$494,600

SS-09			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (2300 lf)	2,300 lf	\$175.00 /lf	\$402,500
Sewer Manholes (9)	9 ea	\$7,500.00 /ea	\$67,500
Erosion Control (2300 lf)	2300 lf	\$17.60 /lf	\$40,500
Stabilization	7667 syd	\$2.75 /syd	\$21,100
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$581,600
Contingencies (10%)			\$58,200
Total Construction Cost			\$639,800
Scope Contingency Cost (35%)			\$223,900
Engineering Cost (20%)			\$172,700
Easements, Land Acquisition and Other Costs			\$95,900
Total Project Cost			\$1,132,300

SS-10			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Manholes (3)	3 ea	\$7,500.00 /ea	\$22,500
Secondary Road Crossing (Diam 1) (210 lf)	210 lf	\$800.00 /lf	\$168,000
PS Decommission	1 LS	50,000 /LS	\$50,000
8" Gravity Sewer	505 LF	300 /LF	\$151,500
Subtotal			\$392,000
Contingencies (10%)			\$39,200
Total Construction Cost			\$431,200
Scope Contingency Cost (35%)			\$150,900
Engineering Cost (20%)			\$116,400
Total Project Cost			\$698,500

SS-11			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Manholes (4)	4 ea	\$7,500.00 /ea	\$30,000
PS Decommission	1 LS	50,000 /LS	\$50,000
8" Gravity Sewer	800 LF	300 /LF	\$240,000
Subtotal			\$320,000
Contingencies (10%)			\$32,000
Total Construction Cost			\$352,000
Scope Contingency Cost (35%)			\$123,200
Engineering Cost (20%)			\$95,000
Total Project Cost			\$570,200

SS-12			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (1250 lf)	1,250 lf	\$175.00 /lf	\$218,800
Sewer Manholes (5)	5 ea	\$7,500.00 /ea	\$37,500
Pavement Removal and Replacement (191 SYD)	191 SYD	\$215.00 /SYD	\$41,000
Railroad Crossing (Diam 1) (200 lf)	200 lf	\$800.00 /lf	\$160,000
Erosion Control (1250 lf)	1250 lf	\$17.60 /lf	\$22,000
Stabilization	4167 syd	\$2.75 /syd	\$11,500
Traffic Control (10.3 days)	10 days	\$2,500.00 /day	\$25,800
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$566,600
Contingencies (10%)			\$56,700
Total Construction Cost			\$623,300
Scope Contingency Cost (35%)			\$218,200
Engineering Cost (20%)			\$168,300
Easements, Land Acquisition and Other Costs			\$52,100
Total Project Cost			\$1,061,900

SS-13			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (3600 lf)	3,600 lf	\$175.00 /lf	\$630,000
Sewer Manholes (15)	15 ea	\$7,500.00 /ea	\$112,500
Secondary Road Crossing (Diam 1) (195 lf)	195 lf	\$800.00 /lf	\$156,000
Stream Crossing (1 ea)	1 ea	\$20,000.00 /ea	\$20,000
Erosion Control (3600 lf)	3600 lf	\$17.60 /lf	\$63,400
Stabilization	12000 syd	\$2.75 /syd	\$33,000
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$1,064,900
Contingencies (10%)			\$106,500
Total Construction Cost			\$1,171,400
Scope Contingency Cost (35%)			\$410,000
Engineering Cost (20%)			\$316,300
Easements, Land Acquisition and Other Costs			\$150,100
Total Project Cost			\$2,047,800

SS-14			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Rehab Program	25 year	250,000 /year	\$6,250,000
Subtotal			\$6,250,000
Total Construction Cost			\$6,250,000
Total Project Cost			\$6,250,000

SS-15			Flow and Pressure
Line Item	Quantity	Unit Cost	Cost
Monitoring Budget	1 LS	250,000 /LS	\$250,000
Subtotal			\$250,000
Contingencies (10%)			\$25,000
Total Construction Cost			\$275,000
Scope Contingency Cost (35%)			\$96,300
Engineering Cost (20%)			\$74,300
Total Project Cost			\$445,600

SS-16			Sewer Pipeline
Line Item	Quantity	Unit Cost	Cost
Sewer Project	1 LS	1,248,000 /LS	\$1,248,000
Subtotal			\$1,248,000
Contingencies (10%)			\$124,800
Total Construction Cost			\$1,372,800
Scope Contingency Cost (35%)			\$480,500
Engineering Cost (20%)			\$370,700
Total Project Cost			\$2,224,000

SS-17**Sewer Pipeline**

Line Item	Quantity	Unit Cost	Cost
8" PVC (2800 lf)	2,800 lf	\$175.00 /lf	\$490,000
Sewer Manholes (23)	23 ea	\$7,500.00 /ea	\$172,500
Stream Crossing (1 ea)	1 ea	\$20,000.00 /ea	\$20,000
Erosion Control (2800 lf)	2800 lf	\$17.60 /lf	\$49,300
Stabilization	9333 syd	\$2.75 /syd	\$25,700
PS Decommission	1 LS	50,000 /LS	\$50,000
Subtotal			\$807,500
Contingencies (10%)			\$80,800
Total Construction Cost			\$888,300
Scope Contingency Cost (35%)			\$310,900
Engineering Cost (20%)			\$239,800
Easements, Land Acquisition and Other Costs			\$116,800
Total Project Cost			\$1,555,800

WP-01**Water Storage**

Line Item	Quantity	Unit Cost	Cost
16" DIP (500 lf)	500 lf	\$300.00 /lf	\$150,000
Erosion Control (500 lf)	500 lf	\$17.60 /lf	\$8,800
Stabilization	1667 syd	\$2.75 /syd	\$4,600
1 MG Elevated Tank	1 LS	7,000,000 /LS	\$7,000,000
Subtotal			\$7,163,400
Contingencies (10%)			\$716,300
Total Construction Cost			\$7,879,700
Scope Contingency Cost (35%)			\$2,757,900
Engineering Cost (20%)			\$2,127,500
Easements, Land Acquisition and Other Costs			\$20,900
Total Project Cost			\$12,786,000

WP-02			Flow and Pressure
Line Item	Quantity	Unit Cost	Cost
Flow and Pressure Monitoring upgrades for 4 meters	4 Each	50,000 /Each	\$200,000
Subtotal			\$200,000
Contingencies (10%)			\$20,000
Total Construction Cost			\$220,000
Scope Contingency Cost (35%)			\$77,000
Engineering Cost (20%)			\$59,400
Total Project Cost			\$356,400

WP-03			Flow and Pressure
Line Item	Quantity	Unit Cost	Cost
Flow monitoring upgrades for 2 meters. Add logical cont	2 Each	50,000 /Each	\$100,000
Subtotal			\$100,000
Contingencies (10%)			\$10,000
Total Construction Cost			\$110,000
Scope Contingency Cost (35%)			\$38,500
Engineering Cost (20%)			\$29,700
Total Project Cost			\$178,200

WP-04			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
100 LF 8" PVC	100 LF	500 /LF	\$50,000
Subtotal			\$50,000
Contingencies (10%)			\$5,000
Total Construction Cost			\$55,000
Scope Contingency Cost (35%)			\$19,300
Engineering Cost (20%)			\$14,900
Total Project Cost			\$89,200

WP-05			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
Remove 3 check valves from service	3 Each	25,000 /Each	\$75,000
Subtotal			\$75,000
Contingencies (10%)			\$7,500
Total Construction Cost			\$82,500
Scope Contingency Cost (35%)			\$28,900
Engineering Cost (20%)			\$22,300
Total Project Cost			\$133,700

WP-06			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (2100 lf)	2,100 lf	\$150.00 /lf	\$315,000
Erosion Control (2100 lf)	2100 lf	\$17.60 /lf	\$37,000
Stabilization	7000 syd	\$2.75 /syd	\$19,300
2100 LF 8" PVC	2,100 LF	300 /LF	\$630,000
Subtotal			\$1,001,300
Contingencies (10%)			\$100,100
Total Construction Cost			\$1,101,400
Scope Contingency Cost (35%)			\$385,500
Engineering Cost (20%)			\$297,400
Easements, Land Acquisition and Other Costs			\$87,600
Total Project Cost			\$1,871,900

WP-07			Flow and Pressure
Line Item	Quantity	Unit Cost	Cost
Upgrade meter capacity and add logical valve control	1 LS	50,000 /LS	\$50,000
Subtotal			\$50,000
Contingencies (10%)			\$5,000
Total Construction Cost			\$55,000
Scope Contingency Cost (35%)			\$19,300
Engineering Cost (20%)			\$14,900
Total Project Cost			\$89,200

WP-08			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (4500 lf)	4,500 lf	\$225.00 /lf	\$1,012,500
Erosion Control (4500 lf)	4500 lf	\$17.60 /lf	\$79,200
Stabilization	15000 syd	\$2.75 /syd	\$41,300
Subtotal			\$1,133,000
Contingencies (10%)			\$113,300
Total Construction Cost			\$1,246,300
Scope Contingency Cost (35%)			\$436,200
Engineering Cost (20%)			\$336,500
Easements, Land Acquisition and Other Costs			\$187,700
Total Project Cost			\$2,206,700

WP-09			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (2000 lf)	2,000 lf	\$225.00 /lf	\$450,000
Erosion Control (2000 lf)	2000 lf	\$17.60 /lf	\$35,200
Stabilization	6667 syd	\$2.75 /syd	\$18,300
Subtotal			\$503,500
Contingencies (10%)			\$50,400
Total Construction Cost			\$553,900
Scope Contingency Cost (35%)			\$193,900
Engineering Cost (20%)			\$149,600
Easements, Land Acquisition and Other Costs			\$83,400
Total Project Cost			\$980,800

WP-10			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
16" DIP (4300 lf)	4,300 lf	\$300.00 /lf	\$1,290,000
Erosion Control (4300 lf)	4300 lf	\$17.60 /lf	\$75,700
Stabilization	14333 syd	\$2.75 /syd	\$39,400
Subtotal			\$1,405,100
Contingencies (10%)			\$140,500
Total Construction Cost			\$1,545,600
Scope Contingency Cost (35%)			\$541,000
Engineering Cost (20%)			\$417,300
Easements, Land Acquisition and Other Costs			\$179,300
Total Project Cost			\$2,683,200

WP-11			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (1700 lf)	1,700 lf	\$225.00 /lf	\$382,500
Erosion Control (1700 lf)	1700 lf	\$17.60 /lf	\$29,900
Stabilization	5667 syd	\$2.75 /syd	\$15,600
Subtotal			\$428,000
Contingencies (10%)			\$42,800
Total Construction Cost			\$470,800
Scope Contingency Cost (35%)			\$164,800
Engineering Cost (20%)			\$127,100
Easements, Land Acquisition and Other Costs			\$70,900
Total Project Cost			\$833,600

WP-12			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (3150 lf)	3,150 lf	\$150.00 /lf	\$472,500
Erosion Control (3150 lf)	3150 lf	\$17.60 /lf	\$55,400
Stabilization	10500 syd	\$2.75 /syd	\$28,900
Subtotal			\$556,800
Contingencies (10%)			\$55,700
Total Construction Cost			\$612,500
Scope Contingency Cost (35%)			\$214,400
Engineering Cost (20%)			\$165,400
Easements, Land Acquisition and Other Costs			\$131,400
Total Project Cost			\$1,123,700

WP-13			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
150 LF 8" PVC	150 LF	500 /LF	\$75,000
Subtotal			\$75,000
Contingencies (10%)			\$7,500
Total Construction Cost			\$82,500
Scope Contingency Cost (35%)			\$28,900
Engineering Cost (20%)			\$22,300
Total Project Cost			\$133,700

WP-14			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
6" PVC (18850 lf)	18,850 lf	\$110.00 /lf	\$2,073,500
Erosion Control (18850 lf)	18850 lf	\$17.60 /lf	\$331,800
Stabilization	62833 syd	\$2.75 /syd	\$172,800
Subtotal			\$2,578,100
Contingencies (10%)			\$257,800
Total Construction Cost			\$2,835,900
Scope Contingency Cost (35%)			\$992,600
Engineering Cost (20%)			\$765,700
Easements, Land Acquisition and Other Costs			\$786,000
Total Project Cost			\$5,380,200

WP-15			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
6" PVC (5850 lf)	5,850 lf	\$110.00 /lf	\$643,500
Erosion Control (5850 lf)	5850 lf	\$17.60 /lf	\$103,000
Stabilization	19500 syd	\$2.75 /syd	\$53,600
Subtotal			\$800,100
Contingencies (10%)			\$80,000
Total Construction Cost			\$880,100
Scope Contingency Cost (35%)			\$308,000
Engineering Cost (20%)			\$237,600
Easements, Land Acquisition and Other Costs			\$243,900
Total Project Cost			\$1,669,600

WP-16			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
8" PVC (1400 lf)	1,400 lf	\$150.00 /lf	\$210,000
6" PVC (6900 lf)	6,900 lf	\$110.00 /lf	\$759,000
Erosion Control (8300 lf)	8300 lf	\$17.60 /lf	\$146,100
Stabilization	27667 syd	\$2.75 /syd	\$76,100
Subtotal			\$1,191,200
Contingencies (10%)			\$119,100
Total Construction Cost			\$1,310,300
Scope Contingency Cost (35%)			\$458,600
Engineering Cost (20%)			\$353,800
Easements, Land Acquisition and Other Costs			\$346,100
Total Project Cost			\$2,468,800

WP-17			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
6" PVC (6000 lf)	6,000 lf	\$110.00 /lf	\$660,000
Erosion Control (6000 lf)	6000 lf	\$17.60 /lf	\$105,600
Stabilization	20000 syd	\$2.75 /syd	\$55,000
Subtotal			\$820,600
Contingencies (10%)			\$82,100
Total Construction Cost			\$902,700
Scope Contingency Cost (35%)			\$315,900
Engineering Cost (20%)			\$243,700
Easements, Land Acquisition and Other Costs			\$250,200
Total Project Cost			\$1,712,500

WP-18			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (3000 lf)	3,000 lf	\$225.00 /lf	\$675,000
6" PVC (4700 lf)	4,700 lf	\$110.00 /lf	\$517,000
Erosion Control (7700 lf)	7700 lf	\$17.60 /lf	\$135,500
Stabilization	25667 syd	\$2.75 /syd	\$70,600
Subtotal			\$1,398,100
Contingencies (10%)			\$139,800
Total Construction Cost			\$1,537,900
Scope Contingency Cost (35%)			\$538,300
Engineering Cost (20%)			\$415,200
Easements, Land Acquisition and Other Costs			\$321,100
Total Project Cost			\$2,812,500

WP-19			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (6350 lf)	6,350 lf	\$225.00 /lf	\$1,428,800
Erosion Control (6350 lf)	6350 lf	\$17.60 /lf	\$111,800
Stabilization	21167 syd	\$2.75 /syd	\$58,200
Subtotal			\$1,598,800
Contingencies (10%)			\$159,900
Total Construction Cost			\$1,758,700
Scope Contingency Cost (35%)			\$615,500
Engineering Cost (20%)			\$474,800
Easements, Land Acquisition and Other Costs			\$264,800
Total Project Cost			\$3,113,800

WP-20			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (4900 lf)	4,900 lf	\$225.00 /lf	\$1,102,500
Erosion Control (4900 lf)	4900 lf	\$17.60 /lf	\$86,200
Stabilization	16333 syd	\$2.75 /syd	\$44,900
Subtotal			\$1,233,600
Contingencies (10%)			\$123,400
Total Construction Cost			\$1,357,000
Scope Contingency Cost (35%)			\$475,000
Engineering Cost (20%)			\$366,400
Easements, Land Acquisition and Other Costs			\$204,300
Total Project Cost			\$2,402,700

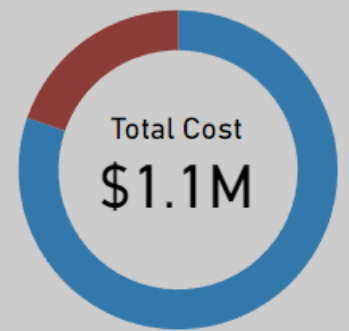
WP-21			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (2200 lf)	2,200 lf	\$225.00 /lf	\$495,000
Erosion Control (2200 lf)	2200 lf	\$17.60 /lf	\$38,700
Stabilization	7333 syd	\$2.75 /syd	\$20,200
Subtotal			\$553,900
Contingencies (10%)			\$55,400
Total Construction Cost			\$609,300
Scope Contingency Cost (35%)			\$213,300
Engineering Cost (20%)			\$164,500
Easements, Land Acquisition and Other Costs			\$91,700
Total Project Cost			\$1,078,800

WP-22			Water Pipeline
Line Item	Quantity	Unit Cost	Cost
12" PVC (4500 lf)	4,500 lf	\$225.00 /lf	\$1,012,500
Erosion Control (4500 lf)	4500 lf	\$17.60 /lf	\$79,200
Stabilization	15000 syd	\$2.75 /syd	\$41,300
Subtotal			\$1,133,000
Contingencies (10%)			\$113,300
Total Construction Cost			\$1,246,300
Scope Contingency Cost (35%)			\$436,200
Engineering Cost (20%)			\$336,500
Easements, Land Acquisition and Other Costs			\$187,700
Total Project Cost			\$2,206,700

Appendix B: CIP Project Summary Sheets

Project

SS-01 ▼

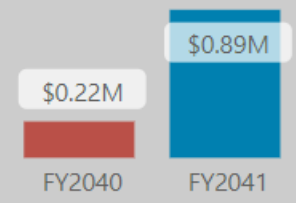


Planning Cost

\$219.6K

Construction Cost

\$894.9K



SS-01

Project Duration: **FY2040 to FY2041** (2 Years)

Project Description

Abbington PS Decommissioning project; 2,200 LF of 8-inch gravity sewer.

Project Benefit

In addition to lessening system O&M and maintenance costs due to decommissioning a pump station, the new gravity sewer line will potentially allow for service connections along the alignment.

Scope

The Abbington PS firm capacity was exceeded in the model due to peak storm flow during the base year. The total capacity of the station with both pumps running can keep up with the storm flows. The Kensington Forest PS force main currently discharges upstream of the Abbington PS. A developer driven project is anticipated at the Kensington Forest PS in the 2030 – 2040 projects timeline to convert this station to gravity which will reduce peak flow to the Abbington PS to below the station's firm capacity. Given the planned project at Kensington Forest, the Abbington PS legacy CIP gravity conversion can be deferred. In the interim, a robust emergency plan is recommended for the Abbington PS in order to safely manage flows when the Kensington Forest PS is still active. Total flow at the Abbington PS would be sufficient to convey peak wet weather flows, but a backup pumping option would be needed if one of the pumps were out of service.

Sewer Pipeline

Project Coordination

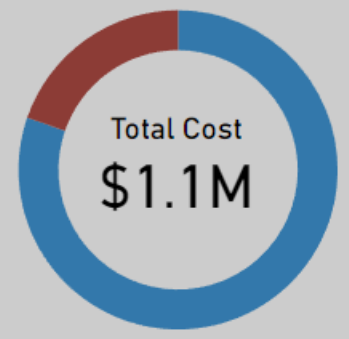
This project is dependent on the Kensington Forest PS Decommissioning project completion. Rehab of the Abbington Pump Station and an emergency pumping plan is required to manage flows to the Abbington PS.

Project Trigger

This project's trigger is the base year station capacity being exceeded in the model due to peak storm flow.

Project

SS-01

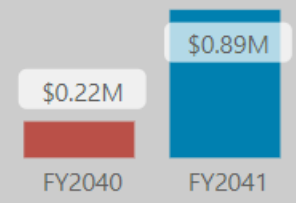


Planning Cost

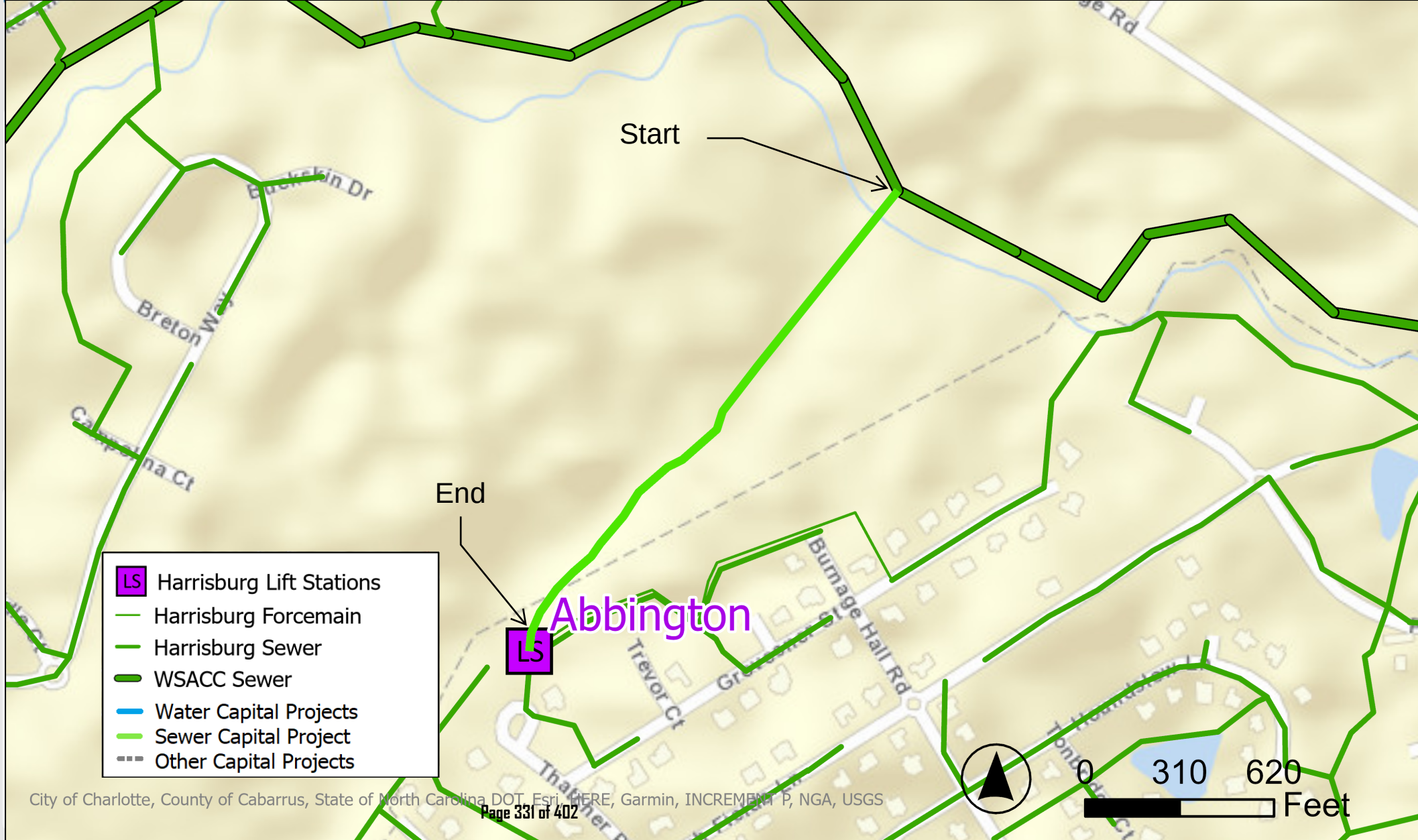
\$219.6K

Construction Cost

\$894.9K

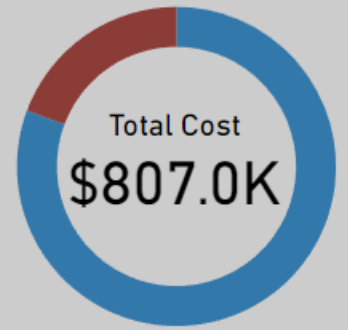


SS-01



Project

SS-02

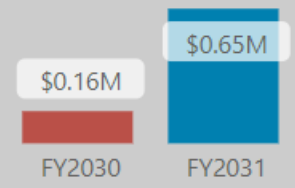


Planning Cost

\$155.7K

Construction Cost

\$651.3K



SS-02

Project Duration: **FY2030 to FY2031** (2 Years)

Project Description

Kensington Forest PS Decommissioning; 1,500 LF of 8-in sewer.

Project Benefit

Decommissioning the pump station lessens system O&M costs and reduces the load on the Abbington PS to allow continued operation in the near term.

Scope

This is a legacy CIP project that is also a developer driven project in the 2030-2040 planning period.

Sewer Pipeline

Project Coordination

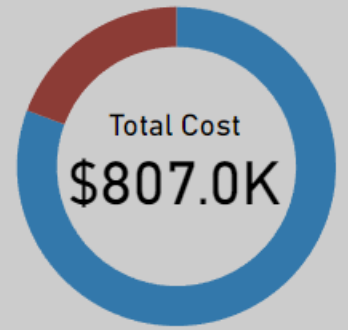
This project completion will reduce load to the Abbington PS and should be coordinated with operation of that station in the interim.

Project Trigger

This project is triggered by development, given that is is a developer driven project.

Project

SS-02

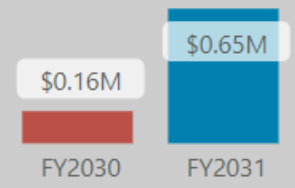


Planning Cost

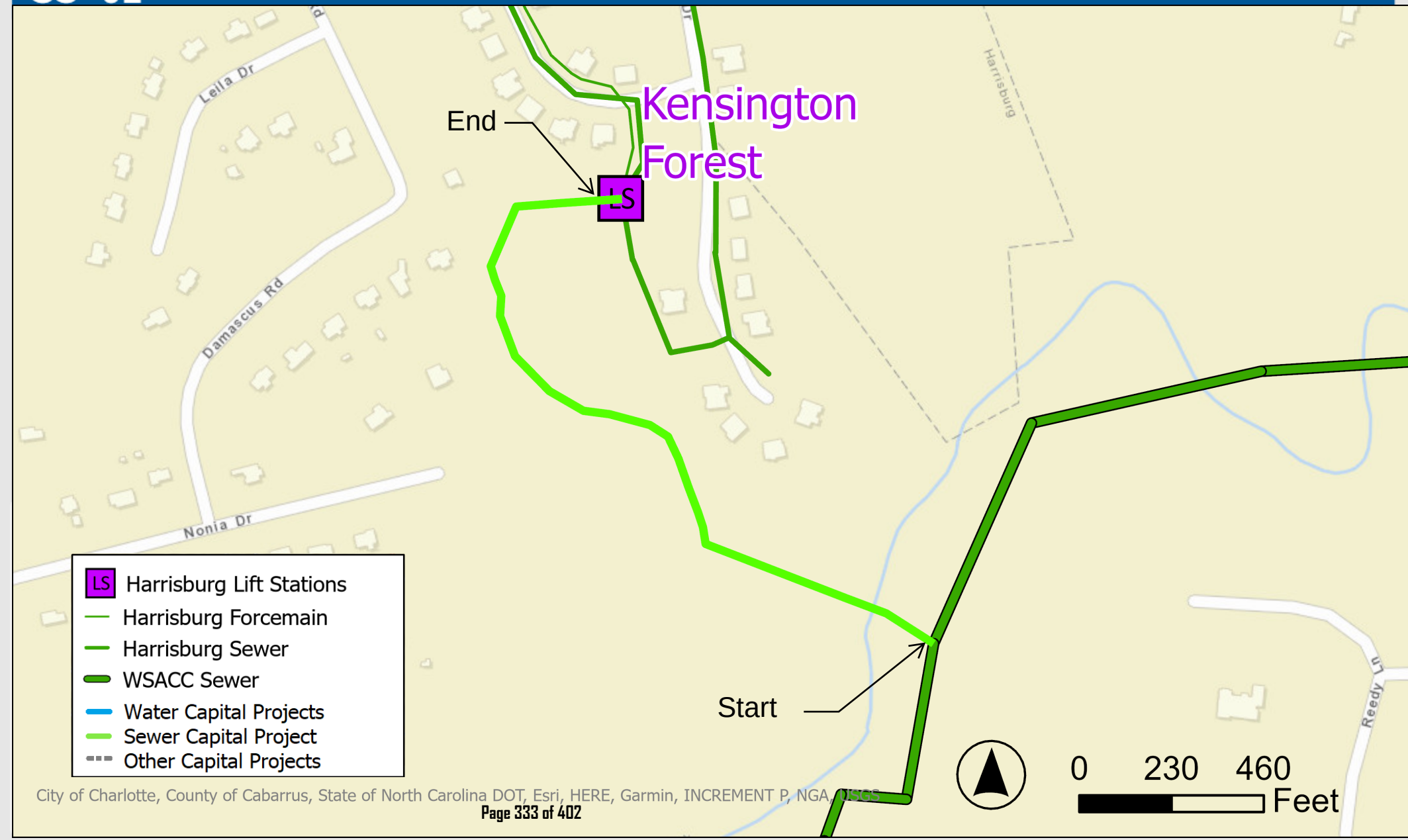
\$155.7K

Construction Cost

\$651.3K

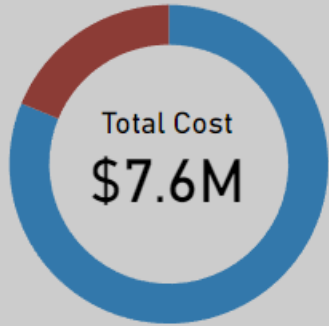


SS-02



Project

SS-03



Planning Cost

\$1.4M

Construction Cost

\$6.1M

\$1.42M

FY2038

\$6.14M

FY2039

SS-03

Project Duration: **FY2038 to FY2039** (2 Years)

Project Description

Harrisburg Reedy Creek Interceptor; 13,000 LF of 12-inch gravity sewer.

Project Benefit

The project is designed to have the benefit of opening a large part of the county to new development.

Scope

The Reedy Creek area is forecasted to develop in the 2030 - 2040 projects timeline and wastewater service through the Harrisburg Reedy Creek Interceptor will allow gravity service to be extended to customers. The extent and timing of this legacy CIP project is dependent on development.

Sewer Pipeline

Project Coordination

This project does not have any dependencies but should be coordinated with water service for new development.

Project Trigger

There are no sewer lines in the area so this project would be triggered by development interest.

Project
SS-03

Total Cost

\$7.6M

Planning Cost

\$1.4M

Construction Cost

\$6.1M

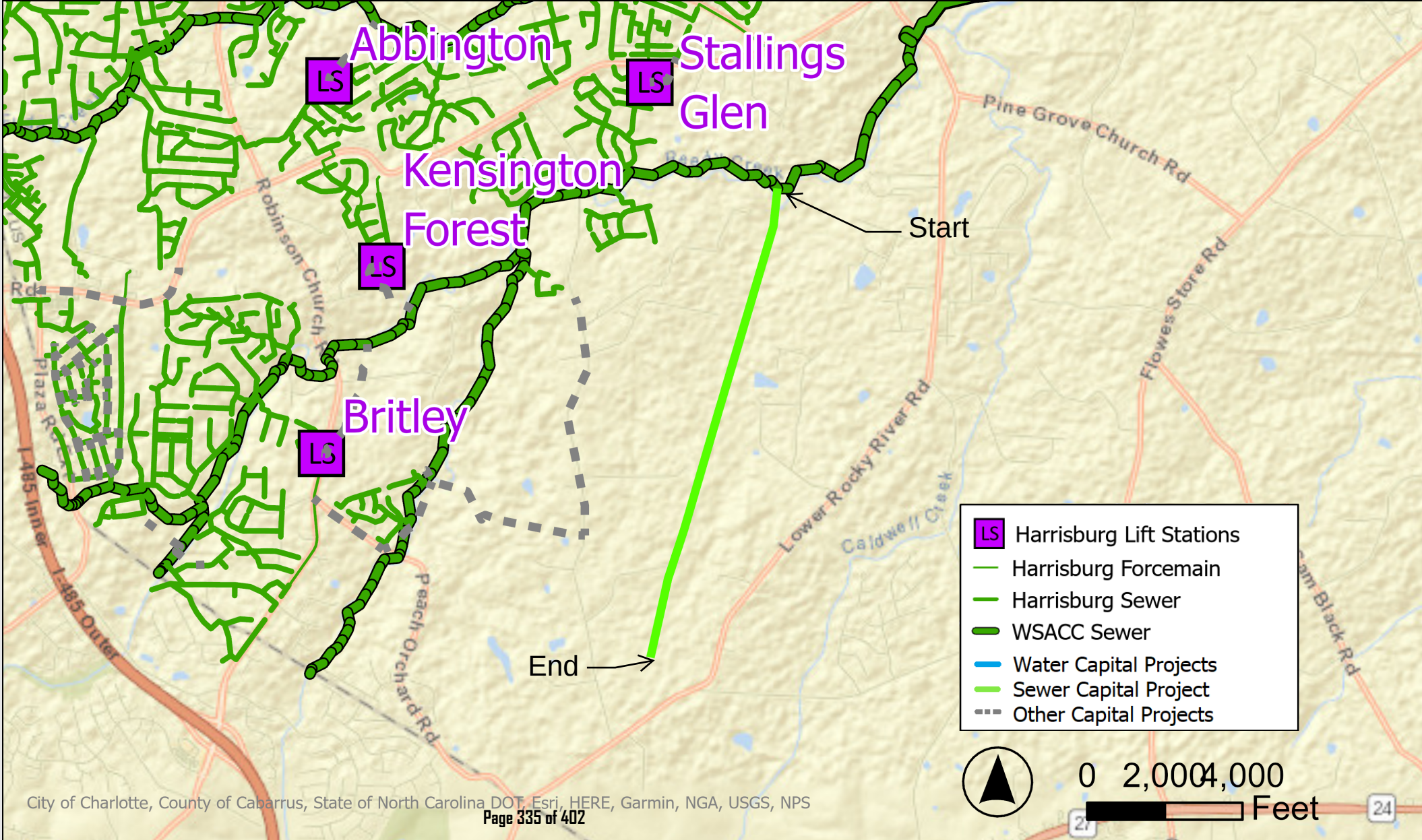
\$1.42M

FY2038

\$6.14M

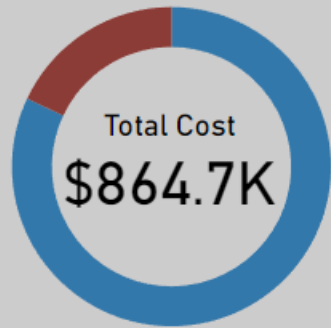
FY2039

SS-03



Project

SS-04



Planning Cost

\$155.5K

Construction Cost

\$709.2K

\$0.16M

FY2040

\$0.71M

FY2041

SS-04

Project Duration: **FY2040 to FY2041 (2 Years)**

Project Description

Orchard Park PS Decommissioning; 1,300 LF of 12-inch Harrisburg gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The Orchard Park PS decommissioning and conversion to gravity will coincide with the timing of the WSACC Back Creek to Mecklenburg County Line Sewer project, but special care may be needed to track flows to the station and manage peak flows. The current model projects an increase in flow at Orchard Park PS between now and 2040 when the WSACC project will be complete. The 2030 modeled peak wet weather flow was very close to exceeding the station firm capacity. The total capacity of the station was not exceeded, but backup pumping and emergency flow management could be necessary beyond 2030 if the second pump is out of service.

Sewer Pipeline

Project Coordination

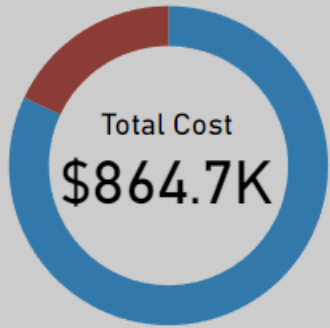
This project depends on the completion of the Back Creek Sewer Improvements project and decommissioning of the Back Creek PS. This is expected to occur according to coordination between CLTW and WSACC.

Project Trigger

The Orchard Park PS decommissioning will coincide with the WSACC project trigger for the Back Creek to Mecklenburg County Line sewer project, which is driven by agreement between WSACC and CLTW to decommission the Back Creek PS by 2040. This will divert flows to Cabarrus County. The Orchard Park PS flow firm capacity is modeled to be exceeded prior to 2040, but it is recommended that this trigger instead emergency flow management until the interceptor project can be constructed and the Orchard Park PS can be converted to gravity and taken offline.

Project

SS-04



Planning Cost

\$155.5K

Construction Cost

\$709.2K

\$0.16M

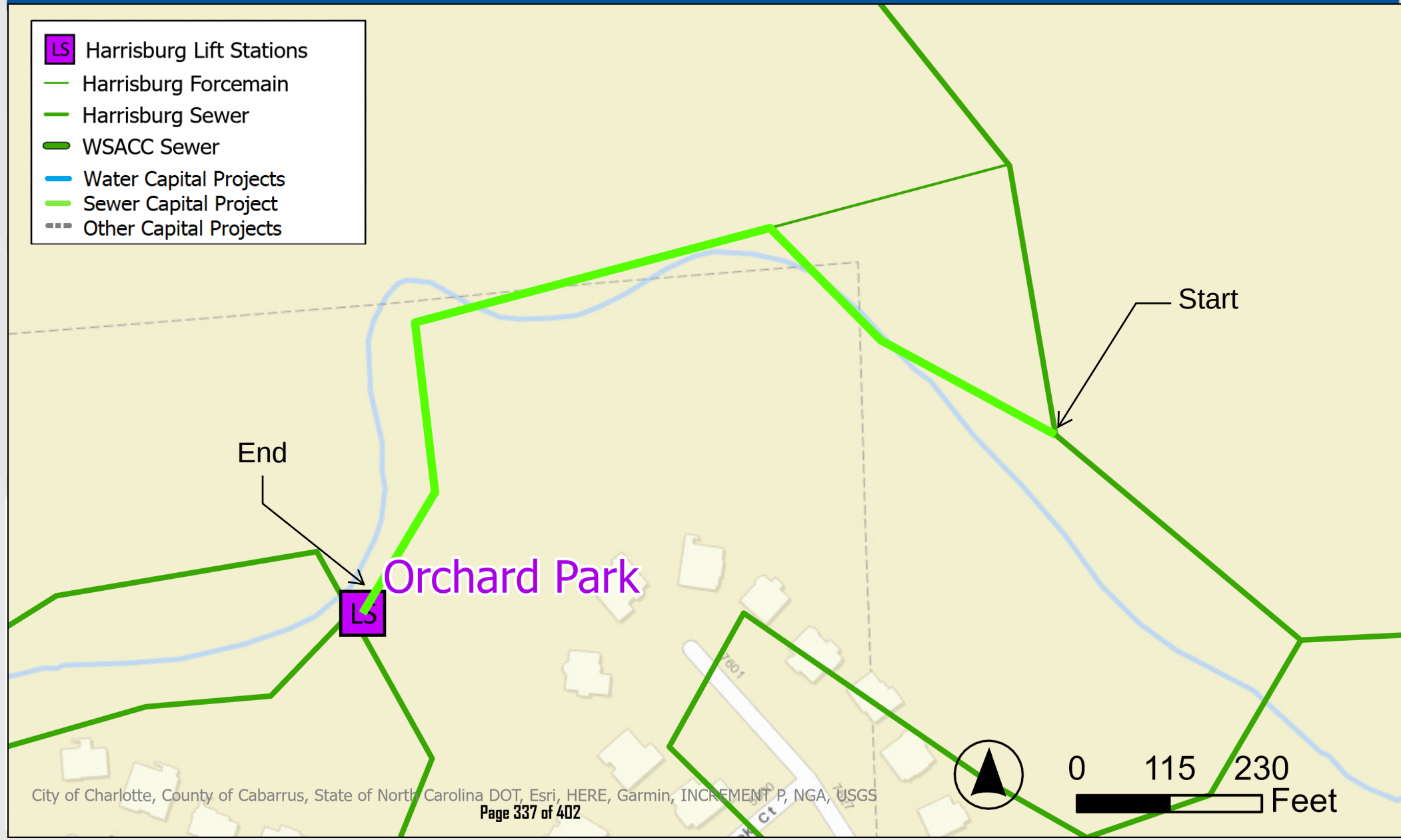
FY2040

\$0.71M

FY2041

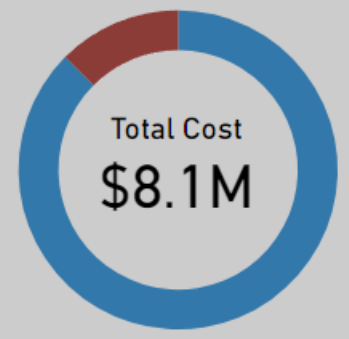
SS-04

- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects



Project

SS-05

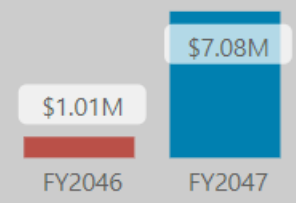


Planning Cost

\$1.0M

Construction Cost

\$7.1M



SS-05

Project Duration: **FY2046 to FY2047** (2 Years)

Project Description

Morehead West Sewer Phase I; 4,780 LF of 12-inch and 710 LF of 8-inch gravity sewer

Project Benefit

In addition to lessening system O&M and maintenance costs due to decommissioning a pump station, the new gravity sewer line will provide adequate capacity connections along the alignment and for new development in the area.

Scope

This is a legacy project to extend sewer service to new development along Morehead Rd.

Sewer Pipeline

Project Coordination

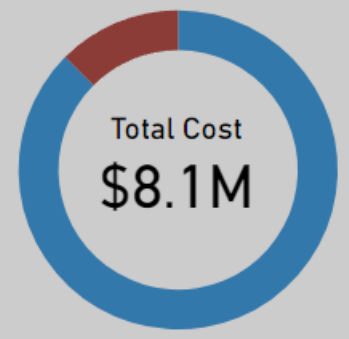
This project need should be monitored closely with the need to decommission the Bentley Hills PS. Although the Morehead West Sewer Phase I and II projects are not required due to capacity for the Bentley Hills PS decommissioning project for existing system flows, this project is a prerequisite for the Morehead West Sewer Phase II project.

Project Trigger

Modeled firm capacity of the Leatherwood PS is exceeded by 2050 peak flows, however new development in the Morehead Rd and Hudspeth Rd area will ultimately trigger this project if flows are diverted to the Leatherwood PS.

Project

SS-05

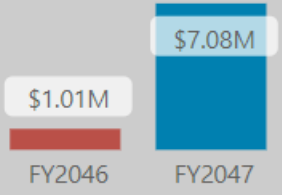


Planning Cost

\$1.0M

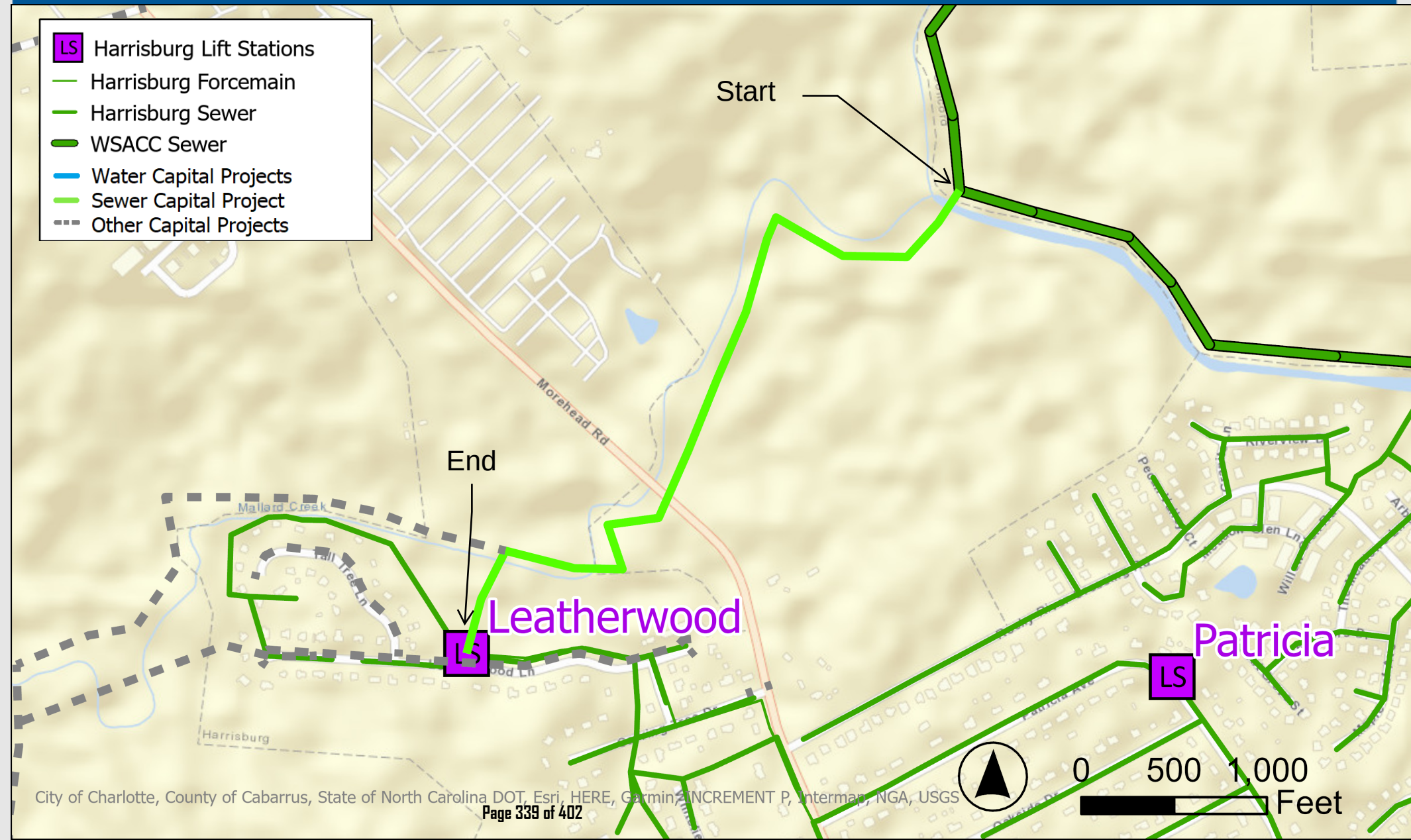
Construction Cost

\$7.1M



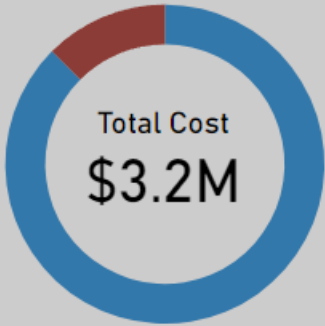
SS-05

- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects



Project

SS-06

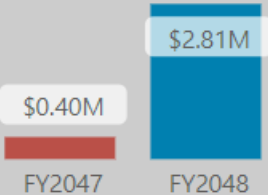


Planning Cost

\$402.1K

Construction Cost

\$2.8M



SS-06

Project Duration: FY2047 to FY2048 (2 Years)

Project Description

Morehead West Sewer Phase II; 3,290 LF of 12-inch gravity sewer.

Project Benefit

This project will provide gravity sewer service to new development and allow for the eventual Bentley Hills PS Decommissioning project to be completed.

Scope

This is a legacy project to extend sewer service from the Phase I Morehead West Sewer to new development along Morehead Rd.

Sewer Pipeline

Project Coordination

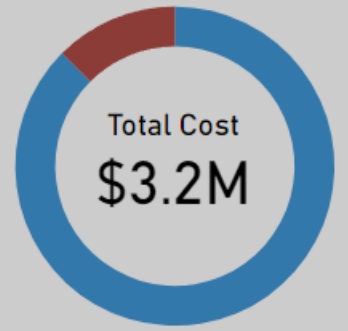
This project need should be monitored closely with the need to decommission the Bentley Hills PS. Although the Morehead West Sewer Phase I and II projects are not required for the Bentley Hills PS decommissioning project for existing system flows, the Morehead West Sewer Phase II project may become a prerequisite if future flows in the area necessitate it.

Project Trigger

Modeled firm capacity of the Leatherwood PS is exceeded by 2050, however new development in the Morehead Rd and Hudspeth Rd area will ultimately trigger this project if flows are diverted to the Leatherwood PS.

Project

SS-06

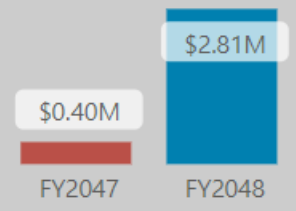


Planning Cost

\$402.1K

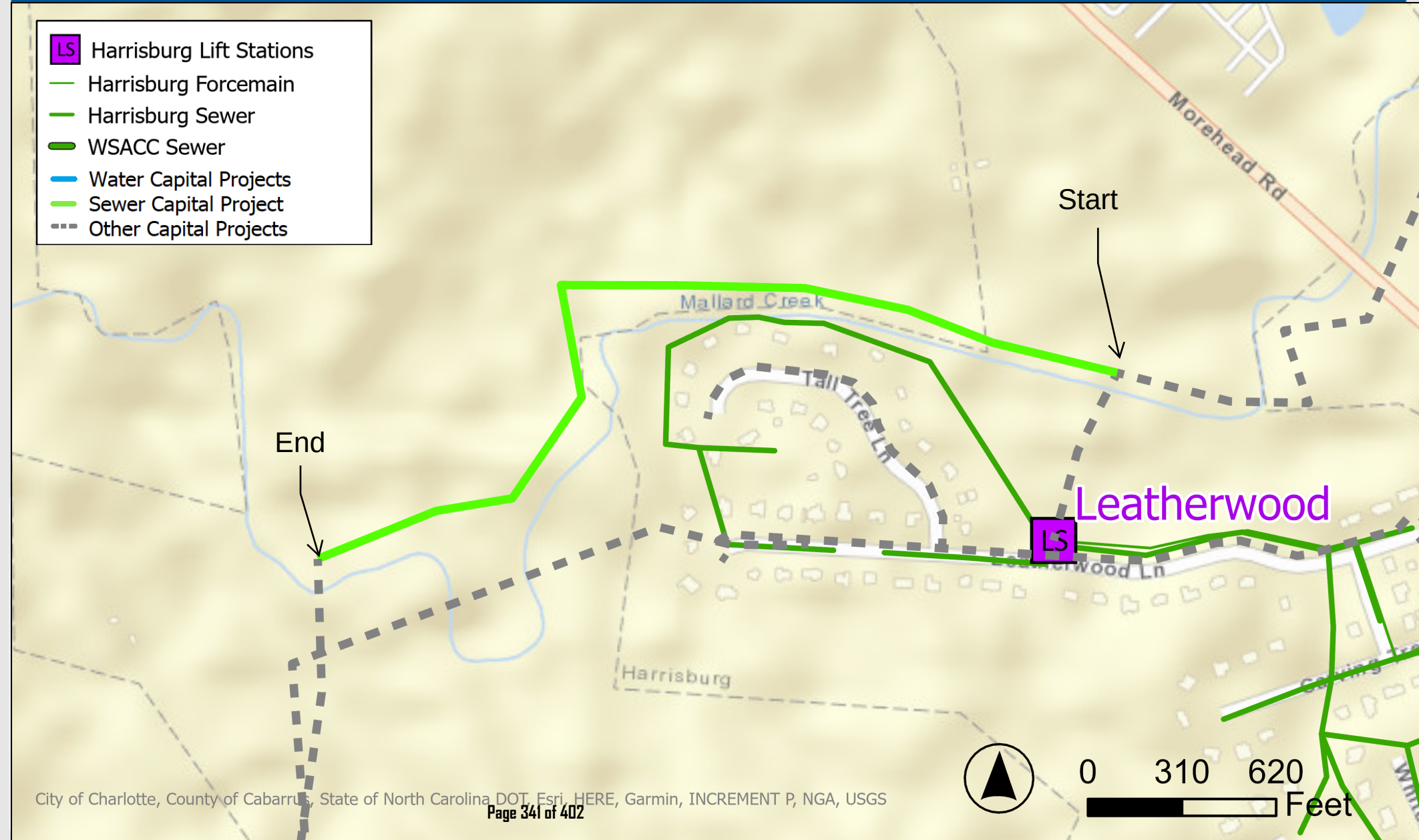
Construction Cost

\$2.8M



SS-06

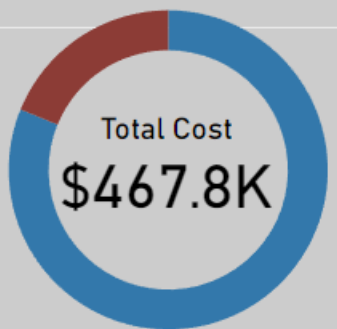
- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects



Project

SS-07

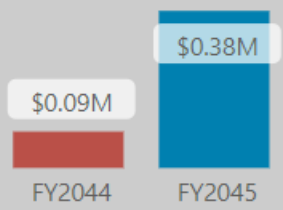
▼



Planning Cost



Construction Cost



SS-07

Project Duration: FY2044 to FY2045 (2 Years)

Project Description
▼
Hoffner PS Decommissioning; 810 LF of 8-inch gravity sewer.

Project Benefit
▼
Decommissioning system pump stations lessens system O&M costs and labor.

Scope
▲
The decommissioning of the Hoffner PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

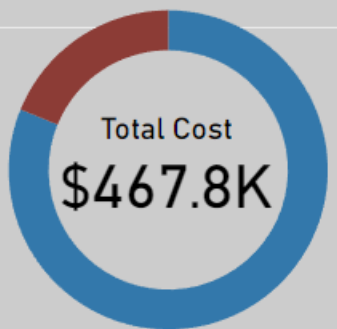
Sewer Pipeline

Project Coordination
▼
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger
This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-07

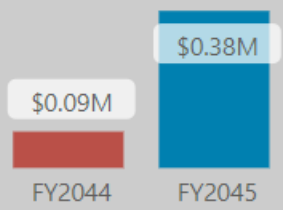


Planning Cost

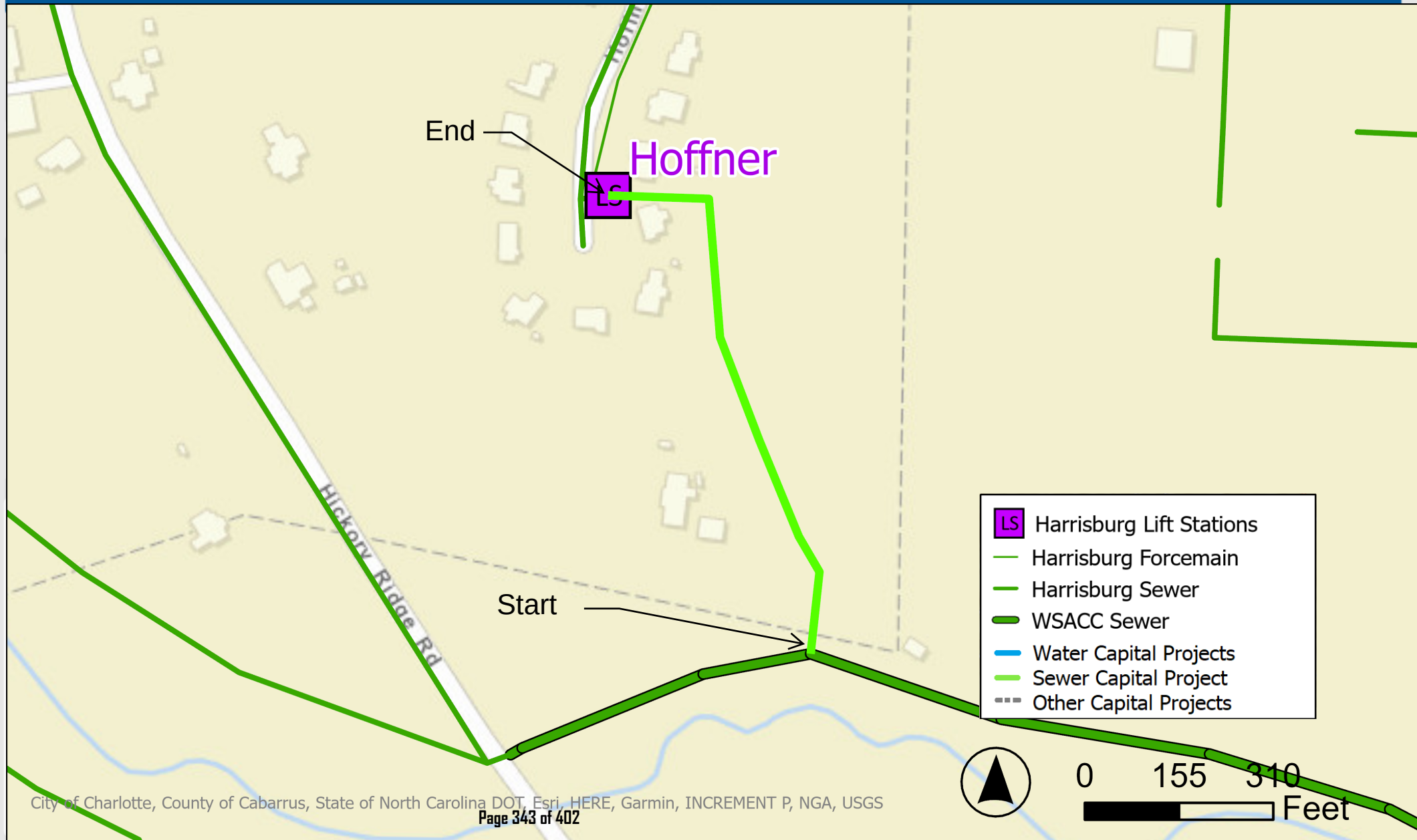
\$88.0K

Construction Cost

\$379.8K



SS-07



Project

SS-08



Planning Cost

\$61.8K

Construction Cost

\$432.8K

\$0.06M

FY2044

\$0.43M

FY2045

SS-08

Project Duration: FY2044 to FY2045 (2 Years)

Project Description

Stallings Park PS Decommissioning; 390 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the Stallings Park PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-08



Planning Cost

\$61.8K

Construction Cost

\$432.8K

\$0.06M

FY2044

\$0.43M

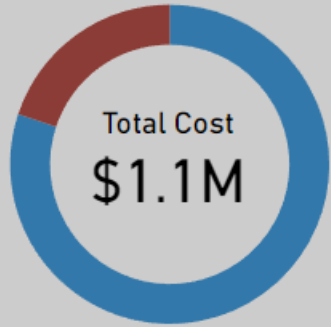
FY2045

SS-08



Project

SS-09

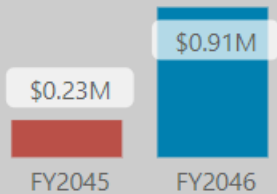


Planning Cost

\$225.4K

Construction Cost

\$906.9K



SS-09

Project Duration: FY2045 to FY2046 (2 Years)

Project Description

Stallings Glen PS Decommissioning; 2,300 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the Stallings Glen PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

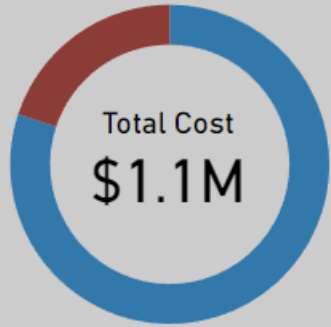
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-09



Planning Cost

\$225.4K

Construction Cost

\$906.9K

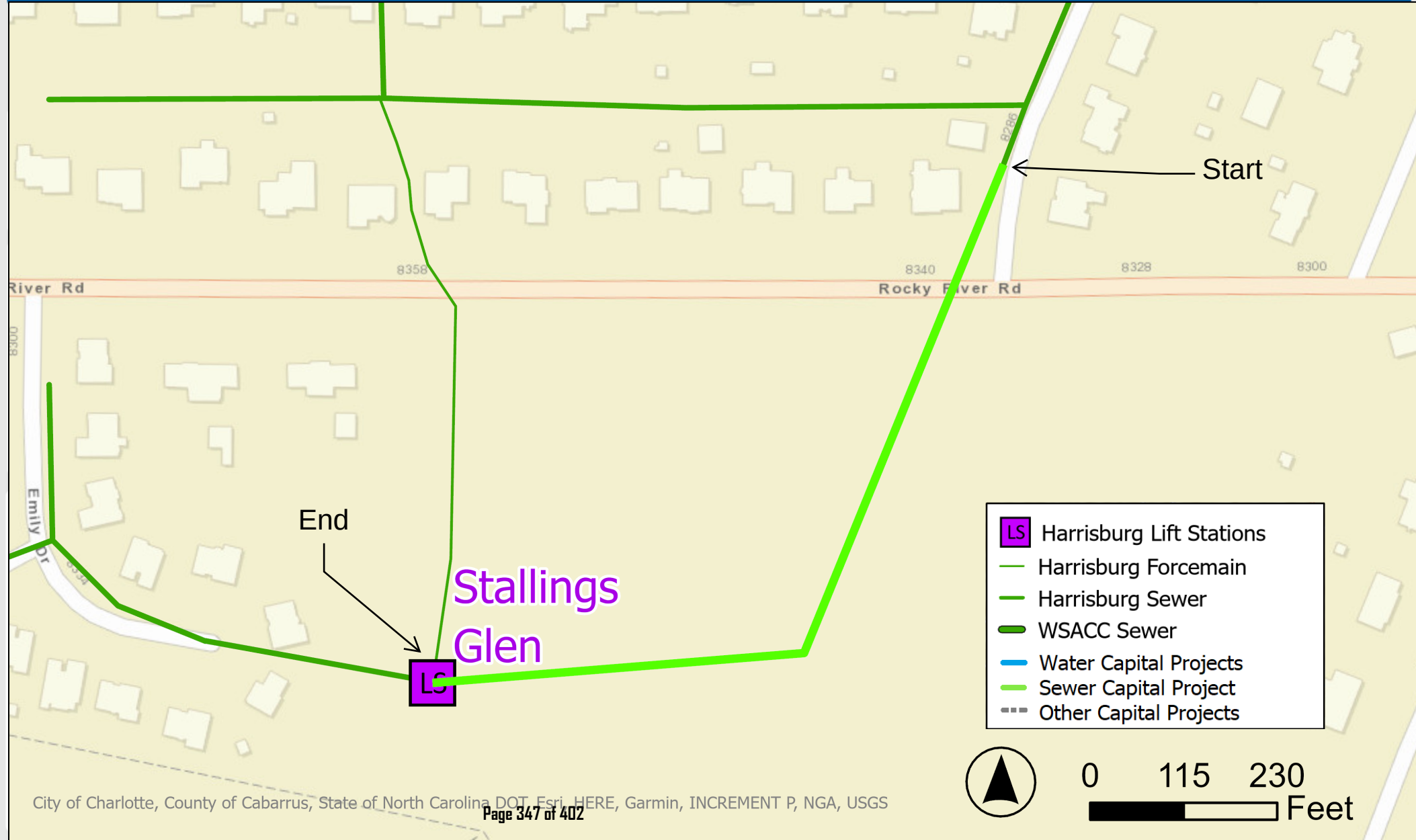
\$0.23M

FY2045

\$0.91M

FY2046

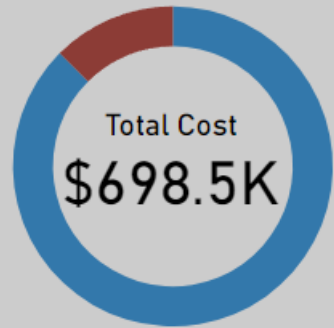
SS-09





Project

SS-10



Planning Cost

\$87.3K

Construction Cost

\$611.2K

\$0.09M

FY2044

\$0.61M

FY2045

SS-10

Project Duration: **FY2044 to FY2045** (2 Years)

Project Description

School Circle PS Decommissioning; 505 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the School Circle PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-10

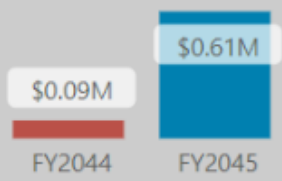


Planning Cost

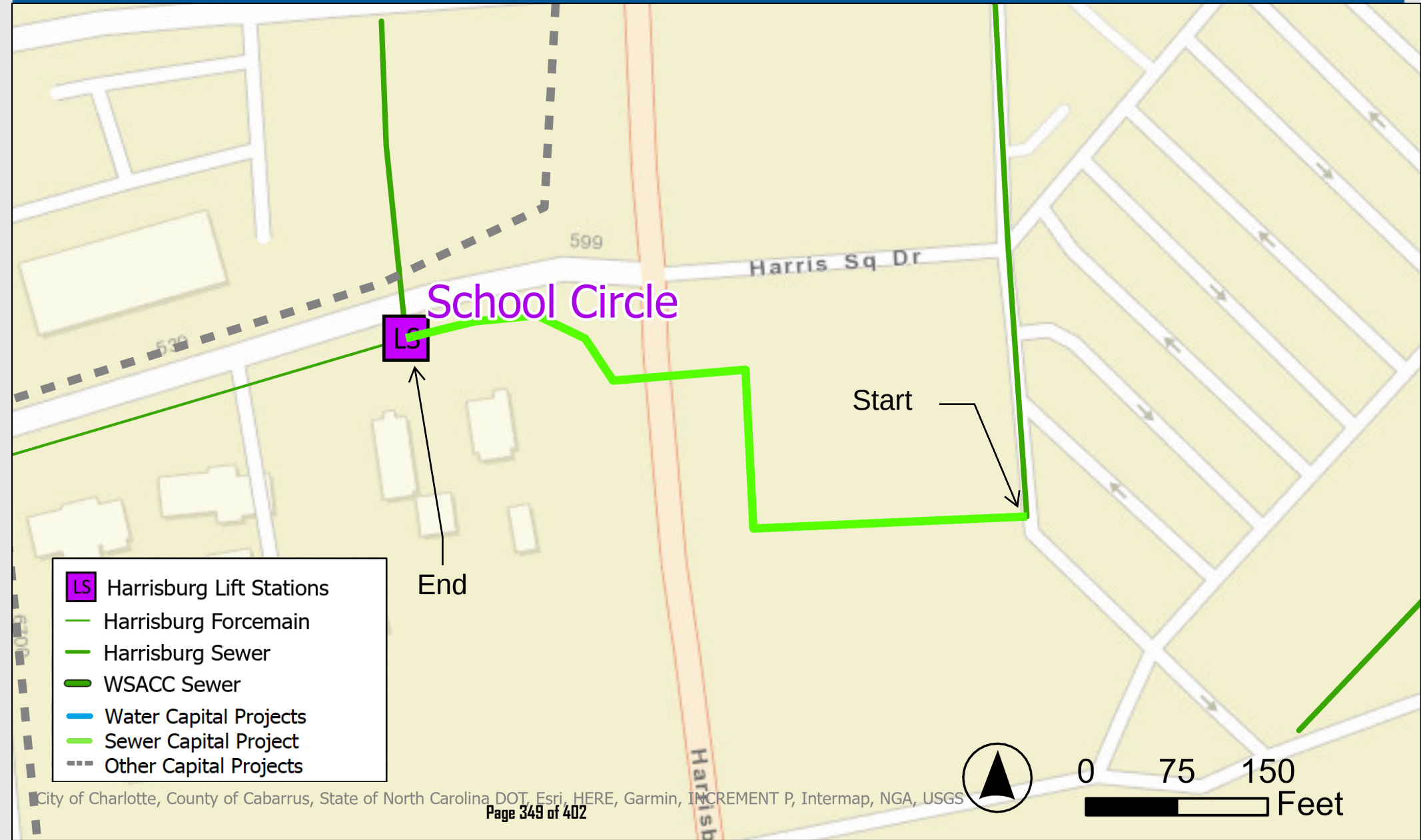
\$87.3K

Construction Cost

\$611.2K



SS-10

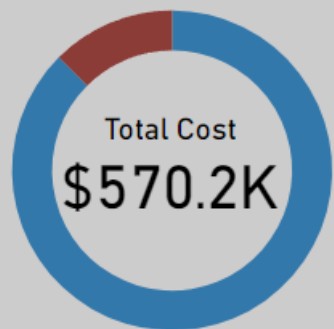


- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects



Project

SS-11

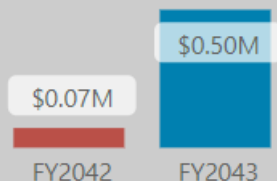


Planning Cost

\$71.3K

Construction Cost

\$498.9K



SS-11

Project Duration: **FY2042 to FY2043** (2 Years)

Project Description

Town Center PS Decommissioning; 800 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the Town Center PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-11

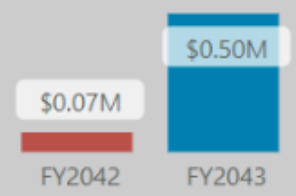


Planning Cost

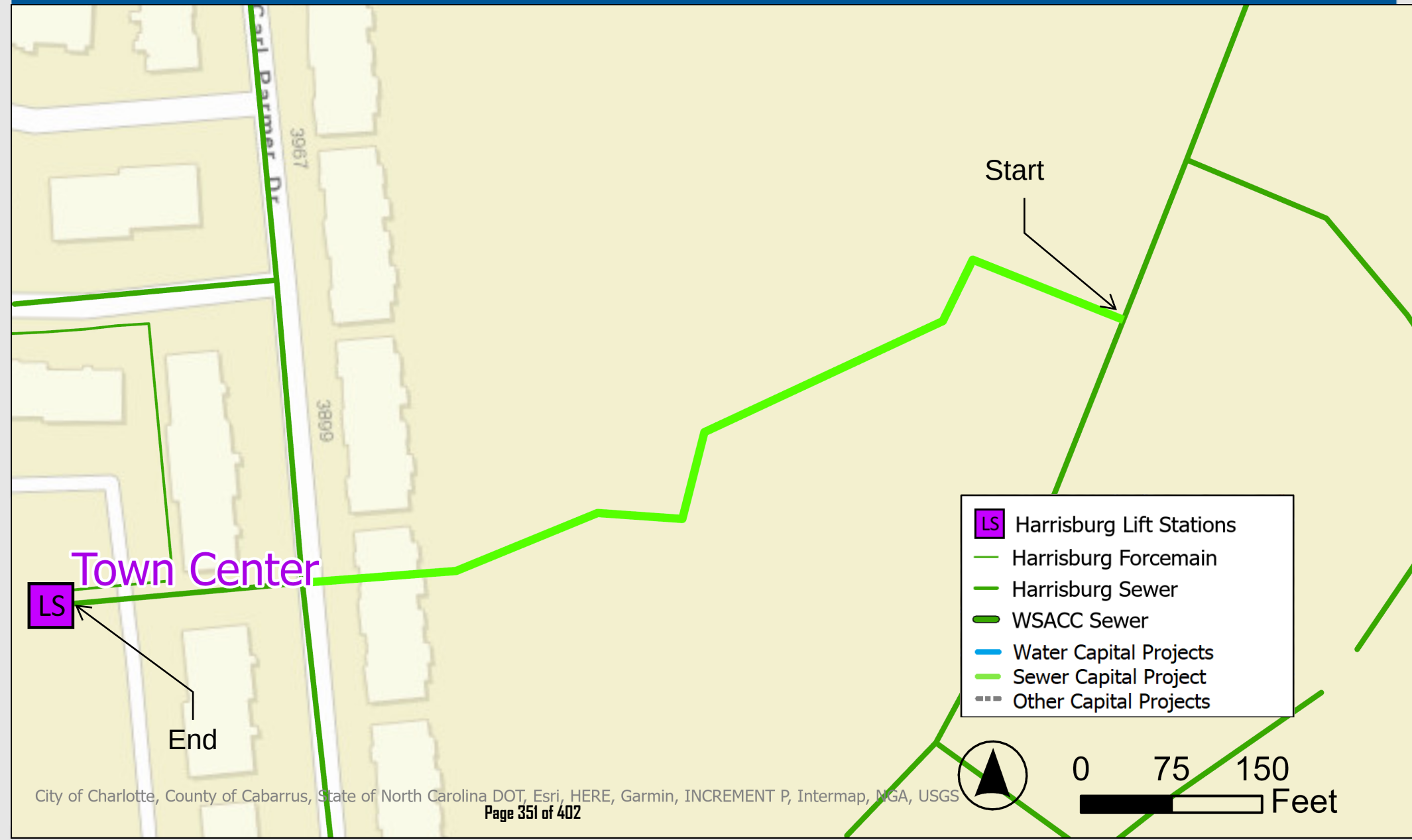
\$71.3K

Construction Cost

\$498.9K

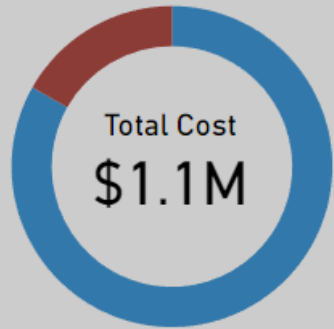


SS-11



Project

SS-12

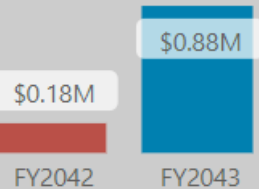


Planning Cost

\$178.3K

Construction Cost

\$883.6K



SS-12

Project Duration: **FY2042 to FY2043** (2 Years)

Project Description

Millbrook PS Decommissioning; 1,250 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the Millbrook PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project

SS-12

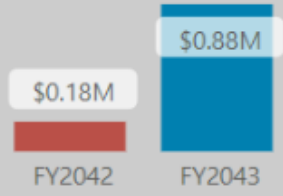


Planning Cost

\$178.3K

Construction Cost

\$883.6K

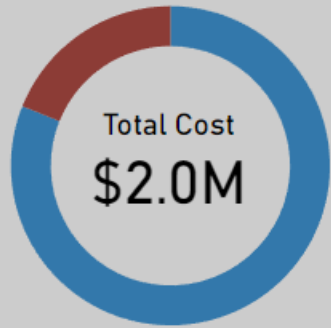


SS-12



Project

SS-13



Planning Cost

\$387.3K

Construction Cost

\$1.7M

\$0.39M

FY2043

\$1.66M

FY2044

SS-13

Project Duration: **FY2043 to FY2044** (2 Years)

Project Description

Britley PS Decommissioning; 3,600 LF of 8-inch gravity sewer.

Project Benefit

Decommissioning system pump stations lessens system O&M costs and labor.

Scope

The decommissioning of the Britley PS is one of many projects identified as being a potential future projects not related to any capacity limitation in Harrisburg wastewater pipes or lift stations. However, these projects may be considered for inclusion in CIP planning as circumstances may permit and operational and maintenance costs are considered in both near and long term.

Sewer Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

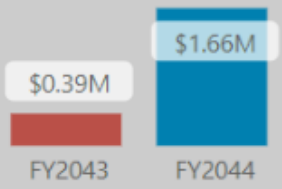
This project is triggered by operational needs to reduce costs of pumping and station maintenance.

Project
SS-13

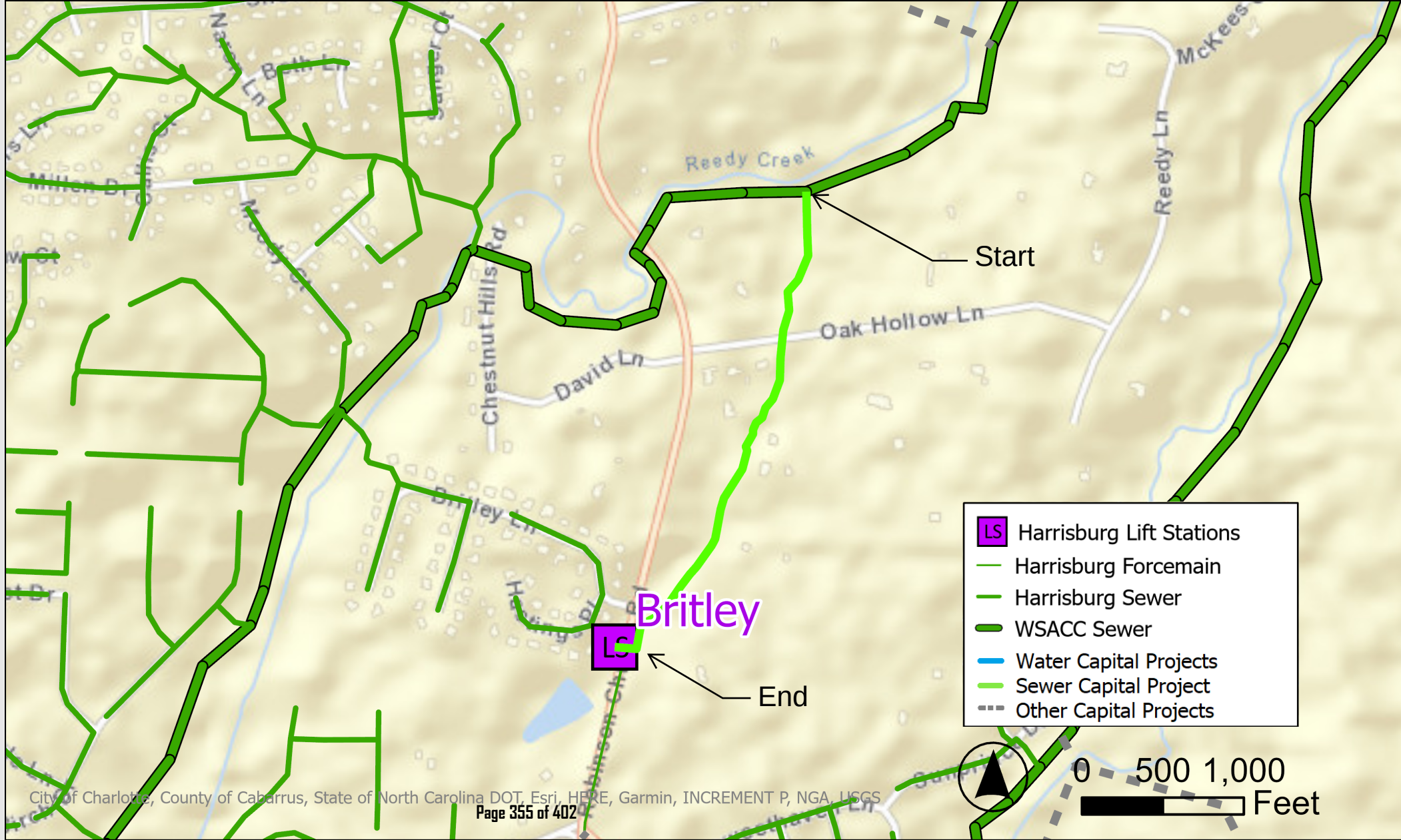


Planning Cost
\$387.3K

Construction Cost
\$1.7M



SS-13



Select Project

SS-14



Planning Cost

\$0.0

Construction Cost

\$6.3M

SS-14

Project Duration: FY2025 to FY2049 (25 Years)

Sewer Pipeline



Project Description

Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects)

Scope

This is a legacy project to make prioritized rehabilitations to the Harrisburg collection system.

Project Benefit

Rehabilitation of the pipes and facilities that make up the Harrisburg Wastewater Collection System ensures proper operation and lessens risk of failure.

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by operational needs to rehab sanitary sewer in any part of the system.



SS-15

Project Duration: **FY2025 to FY2026** (2 Years)

Flow and Pressure Monitoring

Project Description

Flow Metering and Monitoring Throughout System

Project Benefit

Flow monitoring provides vital data for system studies and planning efforts in addition to allowing monitoring of inflow and infiltration and aiding in prioritizing rehabilitation efforts.

Scope

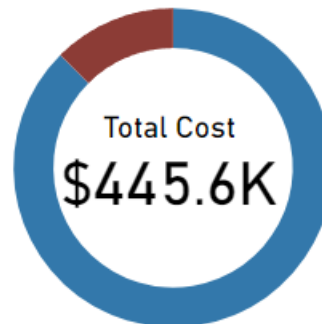
This is a legacy project to provide wastewater flow monitoring throughout the Harrisburg collection system.

Project Trigger

This project is triggered by operational and monitoring needs.

Project Coordination

Monitoring needs should be coordinated with maintenance efforts to facilitate equipment installation.

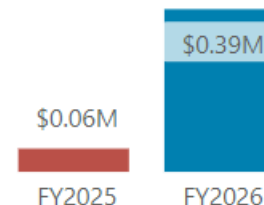


Planning Cost

\$55.7K

Construction Cost

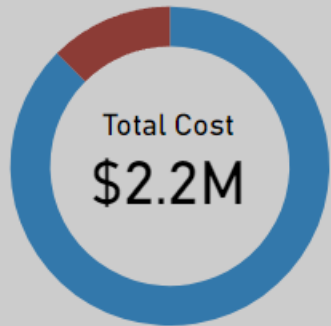
\$389.9K





Project

SS-16

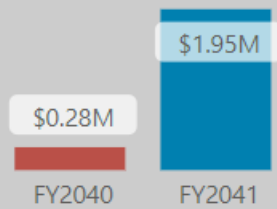


Planning Cost

\$278.0K

Construction Cost

\$1.9M



SS-16

Project Duration: **FY2040 to FY2041** (2 Years)

Project Description



Sequoia Hills Sewer; 8,500 LF of 8-inch gravity sewer.

Project Benefit



This project provides service to homes in the Sequoia Hills neighborhood, replacing existing septic tank service.

Scope



This is a legacy project to extend sewer service to the Sequoia Hills neighborhood.

Sewer Pipeline

Project Coordination



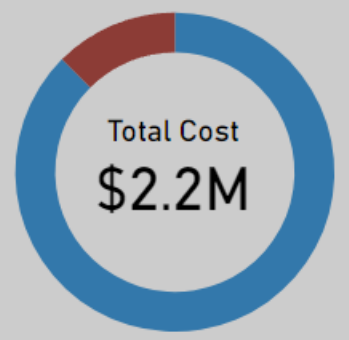
This project does not depend on the completion of other capital projects but should be coordinated with water rehabilitation and replacements in this area.

Project Trigger

Service to the area would be triggered by failing septic systems, or Harrisburg expanding service to add these customers to their service area.

Project

SS-16

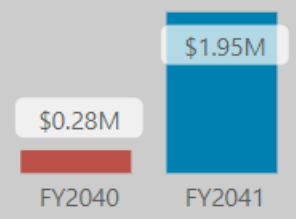


Planning Cost

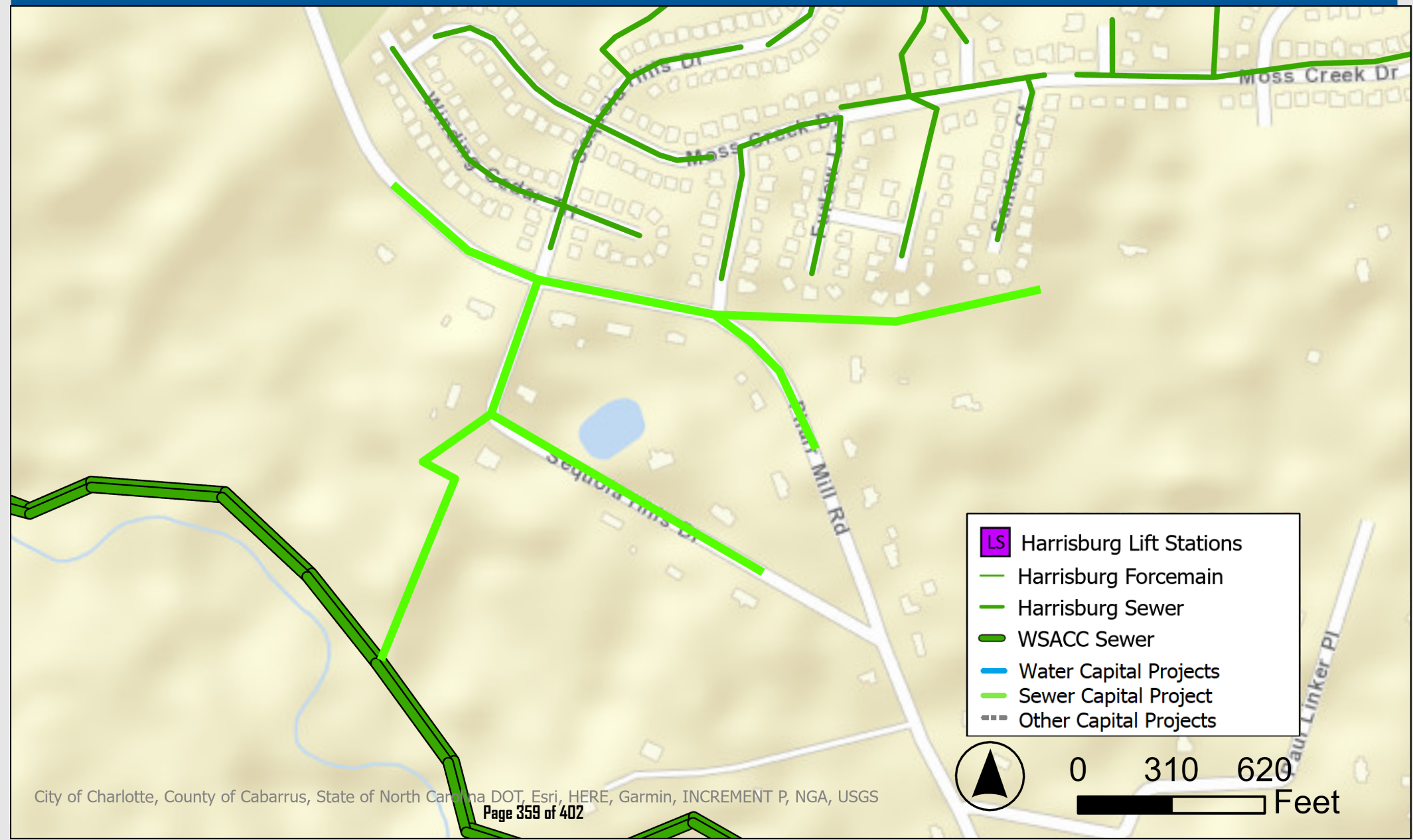
\$278.0K

Construction Cost

\$1.9M



SS-16



Project

SS-17

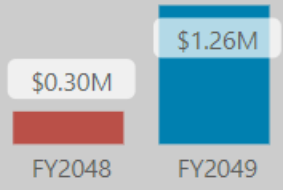


Planning Cost

\$296.6K

Construction Cost

\$1.3M



SS-17

Project Duration: FY2048 to FY2049 (2 Years)

Sewer Pipeline

Project Description
Bentley Hills PS Decommissioning; 2,800 LF of 8-inch gravity sewer.

Project Coordination
This project need should be monitored closely with the Morehead West Sewer Phase I and II projects. Although the Morehead West Sewer Phase I and II projects are not required due to capacity for the Bentley Hills PS decommissioning project for existing system flows, those projects are expected to be completed before this project.

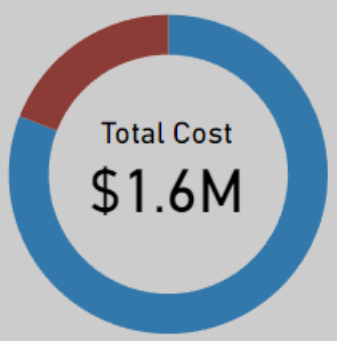
Project Benefit
In addition to lessening system O&M and maintenance costs due to decommissioning a pump station, the new gravity sewer line will provide adequate capacity connections along the alignment and for new development in the area.

Project Trigger
The model does not predict 2050 flows to exceed firm capacity, but this project is triggered by the Morehead West Sewer Phase I and II projects being completed, or operational costs becoming higher than the cost to convert the station.

Scope
The Bentley Hills PS firm capacity is anticipated to be able to convey the modeled 2050 flows. However, decommissioning and converting the Leatherwood PS to gravity will provide an opportunity to extend sewer to and decommission the Bentley Hills station as well, reducing operations and maintenance costs in the long run. For this reason, both stations are recommended to be decommissioned after 2040. There is also the possibility that capacity may be available in the Leatherwood PS for the decommissioning and conversion of the Bentley Hills PS to gravity and to keep Leatherwood in operation. The timing and feasibility of converting Bentley Hills to gravity depends on future wastewater flows from any new developments around the Morehead Rd and Hudspeth Rd area.

Project

SS-17

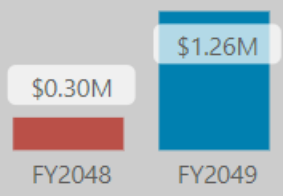


Planning Cost

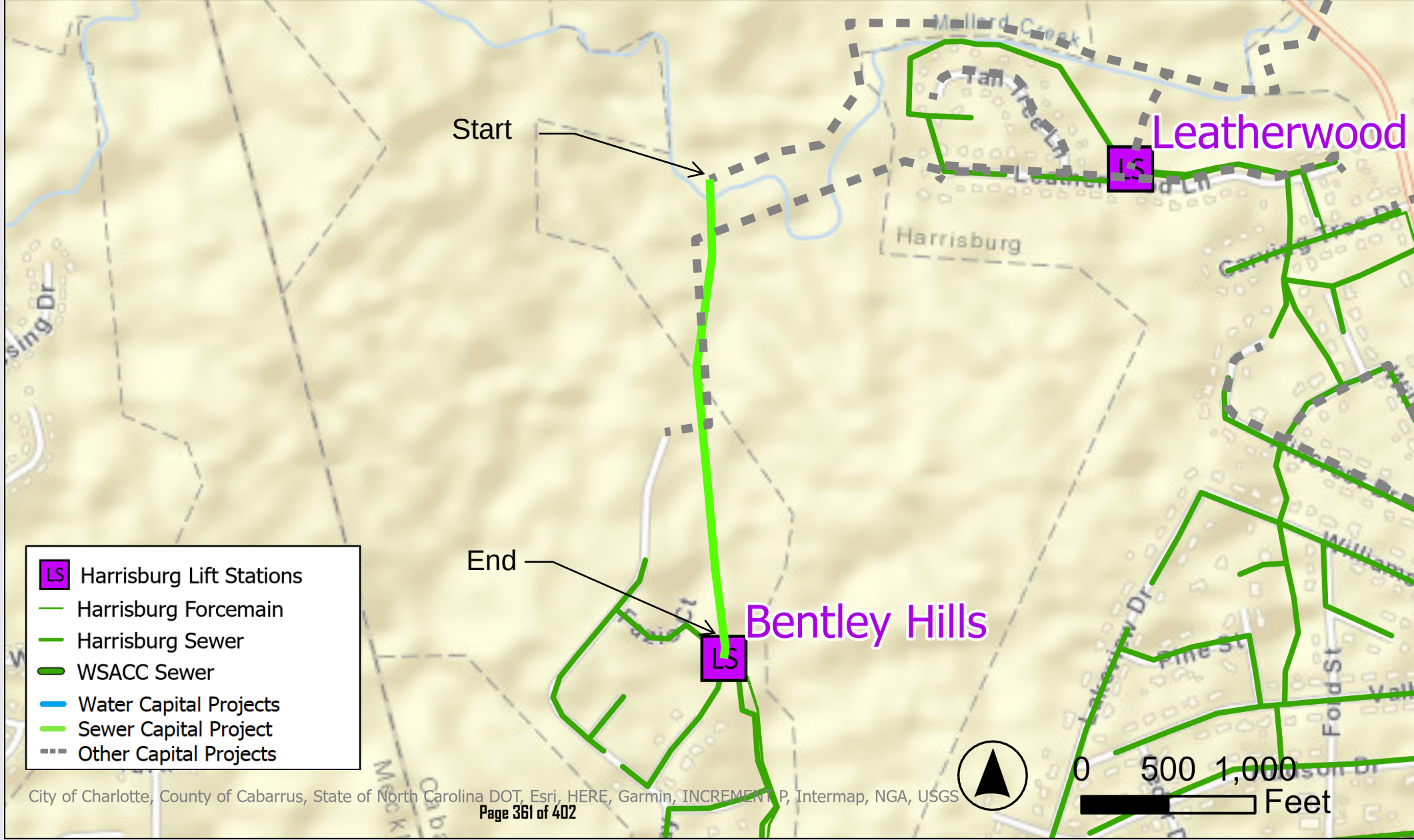
\$296.6K

Construction Cost

\$1.3M

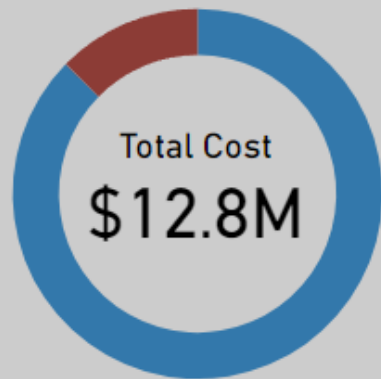


SS-17



Project

WP-01

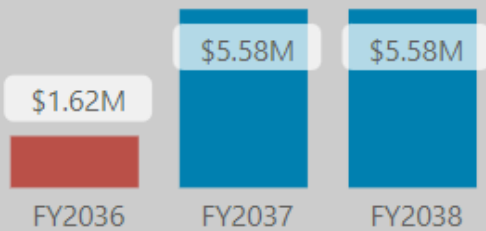


Planning Cost

\$1.6M

Construction Cost

\$11.2M



WP-01

Project Duration: **FY2036 to FY2038** (3 Years)

Project Description

Hudson Drive Elevated Storage Tank; 1.0 MG tank and 500 LF of 16-in Main

Project Benefit

This project is required to meet future storage needs for both equilization and emergency reserve by 2040. Additional system storage will be required when ADD exceeds 3 MGD or the MDD exceeds 4.3 MGD.

Scope

This project is to install a 0.5 to 1.0 MG tank on Hudson Drive. The tank will tie into the existing system via a 500 LF 16-in main connecting the tank, Hudson Dr and HWY 49.

Water Storage

Project Coordination

500 LF of 16-in main is needed to tie tank into mains on HWY 49 and Hudson Dr. WP-07 and WP-08 upgrades should be in place to deliver adequate capacity to cycle tank.

Project Trigger

The trigger for this project is that average Day Demand exceeds 3 MGD (Emergency Reserve Threshold) or Max Day Demand exceeds 4.3 MGD (Equilization + Fire Reserve Threshold).

Project

WP-01

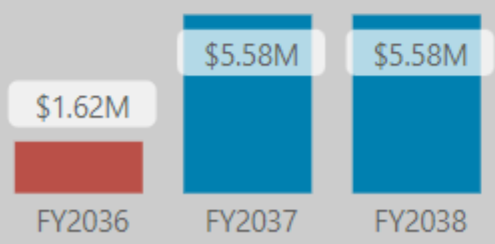


Planning Cost

\$1.6M

Construction Cost

\$11.2M



WP-01





WP-02

Project Duration: **FY2025 to FY2026** (2 Years)

Flow and Pressure Monitoring

Project Description

Concord Meter Upgrades

Project Coordination

This project should be coordinated with Concord.

Project Benefit

There is currently no continual pressure or flow monitoring at the supply connections with Concord. Continual flow and pressure readings are an essential tool for tracking system performance, maintenance and troubleshooting in addition to the benefit of more accurate future planning. When used with other monitored data, it will allow direct calculation of diurnal pattern.

Scope

This project is to add continuous flow and pressure monitoring for all major Concord supply connections which can be recorded in the Towns existing SCADA system. Major supply points include Morehead, HWY 49, Canterfield and Rocky River Rd.

Project Trigger

This project is triggered by operational and monitoring needs.

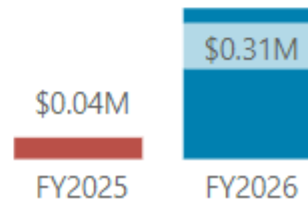


Planning Cost

\$44.5K

Construction Cost

\$311.9K





WP-03

Project Duration: FY2025 to FY2026 (2 Years)

Flow and Pressure Monitoring

Project Description

Charlotte Meter Upgrades

Project Coordination

This project should be coordinated with Charlotte.

Project Benefit

Additional data will help understand how connections respond to system peaks and how to better optimize flows coming from Charlotte connection. This project will provide some control over Charlotte flows to balance flows received from Concord, which Harrisburg does not control.

Scope

This project is to add continuous flow monitoring for all major Charlotte purchase connections. It is recommended that metering be upgraded so that flows can be recorded in the Towns existing SCADA system. Locations include Brookdale (Rocky River) and Farmington Ridge.

Project Trigger

This project is triggered by operational and monitoring needs.

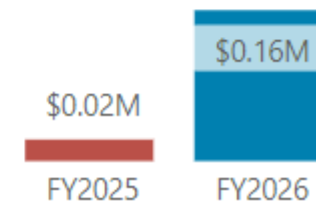


Planning Cost

\$22.3K

Construction Cost

\$155.9K



Project

WP-04

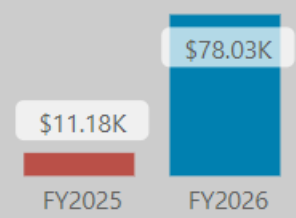


Planning Cost

\$11.2K

Construction Cost

\$78.0K



WP-04

Project Duration: **FY2025 to FY2026** (2 Years)

Project Description

Millen Drive Tie-In; 100 LF of 8-in Main

Project Benefit

Provides minor improvement in capacity to high point in the system.

Scope

This project is to connect the 8-in main on Millen Dr to the 12-in main on Rocky River Rd with 8-in main.

Water Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by the need to optimize pressure at a high point in system.

Project

WP-04

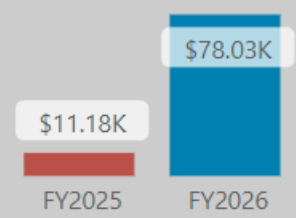


Planning Cost

\$11.2K

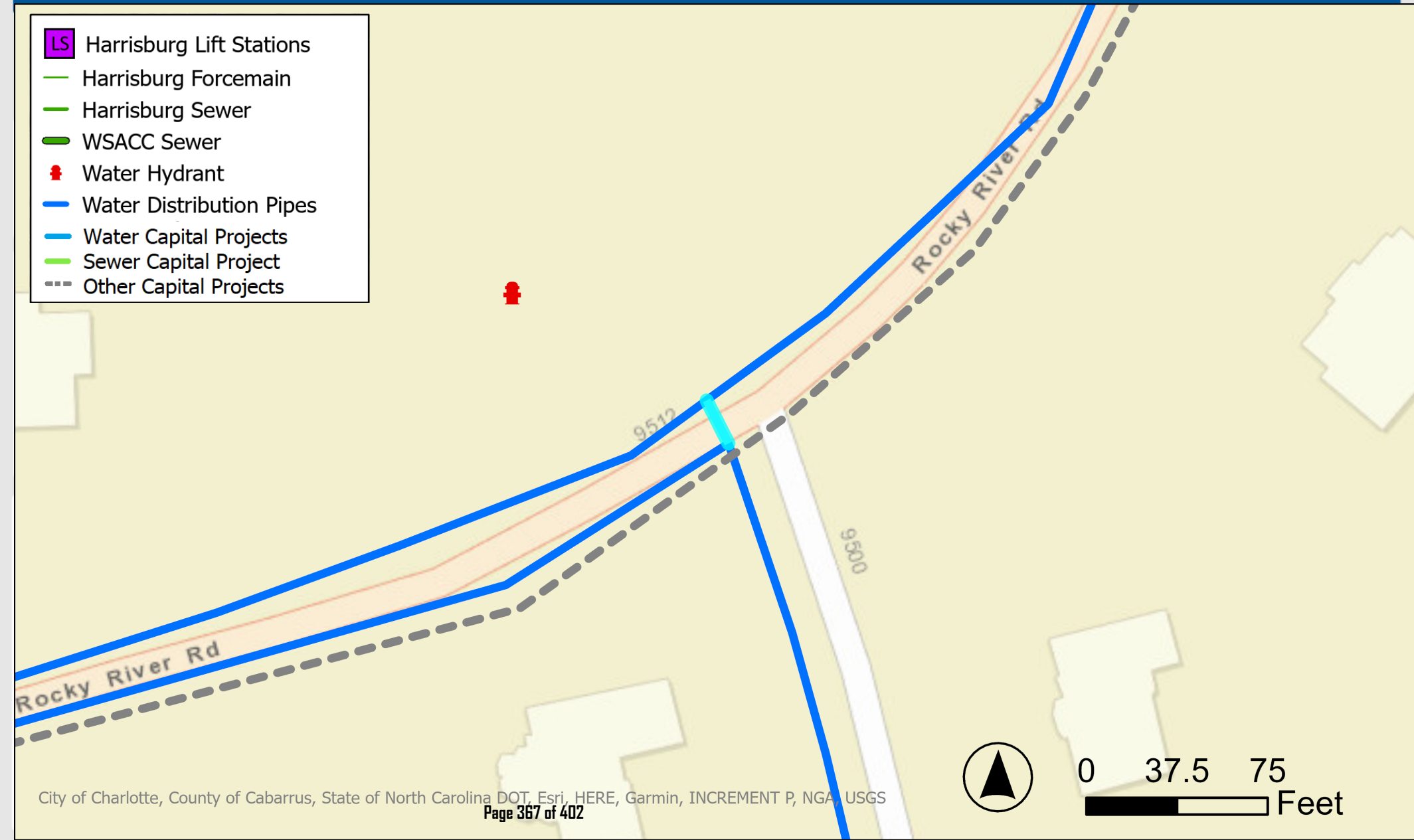
Construction Cost

\$78.0K



WP-04

- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Hydrant
- Water Distribution Pipes
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects





WP-05

Project Duration: FY2025 to FY2026 (2 Years)

Water Pipeline

Project Description

Remove North/South Check Valves

Project Benefit

This will allow the northern part of system to benefit from existing system storage. This project will also allow the addition of storage in northern part of system in the future.

Scope

Removing the existing system check valves from service on Caldwell Rd, Robinson Church Rd and Hickory Ridge Rd will allow the north side of the system to benefit from elevated storage. Open isolation valve on Pharr Mill Rd.

Project Trigger

This project is triggered by the need for the northern part of system to have access to storage.

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

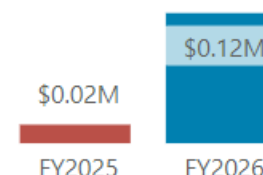


Planning Cost

\$16.7K

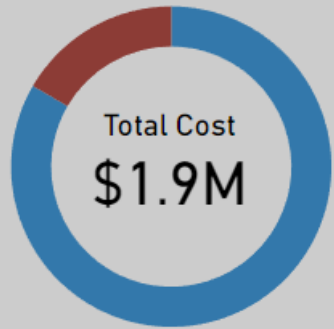
Construction Cost

\$117.0K



Project

WP-06

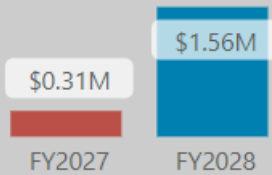


Planning Cost

\$310.6K

Construction Cost

\$1.6M



WP-06

Project Duration: **FY2027 to FY2028** (2 Years)

Project Description

Rockbrook Dr/Greenvale Dr Loop; 2,100 LF of 8-in Main

Project Benefit

This project, when completed, will provide redundancy for over 800 customers.

Scope

This project is to connect the 8-in main on Rockbrook Dr with the 8-in main on Greenvale Dr with approximately 2,100 LF of 8-in main.

Water Pipeline

Project Coordination

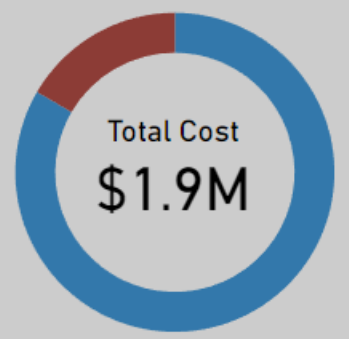
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project was triggered by a lack of redundancy for a large number of customers.

Project

WP-06

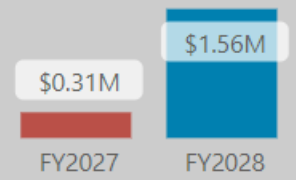


Planning Cost

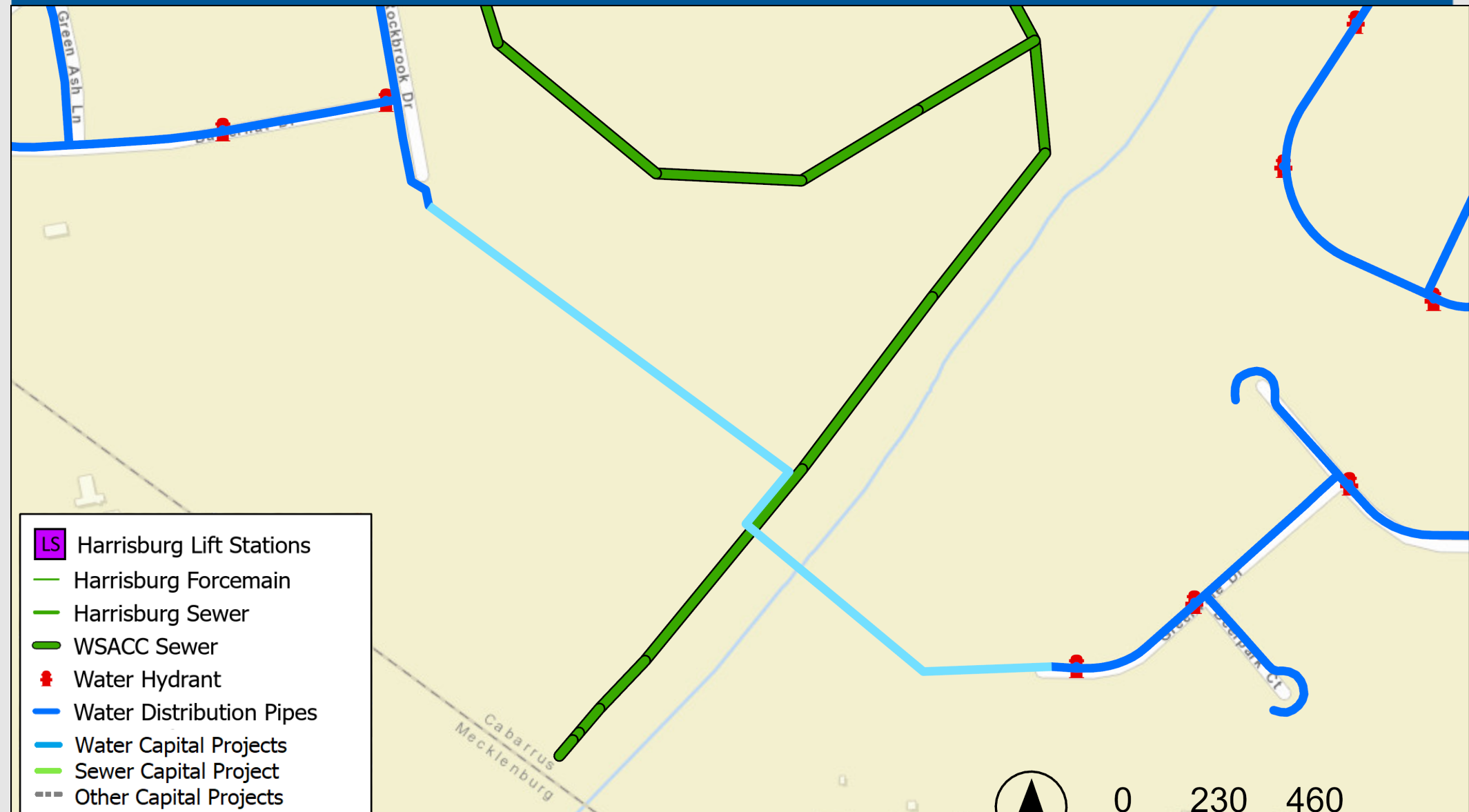
\$310.6K

Construction Cost

\$1.6M



WP-06





WP-07

Project Duration: **FY2030 to FY2031** (2 Years)

Flow and Pressure Monitoring

Project Description

Charlotte Farmington Ridge Meter Upgrade

Project Benefit

This will provide additional capacity to northern part of system at a higher hydraulic grade, which will help cycle treated water in a future tank.

Scope

Upgrading the meter at Farmington Ridge will ensure adequate capacity to receive 2 - 3 MGD during MDD. Adding controls for outlet pressure and/or flow which can be operated by tank level are also recommended. It is anticipated that the primary tank control will be the future Hudson Dr tank.

Project Trigger

The trigger for this project is capacity needs for operating the future tank.

Project Coordination

Coordination with Charlotte will be needed to see if system upgrades are required on their side of the meter.

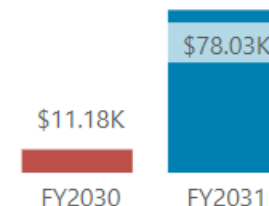


Planning Cost

\$11.2K

Construction Cost

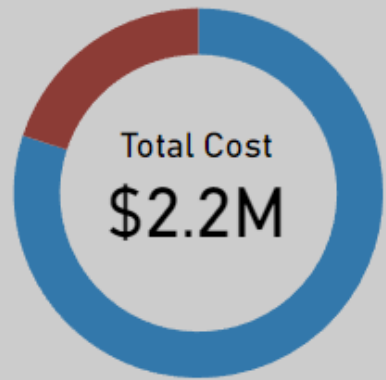
\$78.0K





Project

WP-08

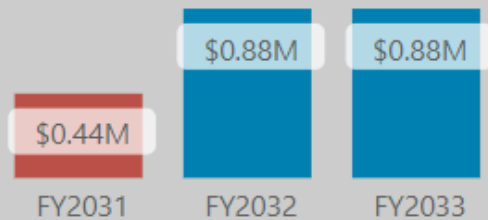


Planning Cost

\$440.1K

Construction Cost

\$1.8M



WP-08

Project Duration: FY2031 to FY2033 (3 Years)

Project Description

Farmington Ridge Area Capacity Improvement; 4,500 LF of 12-in Main

Project Benefit

This will provide additional capacity to the northern part of system at a higher hydraulic grade, which will help cycle water in the future tank.

Scope

The installation of 4,500 LF of 12-in main from Farmington Ridge meter to 8-in loop at Tom Query Rd & Caldwell Rd will increase capacity to the northern part of the system.

Water Pipeline

Project Coordination

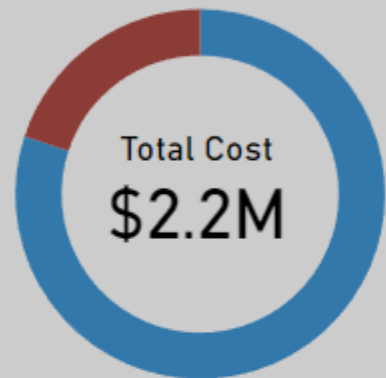
WP-07 should be completed to fully utilize capacity increase from this main.

Project Trigger

The trigger for this project is capacity needs for operating the future tank.

Project

WP-08

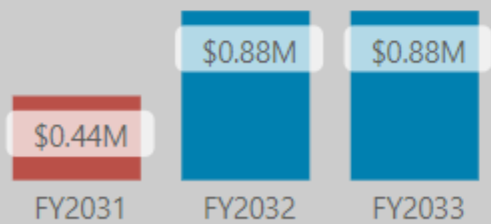


Planning Cost

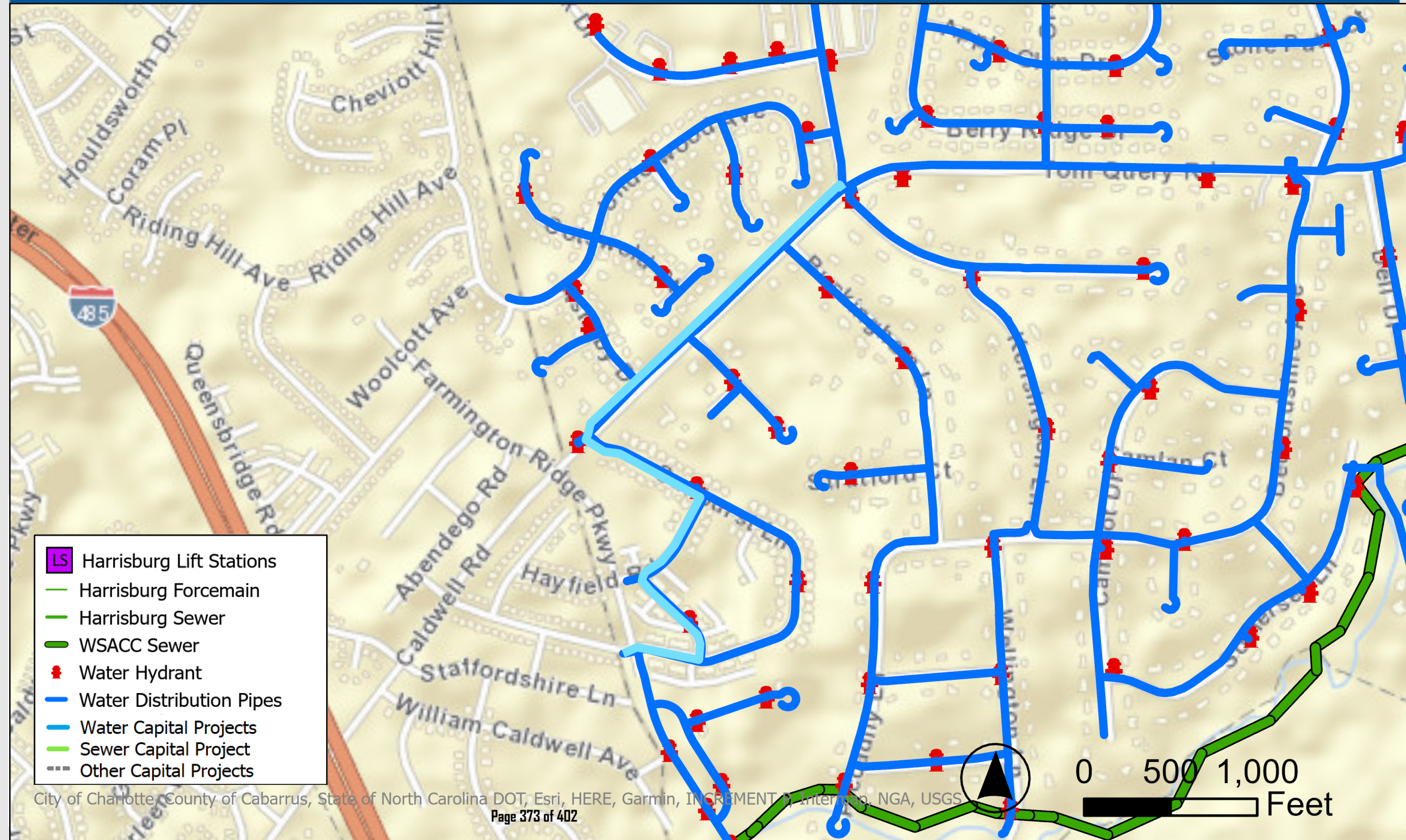
\$440.1K

Construction Cost

\$1.8M



WP-08



Project

WP-09

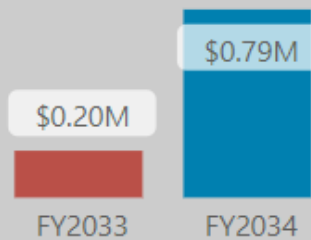


Planning Cost

\$195.6K

Construction Cost

\$785.2K



WP-09

Project Duration: FY2033 to FY2034 (2 Years)

Project Description

Phar Mill Rd Main Upgrade; 2,000 LF of 12-in Main

Project Benefit

This project upsizes an existing 8-in section so north/south portions of the system are tied together with continuous 12-in main providing more resiliency. There would be a low consequence in delaying this project.

Scope

This project is to replace 2,000 LF of 8-in main with 12-in main, which will improve capacity between the north and south parts of the system.

Water Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

The need for more resiliency is the trigger for this project.

Project

WP-09

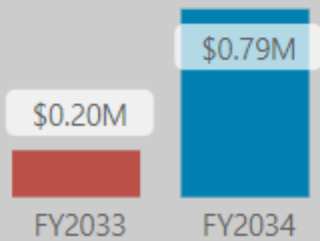


Planning Cost

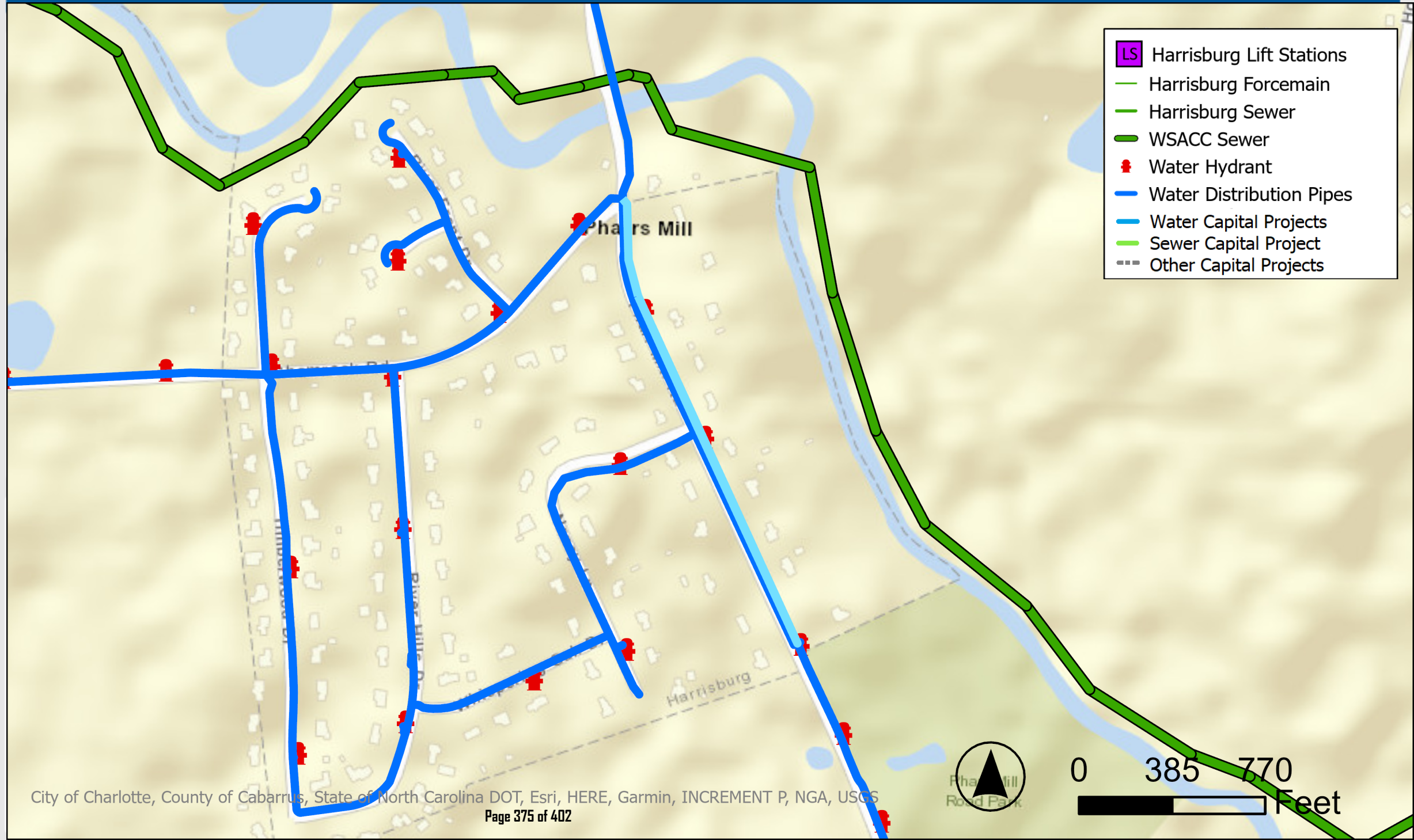
\$195.6K

Construction Cost

\$785.2K

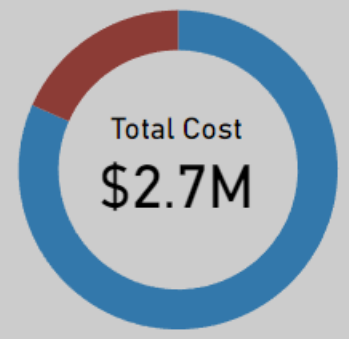


WP-09



Project

WP-10

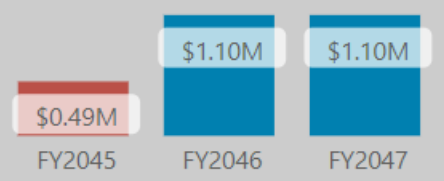


Planning Cost

\$492.3K

Construction Cost

\$2.2M



WP-10

Project Duration: **FY2045 to FY2047** (3 Years)

Project Description

Rocky River Rd Main Upgrade; 4,300 LF of 16-in Main

Project Benefit

The connectivity of the system would be improved by this project, but the benefit would need to be re-evaluated in subsequent Master Planning.

Scope

This is a potential future project that is beyond the scope of the demand evaluation of this Master Plan. Further study and analysis is required to determine the specific scope of this project. Depending on future capacity needs from the Brookdale meter, the 12-in main on Rocky River Rd may need to be upgraded to 16-in.

Water Pipeline

Project Coordination

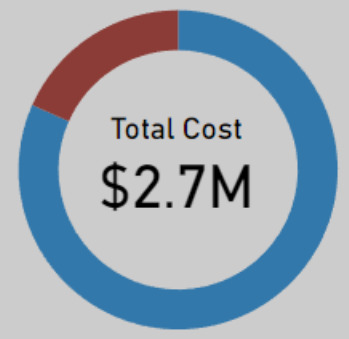
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by system growth beyond 2050.

Project

WP-10

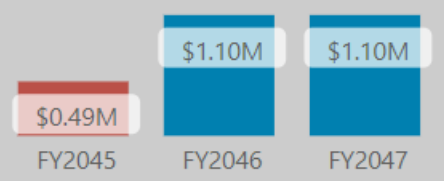


Planning Cost

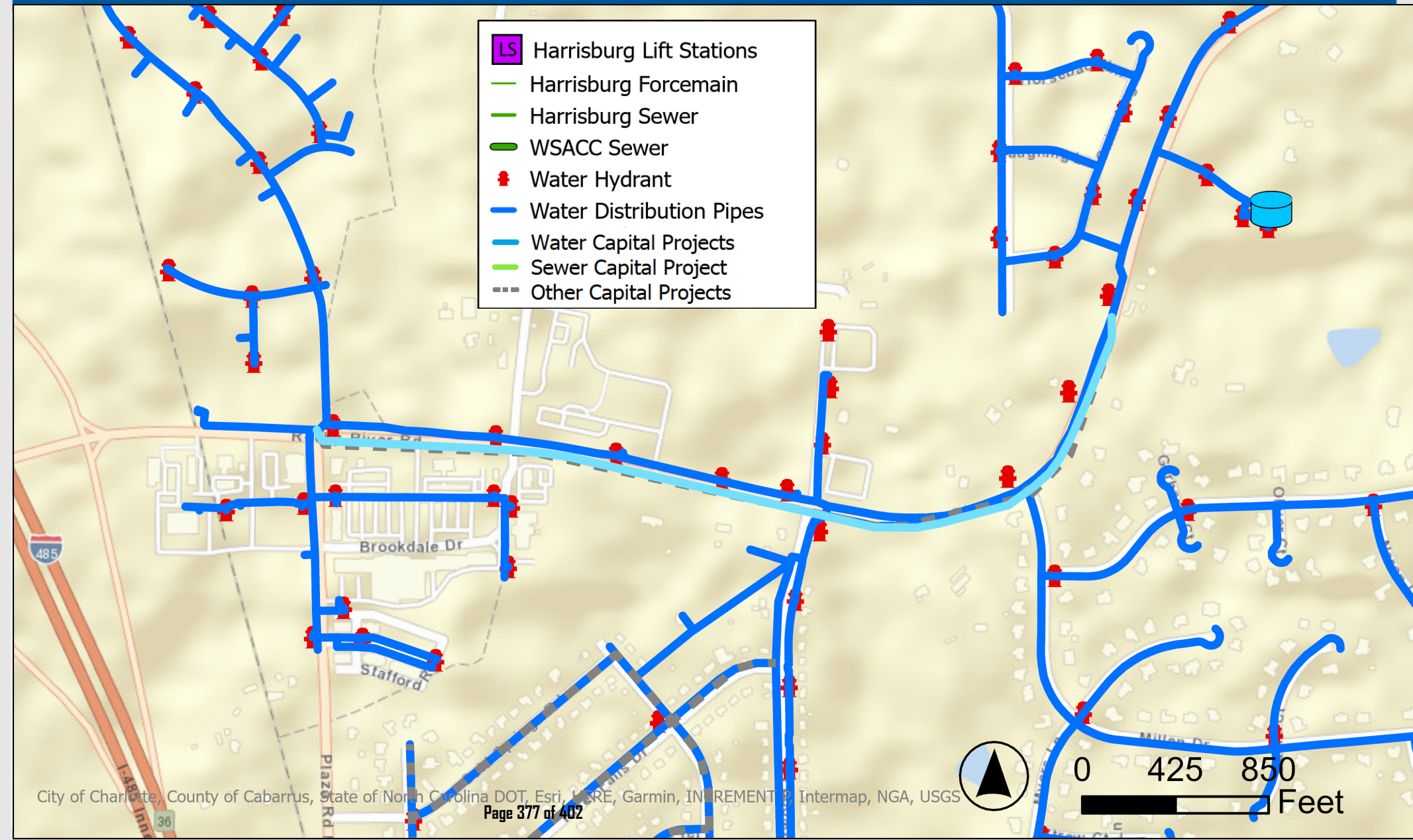
\$492.3K

Construction Cost

\$2.2M



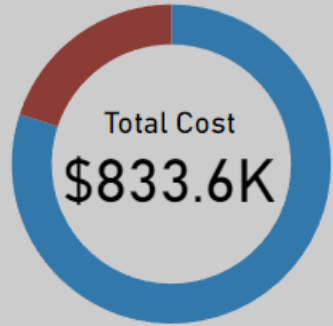
WP-10





Project

WP-11

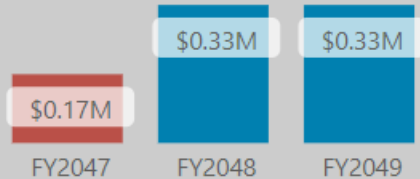


Planning Cost

\$166.2K

Construction Cost

\$667.4K



WP-11

Project Duration: **FY2047 to FY2049** (3 Years)

Project Description

Peach Orchard Rd Loop; 1,700 LF of 12-in Main

Project Benefit

The connectivity of the system would be improved by this project, but the benefit importance would need to be re-evaluated in subsequent Master Planning.

Scope

This project is to connect the future 12-in expansion back to Robinson Church Rd with 1,700 LF of 12-in main along Peach Orchard Rd. As future growth develops, stronger looping may be needed in the southern part of the system.

Water Pipeline

Project Coordination

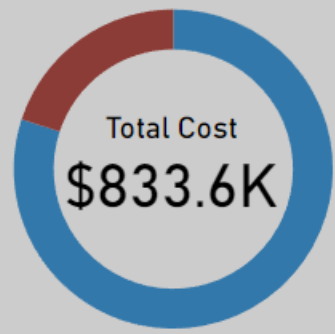
Need to complete WP-19, WP-20 and WP-21 prior to this.

Project Trigger

This project is triggered by system growth beyond 2050.

Project

WP-11

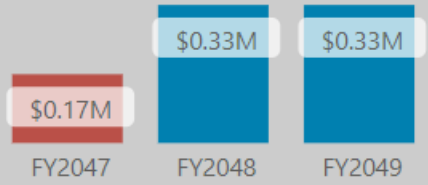


Planning Cost

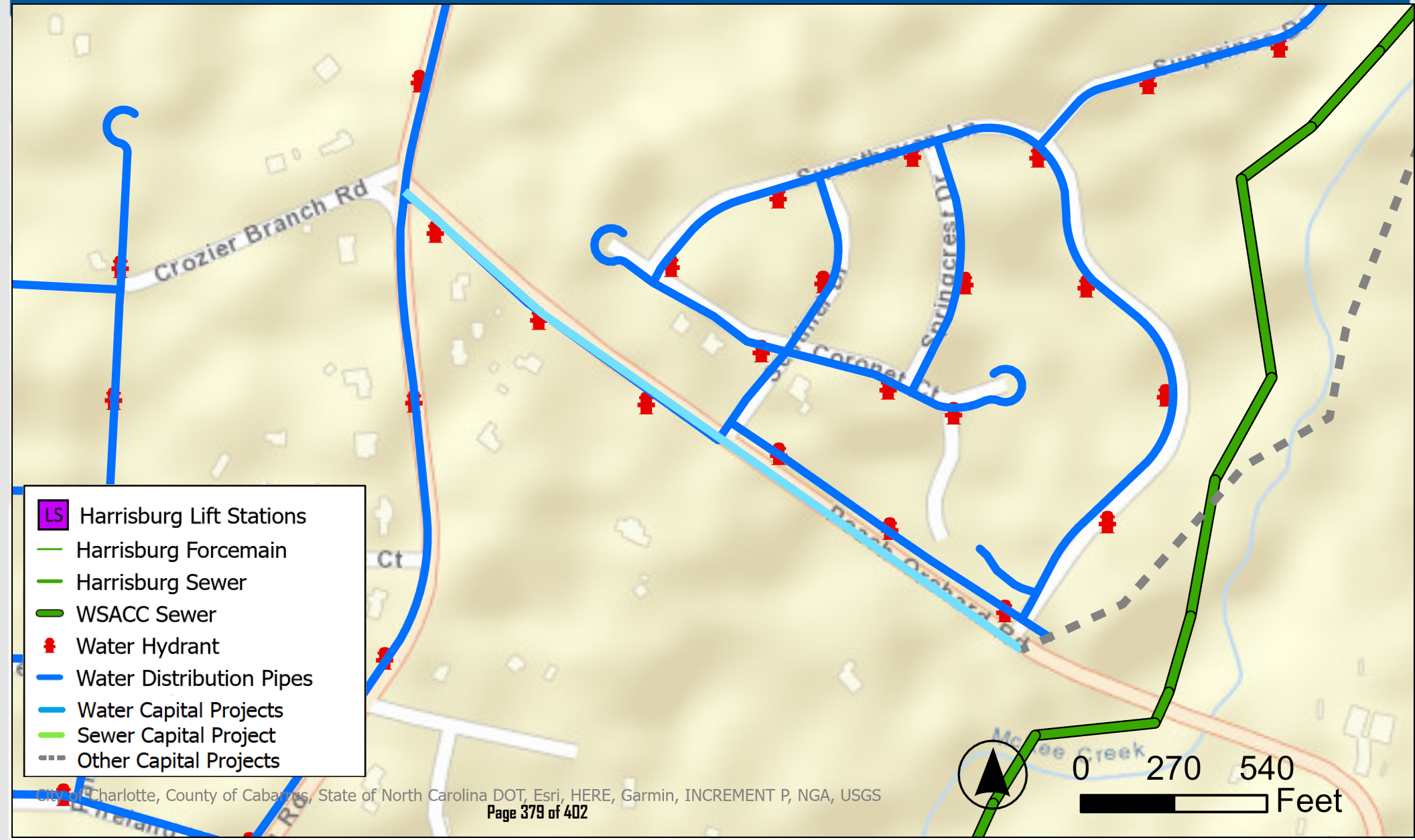
\$166.2K

Construction Cost

\$667.4K

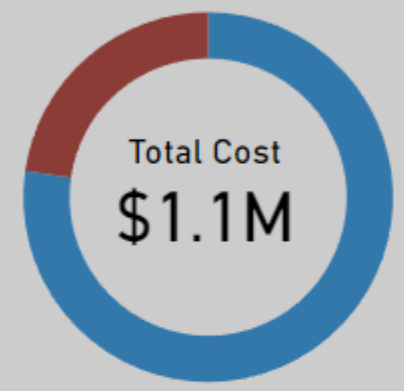


WP-11



Project

WP-12

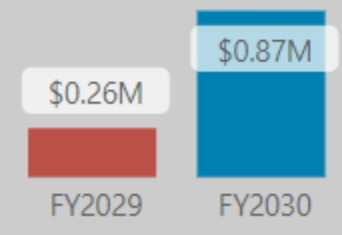


Planning Cost

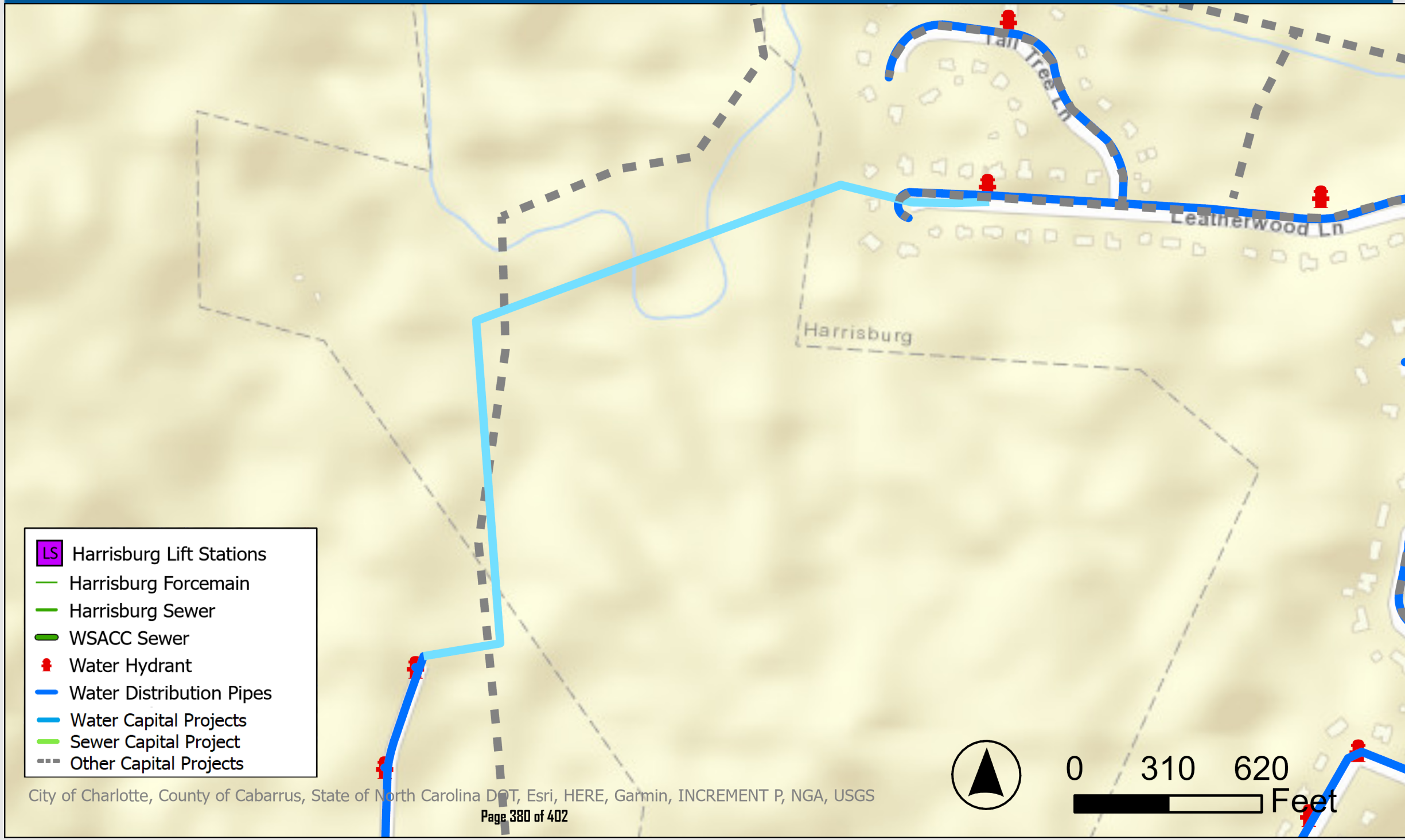
\$255.4K

Construction Cost

\$868.3K

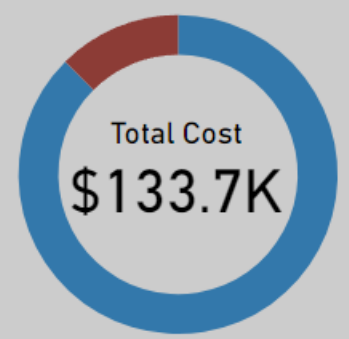


WP-12



Project

WP-13

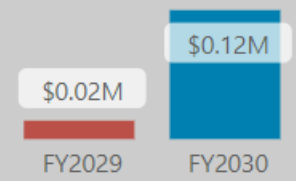


Planning Cost

\$16.7K

Construction Cost

\$117.0K



WP-13

Project Duration: **FY2029 to FY2030** (2 Years)

Water Pipeline

Project Description

Tie-in on Carving Tree Dr; 150 LF of 8-in Main

Project Coordination

Completing this project in conjunction with WP-12 improves fire flow and system looping.

Project Benefit

Increases available FF above 1,000 gpm, improves system looping

Project Trigger

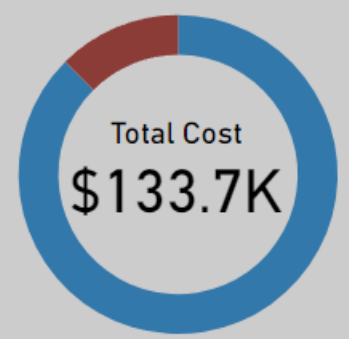
This project is triggered by the need for more fire flow.

Scope

This project is to replace a section of 2-in main with 8-in main in order to connect the existing 6-in on Carving Tree Dr with the 12-in main on Morehead Rd.

Project

WP-13

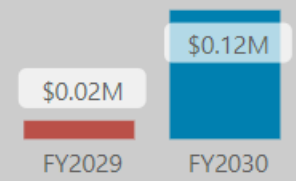


Planning Cost

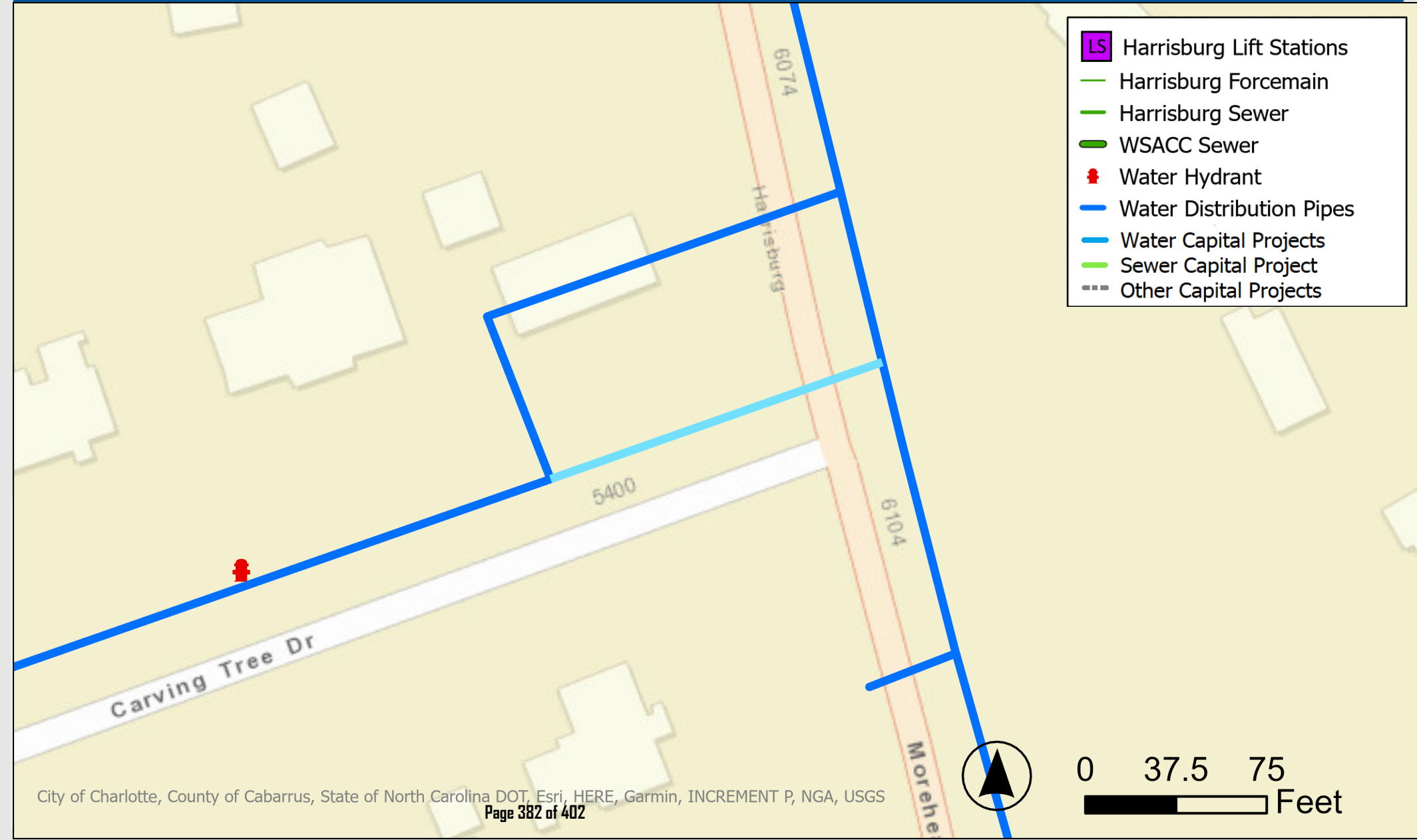
\$16.7K

Construction Cost

\$117.0K



WP-13



Project

WP-14

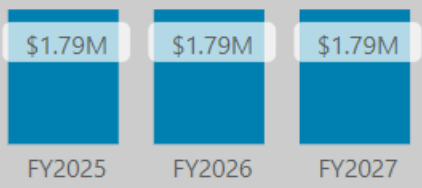


Planning Cost

\$0.0

Construction Cost

\$5.4M



WP-14

Project Duration: **FY2025 to FY2027** (3 Years)

Project Description

Cabarrus Woods Water Line Upgrades; 18,850 LF of 6-in Main

Project Benefit

Replaces thin walled pipe, increases available FF above 1,000 gpm

Scope

This is a legacy CIP project to replace smaller diameter and thin walled PVC pipe with 6-in main. This will provide needed fire flow improvements.

Water Pipeline

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This triggers for this project include degraded pipe condition and the need for improved fire flow.

Project

WP-14

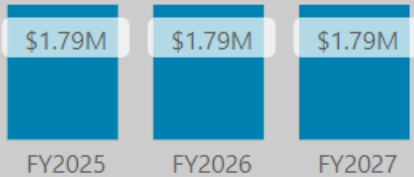


Planning Cost

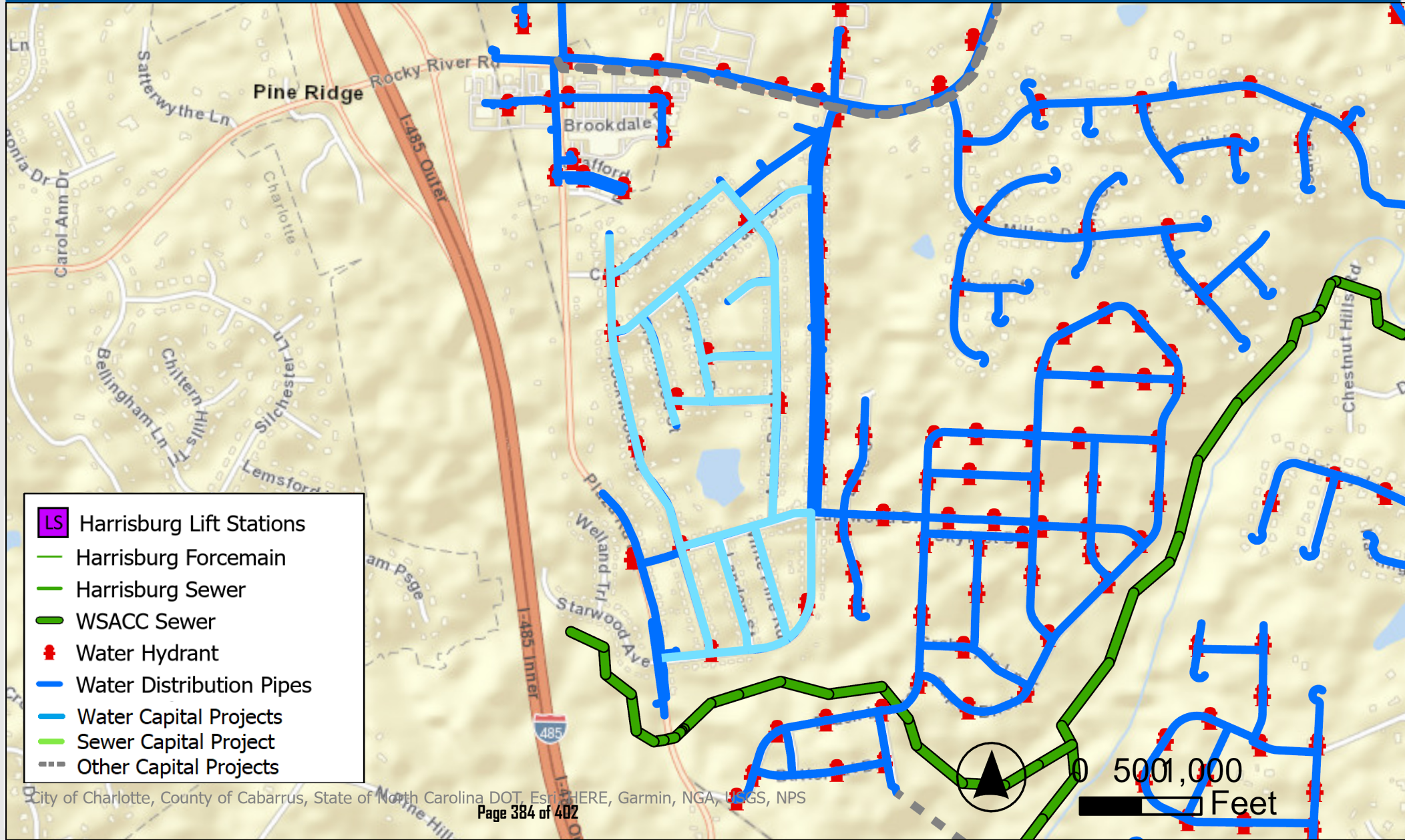
\$0.0

Construction Cost

\$5.4M

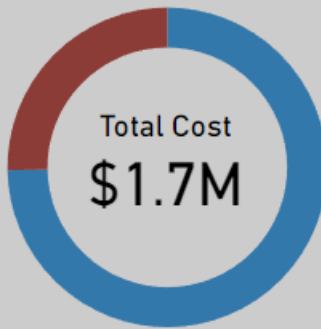


WP-14



Project

WP-15

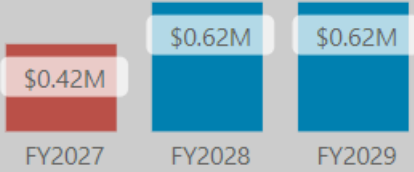


Planning Cost

\$422.1K

Construction Cost

\$1.2M



WP-15

Project Duration: FY2027 to FY2029 (3 Years)

Project Description

Harrisburg Estates Water Line Upgrades; 5,850 LF of 6-in Main

Project Benefit

Replaces thin walled pipe, increasing system reliability.

Scope

This is a legacy CIP project to replace smaller diameter and thin walled PVC pipe with 6-in main.

Water Pipeline

Project Coordination

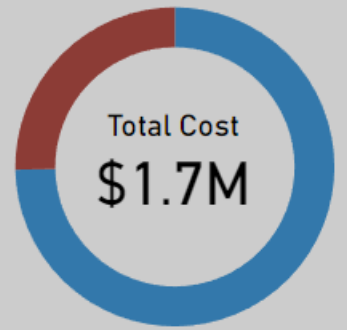
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by the need to improve degrading pipe conditions.

Project

WP-15

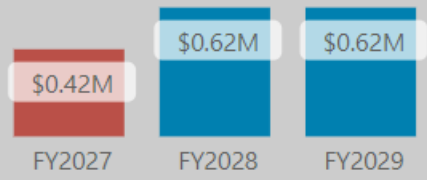


Planning Cost

\$422.1K

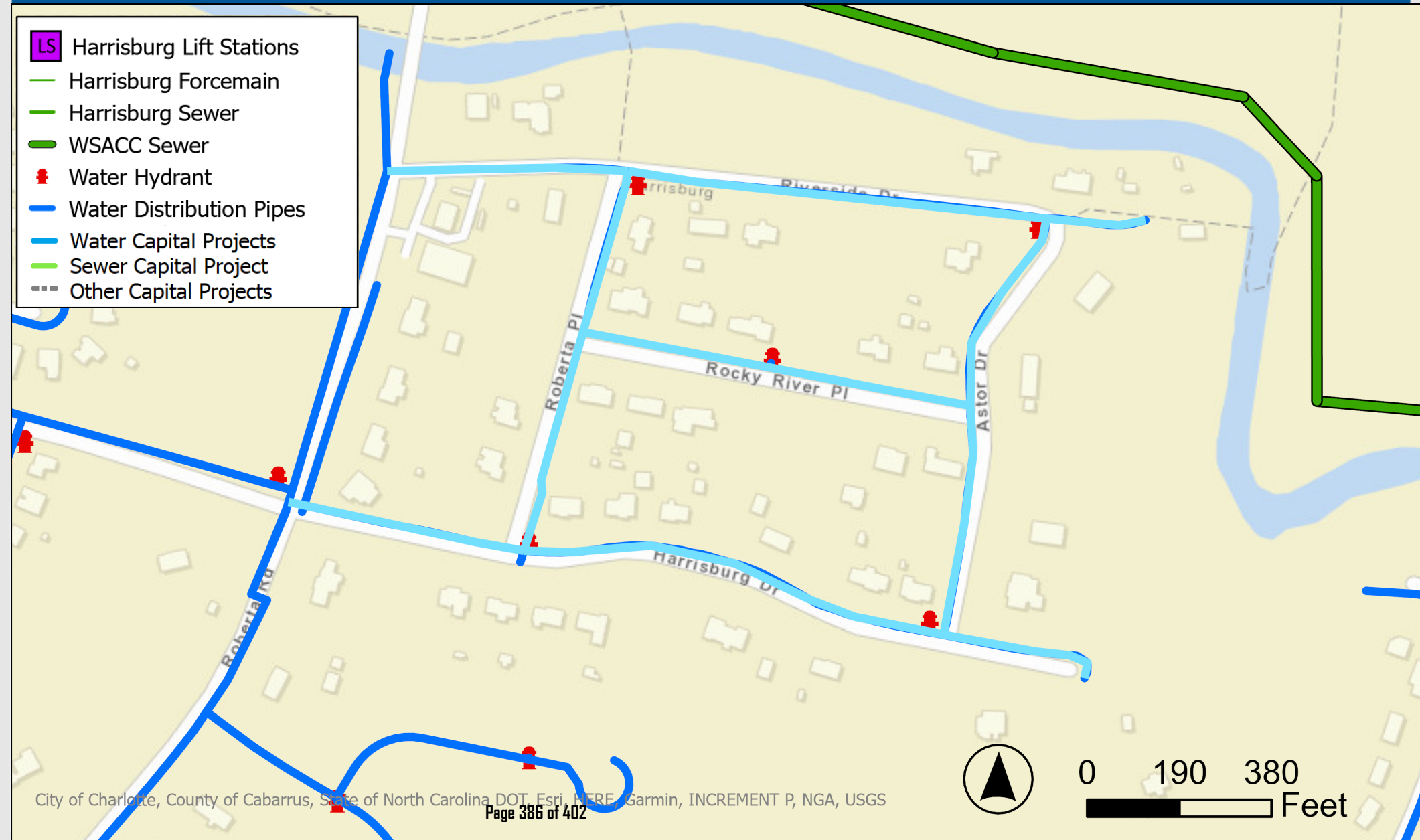
Construction Cost

\$1.2M



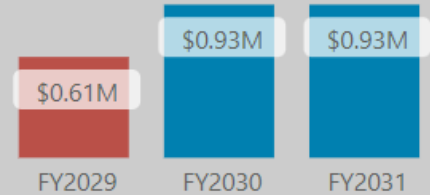
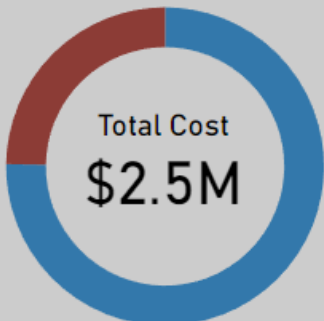
WP-15

- LS Harrisburg Lift Stations
- Harrisburg Forcemain
- Harrisburg Sewer
- WSACC Sewer
- Water Hydrant
- Water Distribution Pipes
- Water Capital Projects
- Sewer Capital Project
- Other Capital Projects



Project

WP-16



WP-16

Project Duration: FY2029 to FY2031 (3 Years)

Water Pipeline

Project Description

Hillcrest, Willow, Tall Tree, Leatherwood Water Line Upgrades; 6,900 LF of 6-in Main and 1,400 LF of 8-in Main

Project Benefit

Replaces thin walled pipe, increasing system reliability.

Scope

This is a legacy CIP project to replace smaller diameter and thin walled PVC pipe with 6-in main. This will provide needed fire flow improvements. Increasing some sections to 8-in main will improve looping.

Project Coordination

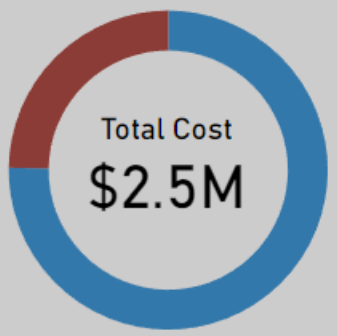
Improved looping is assuming completion of WP-12 and WP-13 Fire Flow improvement projects.

Project Trigger

This project is triggered by the need to improve degrading pipe conditions, and the need to improve system looping.

Project

WP-16

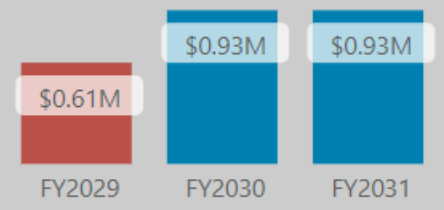


Planning Cost

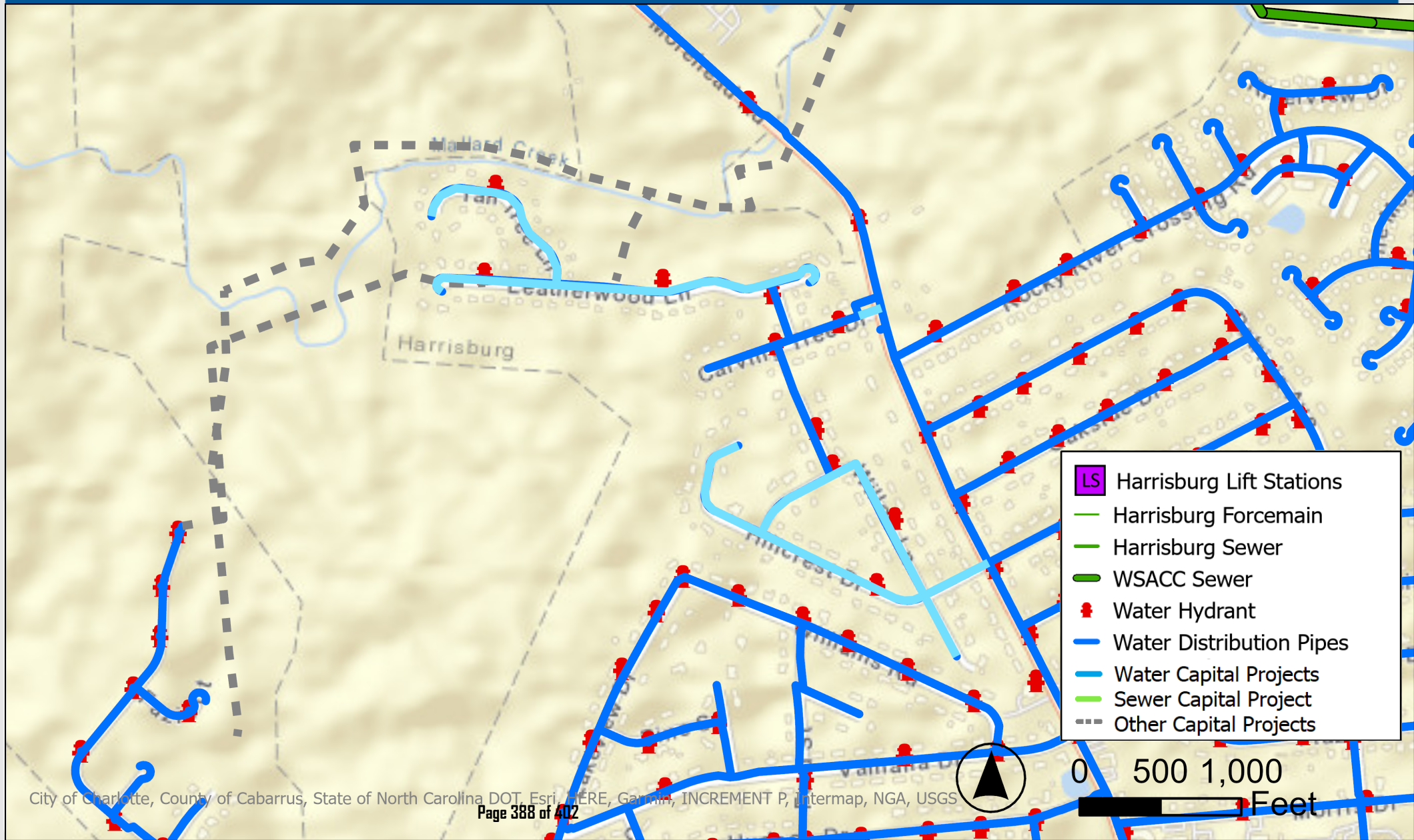
\$611.5K

Construction Cost

\$1.9M

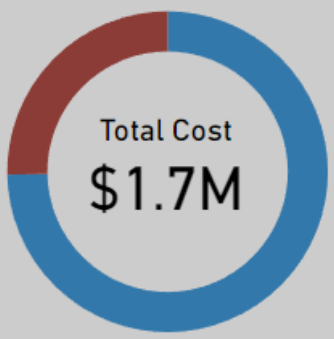


WP-16



Project

WP-17

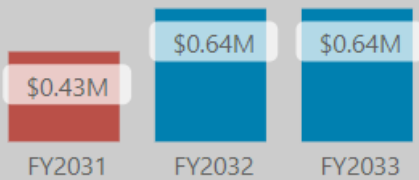


Planning Cost

\$433.0K

Construction Cost

\$1.3M



WP-17

Project Duration: FY2031 to FY2033 (3 Years)

Water Pipeline

Project Description

Robinson Ave, School, Martha Melvin, Alexander Hills Water Line Upgrades; 6,000 LF of 6-in Main

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Benefit

Replaces thin walled pipe, increasing system reliability.

Project Trigger

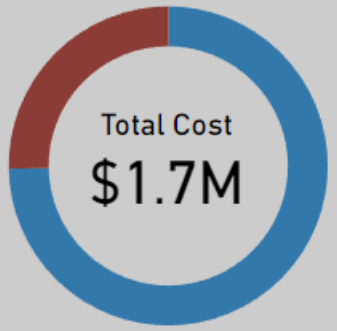
This project is triggered by the need to improve degrading pipe conditions.

Scope

This is a legacy CIP project to replace smaller diameter and thin walled PVC pipe with 6-in main.

Project

WP-17

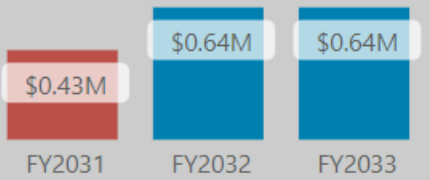


Planning Cost

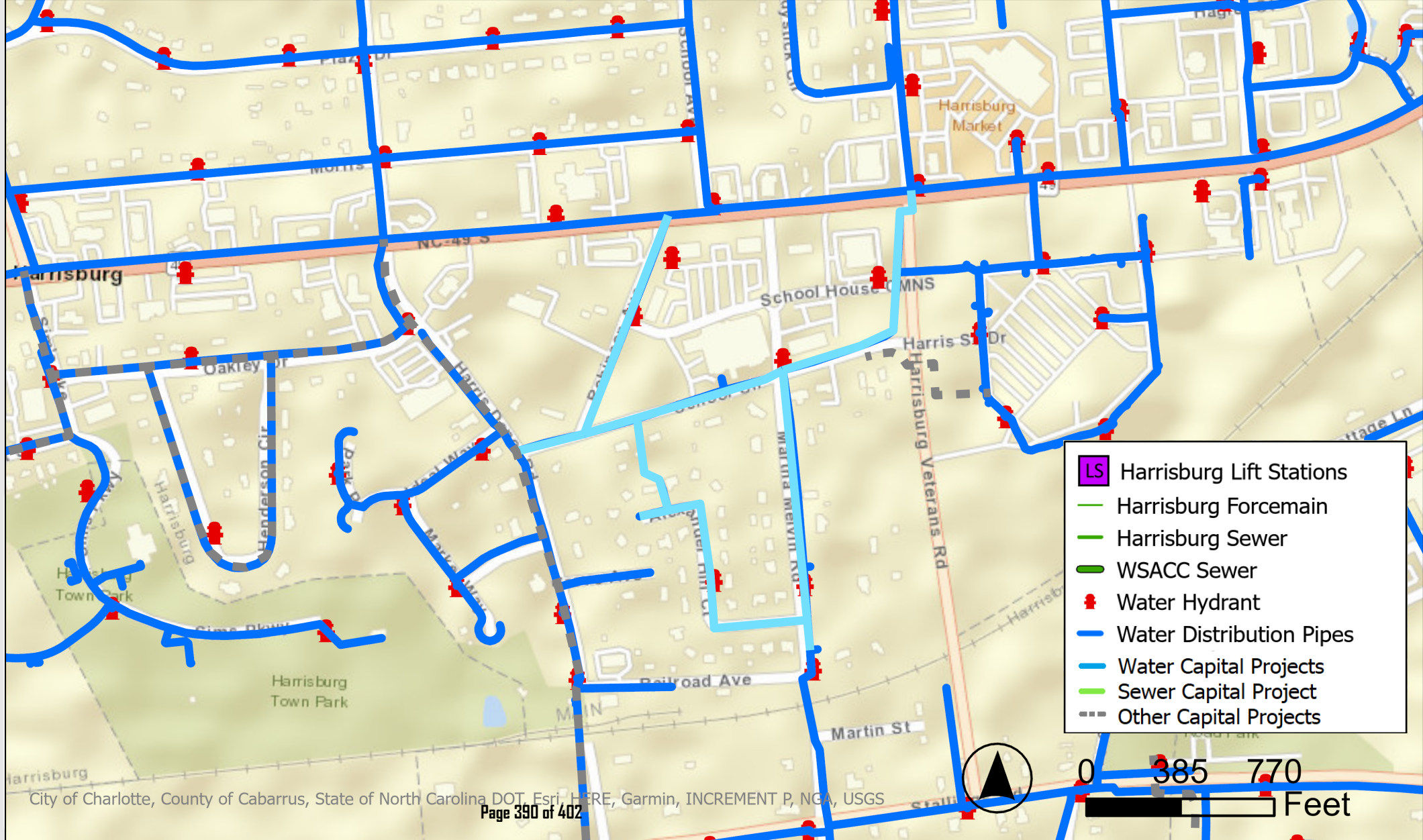
\$433.0K

Construction Cost

\$1.3M



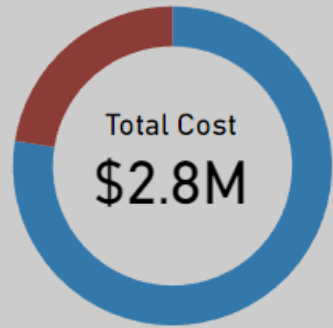
WP-17





Project

WP-18

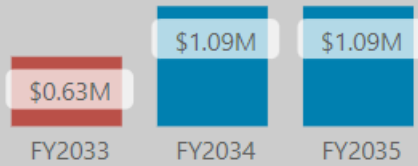


Planning Cost

\$632.5K

Construction Cost

\$2.2M



WP-18

Project Duration: **FY2033 to FY2035 (3 Years)**

Water Pipeline

Project Description

Oakley, HarrisDepot, Henderson, Gamble Water Line Upgrades; 3,000 LF of 12-in Main

Project Benefit

Replaces thin walled pipe, increasing system reliability. Added 12-in main upgrade improves north/south flow for future tank.

Project Coordination

This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

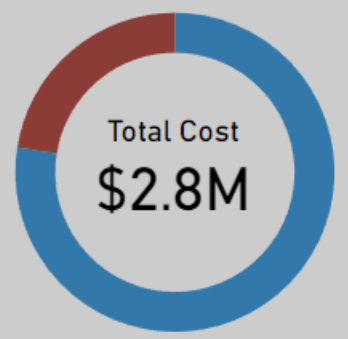
In addition to being triggered to improve degrading pipe conditions, this project is triggered by the WS-01 tank project. The 12-in main should be complete before WS-01 tank project

Scope

This is a legacy CIP project to replace smaller diameter and thin walled PVC pipe and increases 3,000 LF to 12-in to provide better system resiliency and capacity for the future storage tank on Hudson Drive.

Project

WP-18

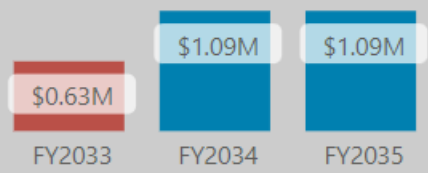


Planning Cost

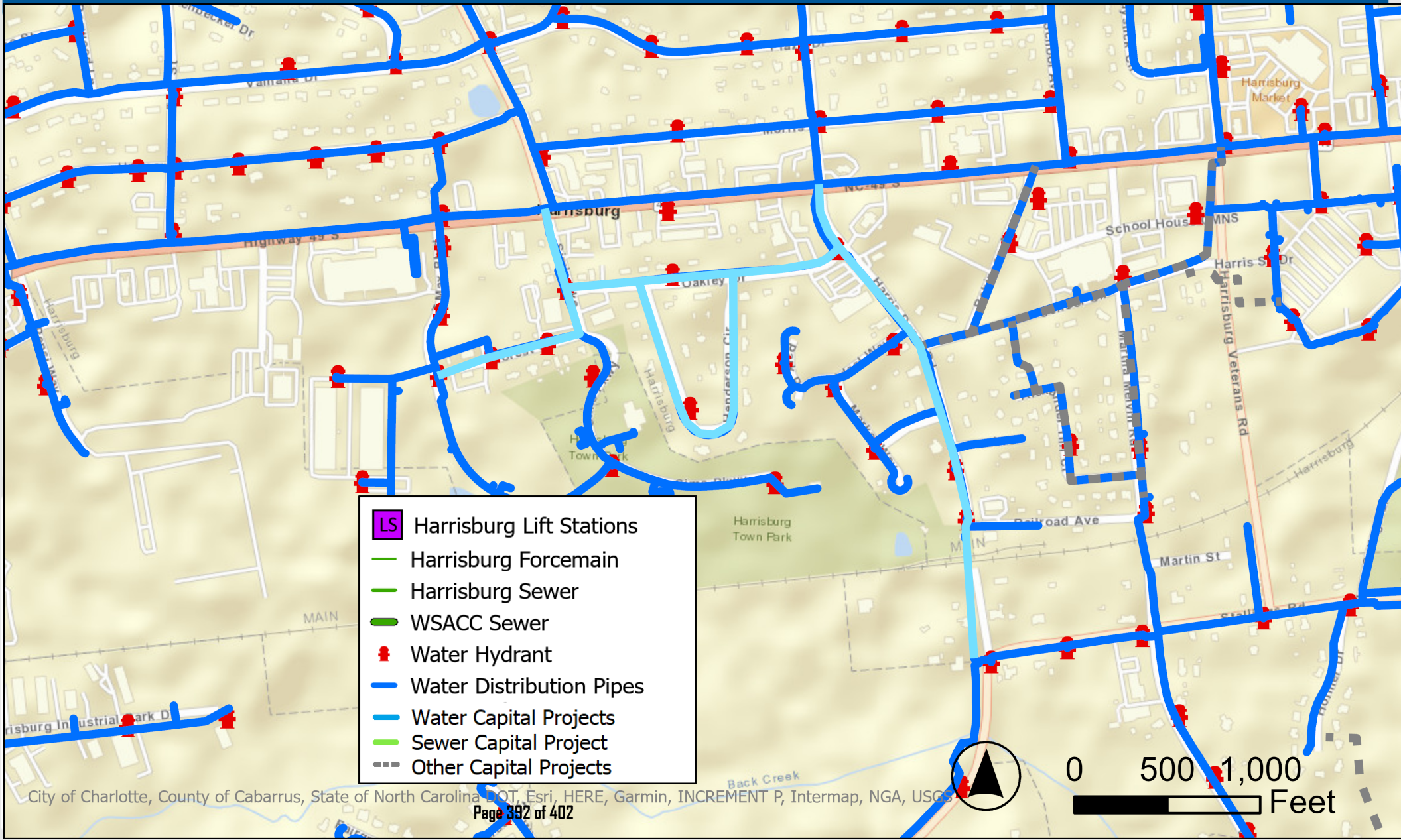
\$632.5K

Construction Cost

\$2.2M

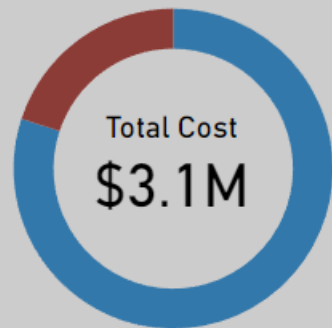


WP-18



Project

WP-19

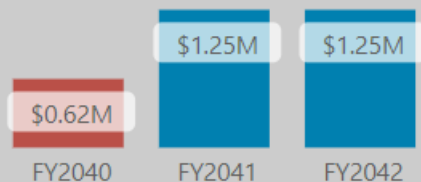


Planning Cost

\$620.9K

Construction Cost

\$2.5M



WP-19

Project Duration: FY2040 to FY2042 (3 Years)

Project Description

Hickory Ridge - Phase 2; 6,350 LF of 12-in Main

Project Benefit

The completion of this project allows for system growth in this area.

Scope

This is a legacy CIP project to install 6,350 LF of 12-in main from existing 12-in main near Grady Harris Rd down Hickory Ridge Rd to service new development.

Water Pipeline

Project Coordination

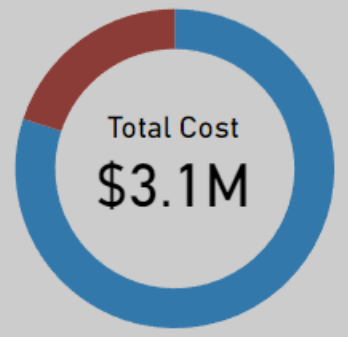
This project does not depend on the completion of other capital projects or have any major coordination needs. This project could be considered developer driven.

Project Trigger

This project is triggered by development, given that is is a developer driven project.

Project

WP-19

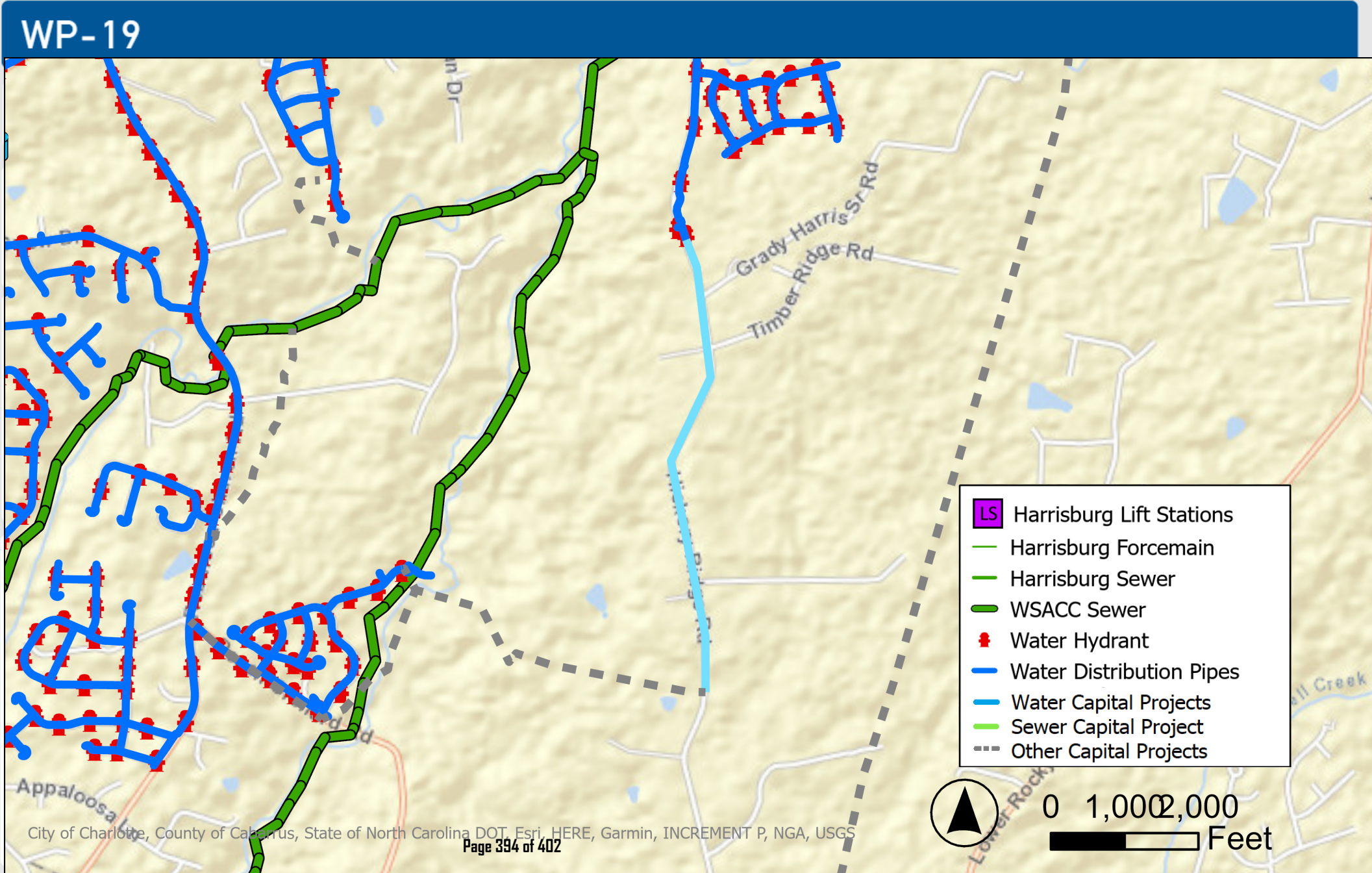
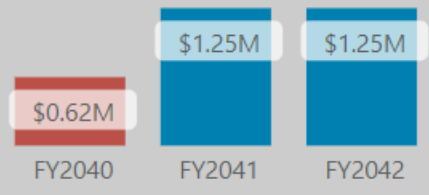


Planning Cost

\$620.9K

Construction Cost

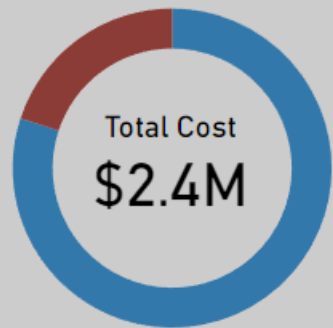
\$2.5M





Project

WP-20

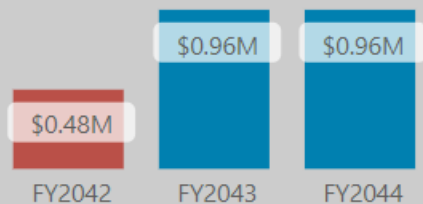


Planning Cost

\$479.1K

Construction Cost

\$1.9M



WP-20

Project Duration: FY2042 to FY2044 (3 Years)

Water Pipeline

Project Description

Hickory Ridge - Phase 3a; 4,900 LF of 12-in Main

Project Coordination

Need to complete WP-19 prior to this.

Project Benefit

The completion of this project allows for system growth and improves system reliability in this area.

Project Trigger

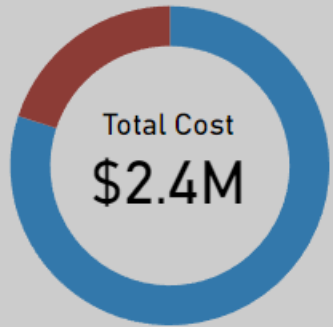
This project is triggered by development, given that is is a developer driven project.

Scope

This is a legacy CIP project to install 4,900 LF of 12-in main from the Phase 2 Hickory Ridge Rd main to the tie in with the existing 8-in main on Sunprince Dr. This will create a loop to tie-in the extended water main and add system reliability and improve capacity.

Project

WP-20

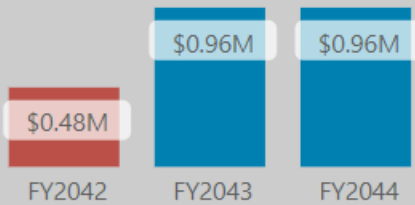


Planning Cost

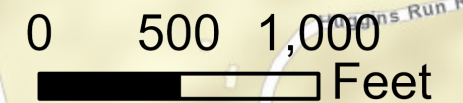
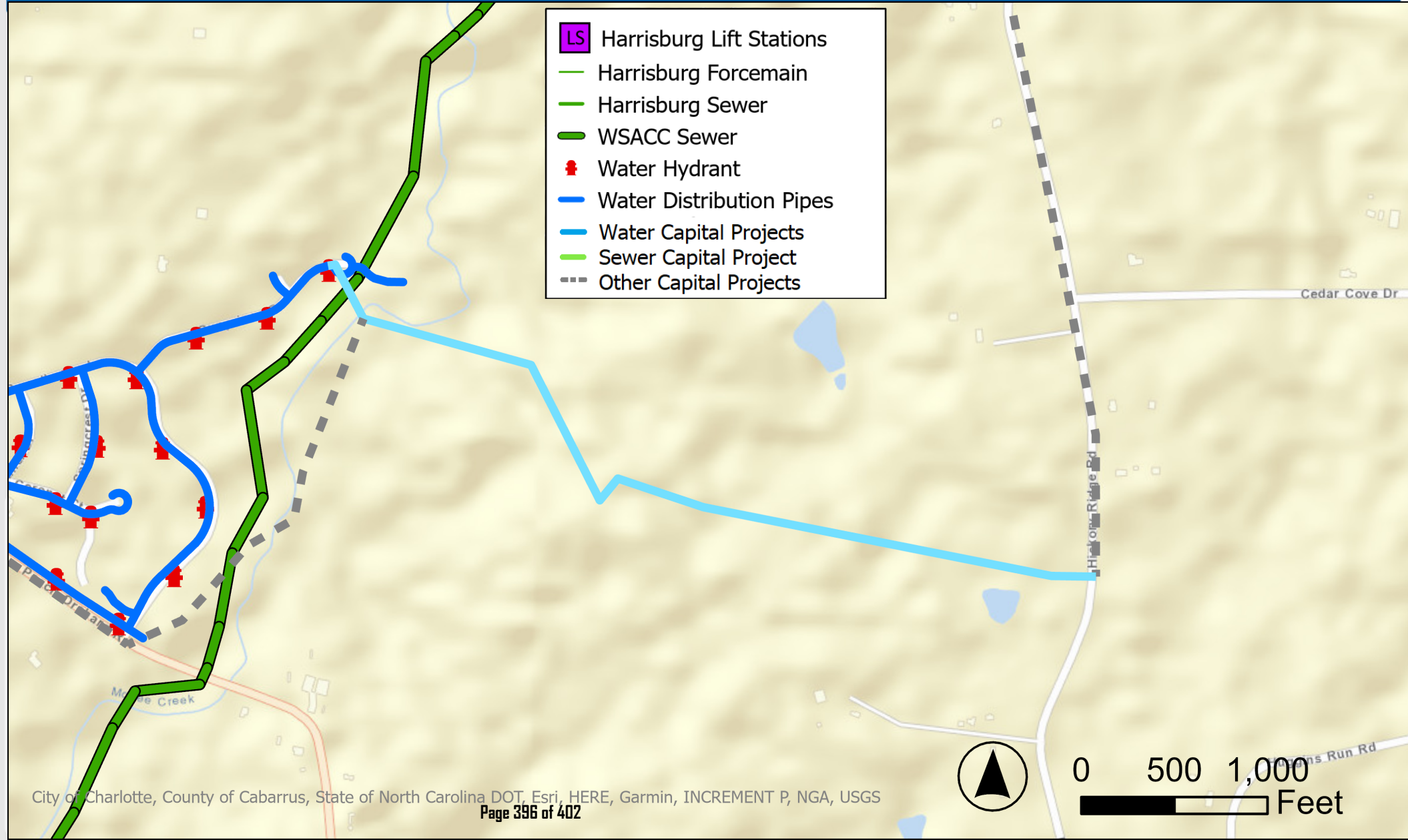
\$479.1K

Construction Cost

\$1.9M



WP-20



Project

WP-21

▼

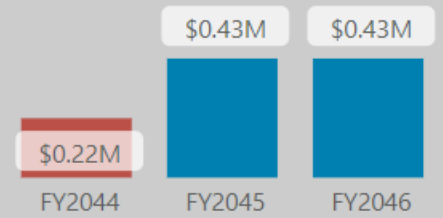


Planning Cost

\$215.1K

Construction Cost

\$863.7K



WP-21

Project Duration: **FY2044 to FY2046** (3 Years)

Water Pipeline

Project Description

Hickory Ridge - Phase 3b; 2,200 LF of 12-in Main

Project Coordination

Need to complete WP-19 and WP-20 prior to this.

Project Benefit

The completion of this project allows for system growth and would provide additional future capacity.

Project Trigger

This project is triggered by development, given that is is a developer driven project.

Scope

This is a legacy CIP project that will continue Phase 3a and install 2,200 LF of 12-in main to tie in to the 8-in main on Peach Orchard Rd. This will create a loop to tie-in the extended water main and add system reliability and improve capacity.

Project

WP-21

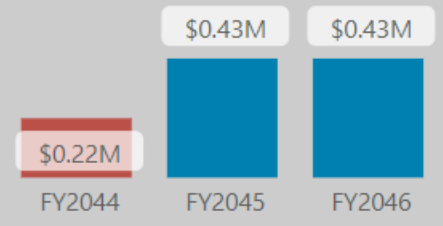


Planning Cost

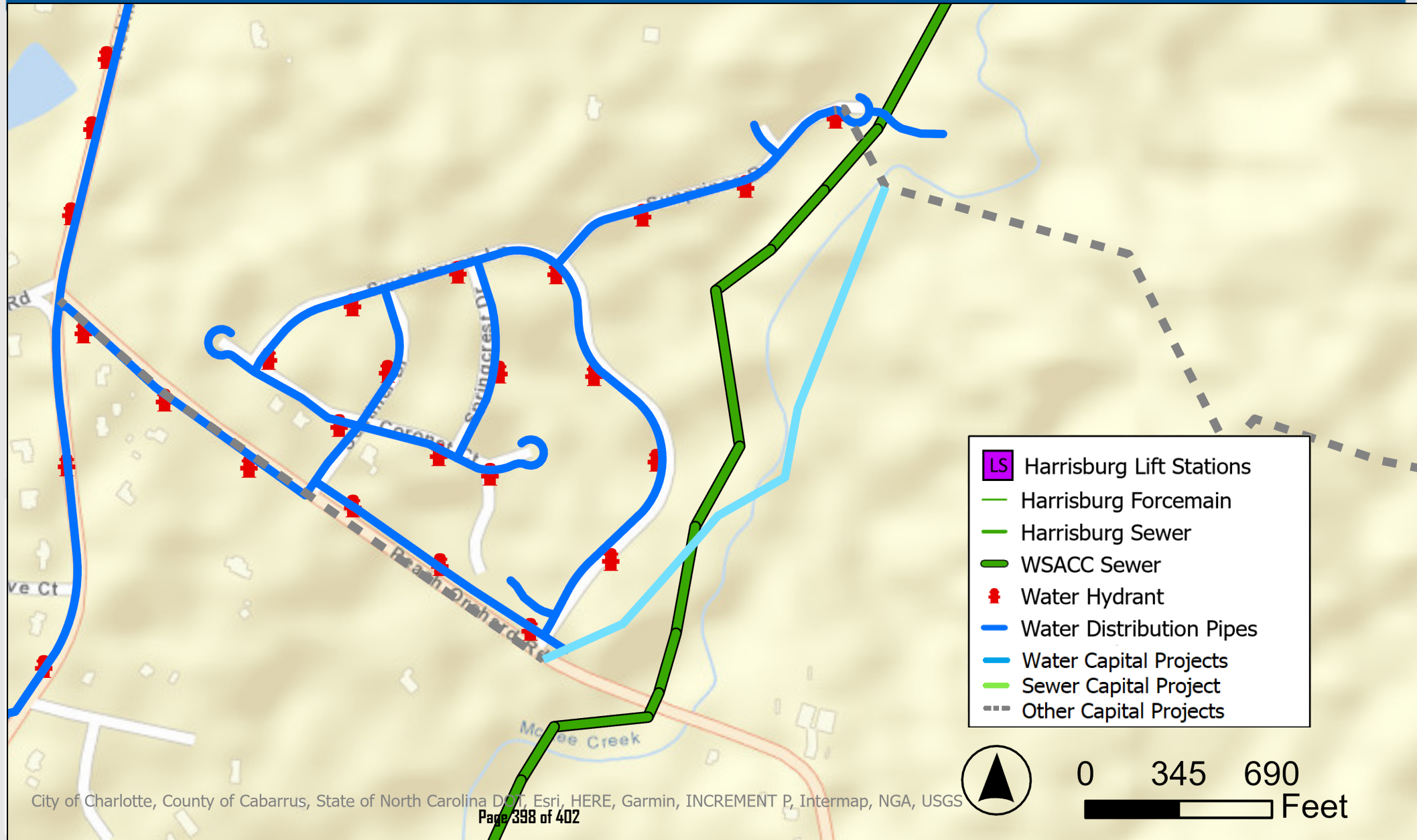
\$215.1K

Construction Cost

\$863.7K

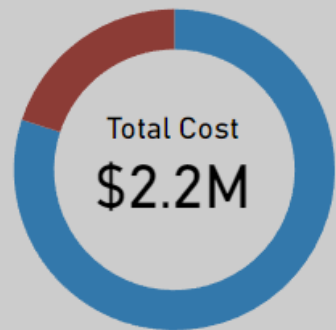


WP-21



Project

WP-22

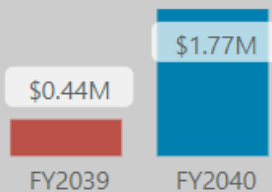


Planning Cost

\$440.1K

Construction Cost

\$1.8M



WP-22

Project Duration: FY2039 to FY2040 (2 Years)

Project Description

Hudspeth Rd Extension; 4,500 LF of 12-in Main

Project Benefit

The completion of this project allows for system growth.

Scope

This is a legacy CIP project to extend 4,500 LF of 12-in main from the 12-in main on Morehead Rd down Hudspeth Rd. The project will extend service to new development along Hudspeth Rd.

Water Pipeline

Project Coordination

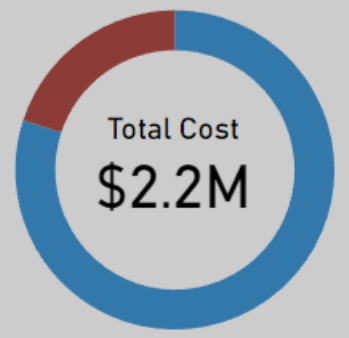
This project does not depend on the completion of other capital projects or have any major coordination needs.

Project Trigger

This project is triggered by development, given that it is a developer driven project.

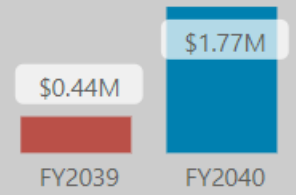
Project

WP-22

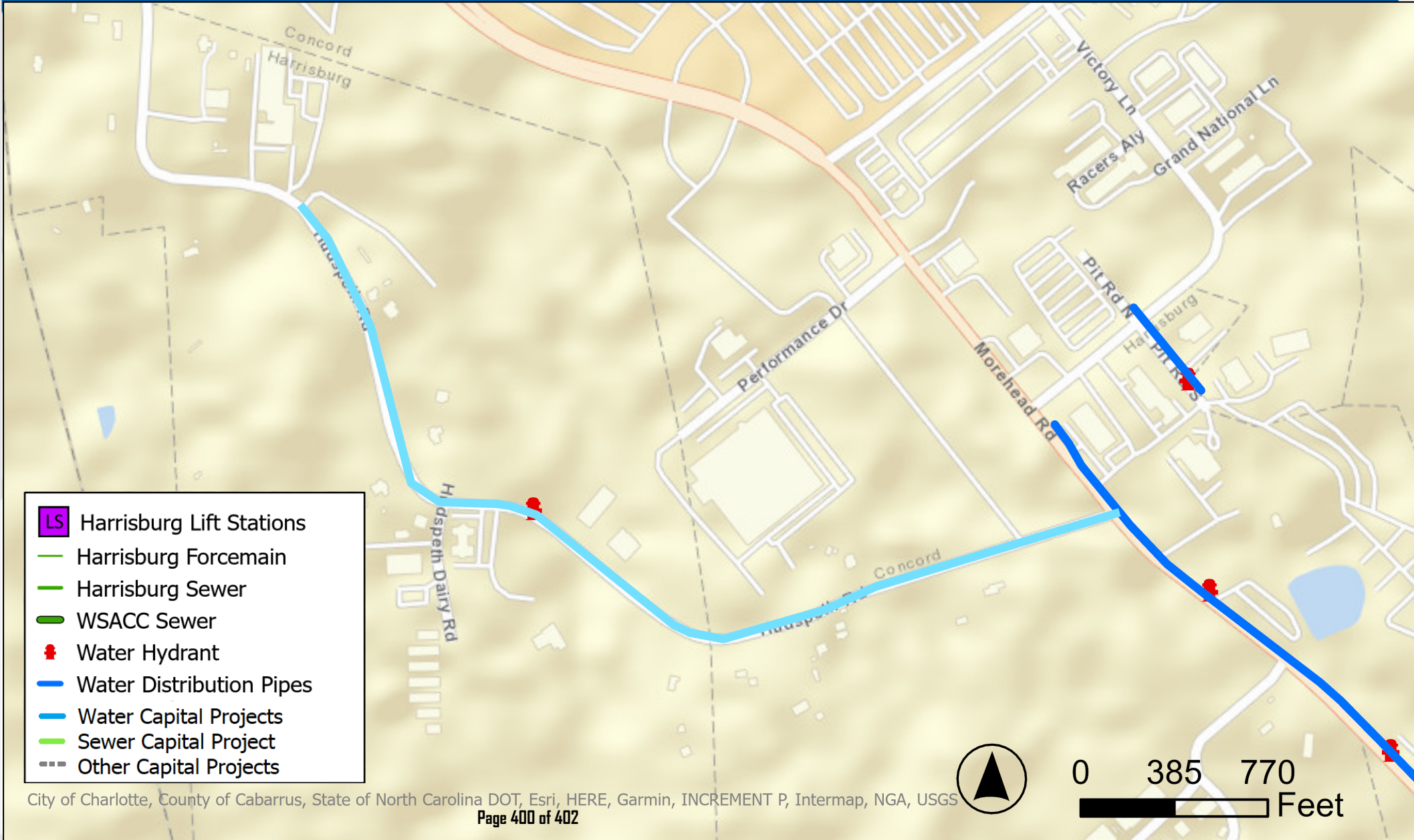


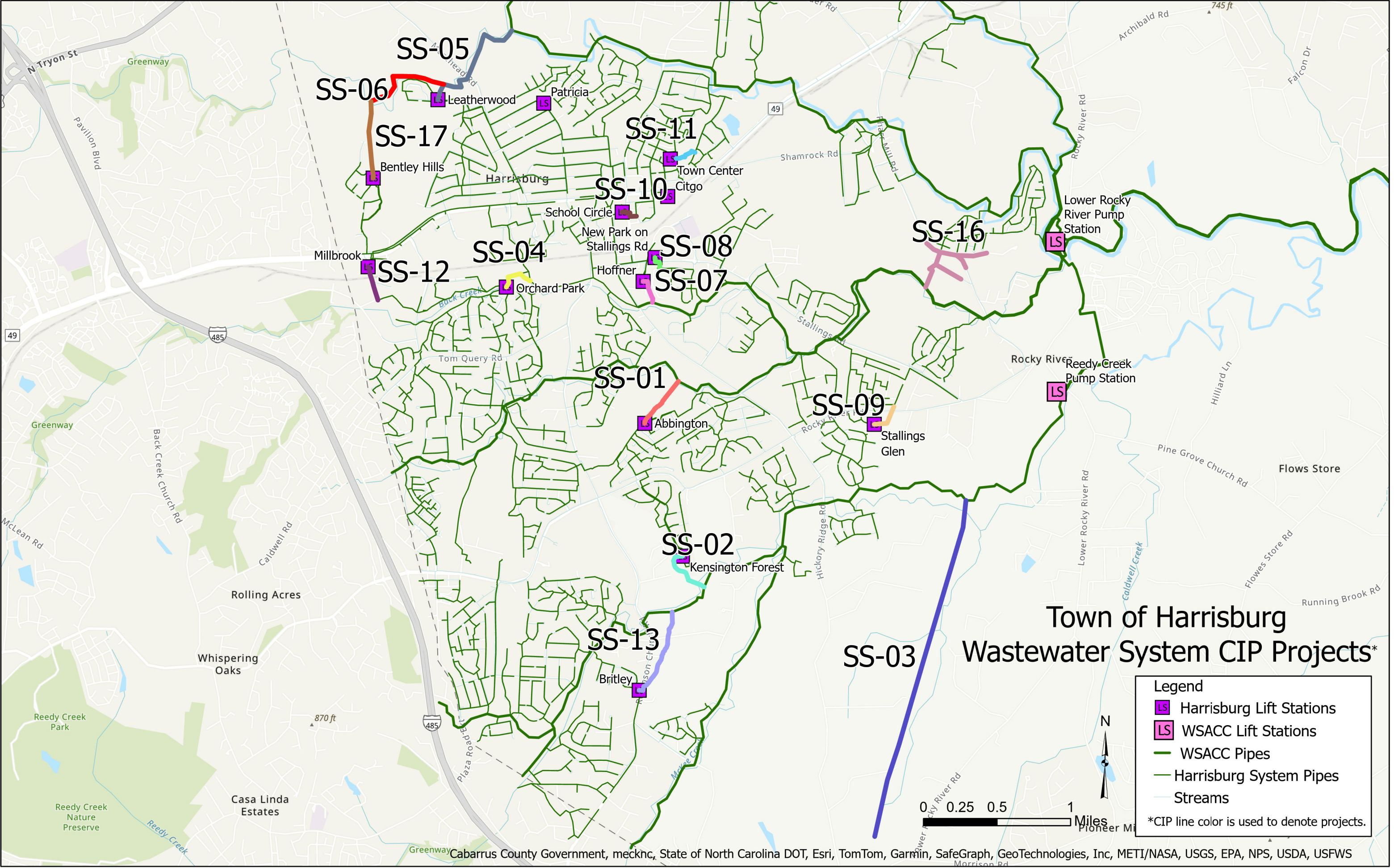
Planning Cost
\$440.1K

Construction Cost
\$1.8M



WP-22





Cabarrus County Government, mecknc, State of North Carolina DOT, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS