



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

**April 13, 2026
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
 - 1. Flag Ceremony - Girl Scout Troop #1584
- E. SPECIAL PRESENTATIONS
 - 1. Presentation of proposed plans for this year's Harrisburg July 4th Celebration
- 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 March 16, 2026, Town Council Meeting
- B. Consideration of FY2026 Budget Ordinance Amendment for Insurance Proceeds
- C. Consideration of Contract with Palmetto Amusements for the 2026 Harrisburg July 4th Celebration
- D. Consideration for the Acceptance of Utility Easements for the Morehead West Phase 1 Sanitary Sewer Project
- E. Consideration of Ratifying Contract Amendment with Creech & Associates for the Town Hall Conceptual Design

3. COMMUNICATIONS

- A. TOWN MANAGER REPORT
- B. STAFF REPORTS

1. Finance Report
2. Law Enforcement Report
3. Fire Department Report
4. Economic Development Report

C. MAYOR'S COMMENTS

D. COUNCIL COMMENTS

4. **PUBLIC HEARINGS**

5. **OLD BUSINESS**

- A. H-2026-01-Anx Peach Orchard Subdivision Annexation: Consider moving the public hearing for this petition to the May 11, 2026 Town Council Meeting

6. **NEW BUSINESS**

- A. Consideration of Change Order 2 with RK&K for Professional Design Services Contract for HL-0063 - Caldwell Road Extension

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 March 16, 2026, Town Council Meeting

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the March 16, 2026, Town Council meeting.

Description/Background:

Draft minutes of the March 16, 2026, Town Council meeting are presented for consideration.

Recommendation:

Approval

Fiscal Impact:

n/a

Attachments:

1. March 16 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, MARCH 16, 2026
6:00PM**

MINUTES

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Councilmembers Dr. Erin Banks, Mike Thevenin, Chris Faw, Altyn Cotell, Ron Smith, La'Trecia Glover, Lex Thomas.

1A.

CALL TO ORDER

Mayor Teague called the meeting to order.

1B.

AGENDA ADOPTION

MOTION:

Councilmember Glover made a motion to adopt the agenda as presented. Second was made by Councilmember Banks. **The motion passed 7-0.**

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

None

1F.

PUBLIC COMMENT

- Jim Fairchild, 8033 Stillhouse Lane, Harrisburg – spoke concerning connectivity in Harrisburg via greenways, trails and such. Hoping all the connectors get completed as quickly as possible. Also happy about the proposed kayak launch at the Pharr Mill Historic site.

- Rosa Culver Sims, 9445 Lleyton Drive, Harrisburg – expressed concerns about Councilmember Banks not being shown as Mayor Pro-Tem on nameplates, website, etc.
- Karen Powell, 5641 Berry Ridge, Harrisburg – Thanked Council, Ryan McDaniels and Tom Lesser for coming out and addressing the noise issue they were having in Orchard Park. It is now resolved and she appreciates the help they provided.
- Harikrishna Nagabandi, 10909 Greenvale Drive, Harrisburg – thanked Council for their service and their care for the residents of Harrisburg.
- Justin Lewter, Kannapolis – Chair of the Black Political Caucus of Cabarrus County – expressed concerns about Councilmember Banks not being shown as Mayor Pro-Tem publicly. Expect her to be treated with the same respect and authority as every other Council member. Need this issue to be put to rest and if not, they will be back to continue to express concerns.
- Reverend Roland Jordan, Concord – spoke to request a street in Harrisburg be named for Dr. Martin Luther King Jr.

2.

CONSENT AGENDA

- A. Consider the minutes of the February 9, 2026, Town Council Meeting
- B. Consideration of H-2026-01-Anx-Peach Orchard Subdivision: Certify the sufficiency of the annexation petition and call for public hearing to annex two properties, (PID#55150573720000 & 55152604280000) located at 0960 and 11011 Peach Orchard Road, into the Town of Harrisburg.
- C. Consideration of FY2026 Financial Audit Contract
- D. Consideration of Youth Council Grant Award and related FY2026 Budget Ordinance Amendment

MOTION:

Councilmember Thevenin made a motion to approve the Consent Agenda. Second was made by Councilmember Banks. **The motion passed 7-0.**

3A.

COMMUNICATIONS

TOWN MANAGER REPORT

- Will be speaking later in the meeting so will hold comments until then.

3B.

COMMUNICATIONS

STAFF REPORTS

1. Finance Director Brian Lee presented the Finance report.
2. Captain Sherry Nash presented the Law Enforcement report.

3. Fire Chief Bryan Dunn presented the Fire Department report.

3C.

COMMUNICATIONS

MAYOR'S COMMENTS

- Cabarrus Visitor's Bureau is in the process of working through a destination strategic plan for the county, in order to make sure we are maximizing our visitor dollars and supporting our local businesses.
- Several council members and staff attended the Chamber's legislative breakfast a couple of weeks ago. That was a great opportunity to hear from some of our state legislators as well as hear from several candidates that were running for office in the county.
- Hwy. 49 Improvement Plan meeting - had a great crowd of residents and businesses who came and gave us some great suggestions. Continuing to have those public engagement meetings for the entire Hwy. 49 process, so thank you to everyone who was involved with that.
- Pancake Day benefiting the Boys and Girls Club – that is happening this Thursday. Encourage everyone to attend. It is pretty spectacular and a signature event to support the Boys and Girls Club. It will be held at their location in Concord from 6:00am-7:00pm

3D.

COMMUNICATIONS

COUNCIL COMMENTS

Councilmember Banks

- Want to make clear my commitment to transparency, collaboration, and following established rules while addressing concerns about the Mayor Pro-Tem title not being reflected on the dais and website. Despite a unanimous council appointment in January, the decision not to display the title was made unilaterally and, in my opinion, conflicts with North Carolina statutes, the Harrisburg Charter, and council procedures, which require decisions to be made collectively. Want to reaffirm my dedication to serving in the role, supporting the mayor, and working collaboratively with the council, while urging resolution of the issue so the council can focus on serving the community with transparency and fairness.

Councilmember Smith

- MPO materials were sent to Council outlining upcoming road projects for Divisions 9 and 10, along with explanations of acronyms and a 20-year transportation plan. However, funding shortages may delay progress for the next 3–5 years. Union Cemetery Road reconstruction is fully funded and underway, though it is causing some traffic concerns. If there are any questions on any of those documents, please reach out.

- As far as the question asked about the Mayor Pro-Tem title, while the council did appoint a Mayor Pro-Tem, decisions about nameplates and the dais have traditionally been at the mayor's discretion, not governed by statute or the full council. The Mayor Pro-Tem role is limited and rarely used, and being a councilmember is the greater honor. Council decisions are made in the community's best interest—not based on politics or stereotypes—and would encourage addressing the placard issue directly with the mayor, as it is not a council matter.

Councilmember Glover

- Questioned the claim that nameplate decisions are solely the mayor's authority and asked for clarification on where that is stated. Wish to express support for recognizing the Mayor Pro-Tem title on the dais and website, noting it is an honor—especially for a top vote-getter—and should be displayed. Also concerned that changing long-standing practices without explanation creates confusion and invites questions about the motivation behind the change.

Councilmember Smith

- Was unaware of any discussions in the past about not appointing Ms. Glover Mayor Pro-Tem and am surprised by that claim. Does remember initial concerns this time about experience due to the mayor's health but ultimately question why the issue continues to be debated. Not sure if it is formally written, but my experience under multiple mayors is that decisions about the dais and related matters have traditionally been handled by the mayor.

Councilmember Banks

- Thanked Councilman Smith and Councilwoman Glover for their answers. Proud to serve this community. I do question the claim that the mayor has sole authority over the placard, as my research shows decisions should be made collectively by the council. I am confused about the sudden change in practice and reiterate that recognizing the title would not disrupt council operations. While I prefer to focus on broader community issues, I feel compelled to address this matter until it is resolved.

4A.

PUBLIC HEARING

None

5A.

OLD BUSINESS

None

6A.

NEW BUSINESS

Consideration of Contract with Kell Marketing to construct a Restroom/Shelter Facility at Holcomb Woods Athletic Complex and related Capital Project Ordinance Amendment. The Parks and Recreation Department has used Holcomb Woods Athletic Complex for youth and adult soccer as well as adult flag football since the Fall of 2021. During that time, we have had to use portable toilets as we currently do not have a restroom facility on site. The Holcomb Woods Athletic Complex welcomes over 30,000 participants and visitors per year and this new facility, featuring restrooms and a covered shelter, will help to provide a quality experience for our residents and guests for the foreseeable future.

Discussion was held concerning the siding and whether or not it should have stone around the bottom of the building like the ones at Harrisburg Park. It was determined that council would like to add additional funds in the contract to accommodate that.

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a motion to approve the contract with Kell Marketing for approximately \$260,000 to construct a restroom and shelter facility at Holcomb Woods Athletic Complex and the related budget amendments. Second was made by Councilmember Banks. **The motion passed 7-0.**

6B.

NEW BUSINESS

Consideration of Change Order 1 with Kimley Horn for Professional Design Services Contract for BL-0086 - Hickory Ridge Road Sidewalk. The Professional Services Contract for BL-0086 - Hickory Ridge Road Sidewalk with Kimley-Horn was approved on the March 2025 Town Council agenda in the amount of \$242,515, of which 80% is reimbursable as part of the grant award. The original scope and fees were based on certain design assumptions that all parties felt appropriate and reasonable based on the known conditions at the time. After completing field surveys and site investigations as part of the detailed design, along with review comments following initial submittals to NCDOT, it has been determined that additional design work and utility coordination not originally included in scope will be needed to advance the project design to a fully permitted set of construction plans.

Based on comments from the NCDOT review of the 30% plans and subsequent initial submittal of the 75% plans, the original design assumptions need to be adjusted, necessitating additional drainage design to avoid costly impacts to numerous Duke Energy utility poles as well as additional impacts to private property. The change order is not strictly based on NCDOT

comments alone. As previously mentioned, field studies and site surveys in support of the detailed design work have also identified the need for additional engineering to mitigate conflicts with existing waterlines and the proposed pedestrian bridge abutment foundation, as well as the need for additional private utility coordination with Duke Energy associated with relocating utility poles near the bridge that will not be able to be avoided as originally assumed. This change order is proposed to account for these additional services to be added to the contract. Staff will continue to work closely with the consultant to value engineer solutions with the aim of staying within the total project budget.

NCDOT has reviewed and approved the scope and fees for this change order and confirmed the \$29,600 is eligible for 80% reimbursement as part of the federal grant. The Town's 20% share totals approximately \$5,920.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve Change Order 1 in relation to the existing Professional Design Services Contract for BL-0086 Hickory Ridge Road Sidewalk in an amount not to exceed \$29,600. Second was made by Councilmember Faw. **The motion passed 7-0.**

6C.

NEW BUSINESS

Consideration of Contract with Lumin Strategies for Legislative Advocacy and Education.

Lumin Strategies is a legislative advocacy and education firm that will provide the Town with both a legislative partner and an external facilitator to develop, communicate, and advocate for a unified legislative agenda; and extend beyond legislative advocacy and add structured communication and community education support, helping the Town build public understanding and engagement around local and state issues. Among many other tasks and benefits of working with this group are the following key areas of service:

- Facilitate a legislative agenda workshop with the management team, Town Council, and/or department heads to prioritize and refine advocacy goals.
- Develop and update a biennial legislative agenda and coordinate strategic legislative meetings.
- Track and analyze state and federal legislation affecting municipalities.
- Provide weekly legislative updates during session with summaries, analysis, and recommended actions.
- Develop and maintain a custom legislative tracker for staff reference.
- Draft talking points, letters, and emails for the Town Manager, Staff, Mayor, or Council.
- Advise on advocacy timing and messaging, including when and how to engage legislators.

- Represent the Town in conversations with legislators, agency staff, and partner organizations to further the policy priorities of the town, as well as advocate for state appropriations and local project funding.
- Draft or review bill language and, when appropriate, coordinate with legislative drafting staff through a sponsoring legislator.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to approve the two-year contract with Lumin Strategies for \$66,000 per year for legislative advocacy and education services. **Second was made by Councilmember Thevenin. The motion passed 7-0.**

6D.

NEW BUSINESS

Consideration of a Resolution to appoint a Deputy Finance Officer. Brian Lee was appointed as the Finance Officer for the Town in June 2018, with Lee Connor and Rob Donham serving as additional-named Finance Officers over the past few years. The Deputy Finance Officer serves in the Finance Officer's stead for the purposes of preauditing contracts, agreements, and purchase orders, and signing checks, drafts, electronic payments, and transfers. The Town must maintain a primary Finance Officer and one or more backup officers that are permitted to perform these limited duties, which are prescribed by State law to be performed by a duly appointed Officer of the Town. It will benefit Town Management and overall Town operations and efficiency to have this backup function at the Assistant Finance Director level. Maggie Peduto has served in the Assistant Finance Director role for the past year and has been with the Town for nearly five years in total. Maggie received her Certified Local Government Finance Officer designation in 2025 and has demonstrated that she has the skills, knowledge, and experience to carry out the duties entrusted to her with this appointment.

MOTION:

Councilmember Faw made a motion to adopt the resolution to appoint Margaret Peduto as Deputy Finance Officer, with duties as prescribed by law. **Second was made by Councilmember Banks. The motion passed 7-0.**

7.

ACTION ITEMS

- Holcomb Woods restroom facility siding change
- Rob to send out statutes for mayor's authority

8. CLOSED SESSION

None

9.

ADJOURNMENT

MOTION:

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

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2026 Budget Ordinance Amendment for Insurance Proceeds

Presenting Personnel:

Brian Lee, Assistant Town Manager/Finance Director

Suggested Motion or Action:

Motion to approve the FY2026 Budget Ordinance Amendment for the recognition and allocation of insurance proceeds totaling \$69,000.

Description/Background:

1) Fire Department

On Friday, February 13, 2026, truck FD202 2022 Spartan Ladder incurred body damage on the passenger side, totaling approximately \$50,000. The amount eligible for insurance reimbursement is \$49,000 due to the Town's \$1,000 insurance deductible on property losses.

2) Parks & Recreation

a) Corn Crib - Harris Depot Park

On Saturday, February 7, 2026, a large tree was uprooted by the wind and fell onto the corn crib structure located at Harris Depot Park. The tree damaged the roof and some siding as well as a part of the walking track where the root ball of the tree was located. An insurance claim was submitted for repair work, and payment was made to the Town in the approximate amount of \$14,500. The amount eligible for insurance reimbursement is \$13,500 due to the Town's \$1,000 insurance deductible on property losses.

b) Truck #5002 2014 Ford F250

On Friday, September 19, 2025, truck #5002, within the Parks and Recreation fleet, incurred front-end damage totaling approximately \$5,000. The amount eligible for insurance reimbursement is \$4,500 due to the Town's \$500 insurance deductible on auto losses.

Recommendation:

Staff recommends approval of the FY2026 Budget Ordinance Amendment for the recognition and allocation of insurance proceeds to cover the cost of the three insurance claims totaling \$69,000.

Fiscal Impact:

1) Fire Department:

There is limited net fiscal impact to the Town as a result of receiving \$49,000 in insurance proceeds, however, the Town will pay its \$1,000 deductible on the property loss, being funded with GF Contingency.

Maintenance and Repairs — Vehicles and Insurance Proceeds line items will increase by \$50,000 and \$49,000, respectively.

2) Parks & Recreation:

There is limited net fiscal impact to the Town as a result of receiving \$18,000 in insurance proceeds, however, the Town will pay its \$500 deductible on the vehicle and its \$1,000 deductible on covered property losses, totaling \$1,500, being

funded with GF Contingency.

Maintenance and Repairs — Buildings & Grounds, Maintenance and Repairs — Vehicles, and Insurance Proceeds line items will increase by \$14,500, \$5,000, and \$18,000, respectively.

The balance of contingency funds for the remainder of the fiscal year, after this use of \$2,500, will be \$696,500.

Attachments:

1. Amendment - GF - Insurance Proceeds 04132026



**AN ORDINANCE AMENDING THE 2025-2026 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, 2026:

Section 1. Amend the General Fund to account for insurance proceeds related to losses incurred in the Fire Department and Parks & Recreation.

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

Increase line item 100-2100-54303 M/R – Vehicles	\$ 50,000
Increase line item 100-5000-54300 M/R – Buildings and Grounds	\$ 14,500
Increase line item 100-5000-54303 M/R – Vehicles	\$ 5,000
Decrease line item 100-8750-59500 Contingency	\$ 2,500

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

Increase line item 100-49121 Insurance Proceeds	\$ 67,000
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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 13th day of April, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract with Palmetto Amusements for the 2026 Harrisburg July 4th Celebration

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve the Contract with Palmetto Amusements for \$131,539 to provide amusements for the Harrisburg July 4th Celebration for July 3rd and 4th, 2026.

Description/Background:

Palmetto Amusements has provided amusements for the Annual July 4th Celebration for many years. This year a total of 19 rides has been proposed for the July 4th Celebration for a total of \$131,539. Due to reduced availability from our vendor and a targeted approach to adjust the numbers of rides to help with crowd size, this is a decrease from last year's 27 rides and contract cost of approximately \$165,000. The rides proposed are for individuals of all ages, from small children to adults. Palmetto Amusements will also provide the staffing, permitting, and power for the amusements.

Recommendation:

Staff recommends approving the contract for \$131,539 with Palmetto Amusements for the rides for the 2026 Harrisburg July 4th Celebration.

Fiscal Impact:

The cost of the amusements for this year's July 4th Celebration is proposed at \$131,539. This is within the event's overall budget and historically is offset by wristband/ticket sales and sponsorships for the event.

Attachments:

1. Contract and Proposal Combined - 3.30.26



Contract Agreement

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

1. **SUPPLIER** agrees to provide equipment, etc. as listed in paragraph 3 below for the **BOOKING PARTY’S** event date of **3 July 2026** operational times of **4:00 pm-10:00 pm** and **4 July 2026** operational times of **4:00 pm-11:00 pm** . **SUPPLIER** will service the event date rain or shine but reserves the right to cease operation of amusement devices during inclement weather to ensure the safety of the children and the general public. **SUPPLIER** will then resume operations as weather permits during the above scheduled hours.
2. **SUPPLIER** agrees to provide:
 - a. Equipment: **See Addendum A.**
 - b. Supplier will also supply all staffing for the mechanical attractions. Suppliers also will also be responsible for state amusement ride inspection. Please be advised that Palmetto Amusements reserves the right to manipulate/rotate equipment in the event that a piece of equipment is not available due to a mechanical/safety issue.
3. **BOOKING PARTY** agrees to provide:
 - a. Access to the set up site **5 days** prior to the event if needed. Removal of equipment will be concluded no later than 5 days post event date.
 - b. Site preparation to include but not limited to: Level surface, identification and marking of any and all hazards/underground utilities/water lines. Lighting of the general area is also the responsibility of the booking party for the safety of the patrons.
 - c. In the event of an inclement weather booking party is responsible for damage to the site during extraction of equipment.
 - d. Security during operational and non-operational hours.
4. **FINANCIAL TERMS:** The total amount for the items listed in paragraph 3 above is: **\$131,539.00.** **SUPPLIER** must receive this signed document and a 50% deposit in the amount of **\$65,769.50** by 1 May 2026, in order for the event date above and the equipment to be guaranteed. The final balance will be due ten (10) business days post event date listed in **Paragraph 2** in the amount of **\$65,769.50.**
 - a. Contract & Deposit Due Date : **1 May 2026**
 - b. Balance Due Date : **10 July 2026**
5. **CANCELLATION POLICY:** The deposit is non-refundable. If **BOOKING PARTY** wishes to reschedule the event for inclement weather all financial agreements expected are still due. However, the event can be rescheduled **within 6 months** of the event date, minimal fees may be incurred due to unrecoverable expenses but a decision to reschedule must be made **72 hours** in advance of the event set up.. Should the **BOOKING PARTY** decide to cancel this agreement, see cancellation fee below:

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



Contract Agreement

Addendum A.

1	Expo Ferris Wheel with LED Center	\$16,000.00
2	Barrel of Pirates	\$4800.00
3	Carousel	\$8500.00
4	Flying Saucer	\$5400.00
5	Glass House	\$5400.00
6	Helicopter	\$5400.00
7	Kids Town Fun House	\$5400.00
8	Loop O Plane	\$6900.00
9	Mini Pirate Ship	\$5400.00
10	Rio Grande Western Train	\$5400.00
11	Rock O Plane	\$7895.00
12	Sizzler	\$7500.00
13	Spin Master	\$4800.00
14	Spinner	\$5400.00
15	Wayout Swing	\$5400.00
16	Tractor Farm Ride	\$5400.00
17	Wally's Great Adventure	\$5400.00
18	110 Ft 3 Lane Fun Slide	\$7895.00
19	Berry Go Round	\$6400.00
20	Power	\$6849.00
	Subtotal	\$131,539.00

6. ACCEPTANCE OF THIS CONTRACT BY BOOKING PARTY

Supplier Authorized Signature: Christy Boscaglia Date: 27 March 2026
 Electronic Signature

Booking Party Authorized Signature: _____ Date: _____
 Authorized Representative



PALMETTO AMUSEMENTS

info@PalmettoAmusements.com

990 Bonhomme Richard Road
Lexington, SC 29072

803-358-9476 office
866-716-5138 fax

27 March 2026

Original Proposal

Event Date	July 3 & 4 2026	Event Contact	Shawn Marble
Event Time	4-10 pm & 4-11 pm	Contact Email	smarble@harrisburgnc.org
Event Location	Harrisburg NC	Contact Phone	704-455-7275

Suggested Attractions and Services

1. Gondola Ferris Wheel- standing a whopping 67 ft tall, this piece sets the tone for every event! Gondola Ferris Wheel can seat a family of 4 together and It also has the capability of loading two gondolas simultaneously which increases the hourly passenger capacity to around 300 riders. The average 40 passenger turnover is around 8 minutes. LIVE CAM brings life to the event with the 8 ft LED Screen that showcases logos, sponsors or feature peeps in the crowd!





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2. Barrels of Pirates: Go for a spin on the high seas in our Barrels! Each barrel is controlled by their riders spin as fast or as slow as you like!



3. Carousel: Seating 20 at one time, this classic family attraction is surely to dazzle spectators as well as riders! Spectacular addition to any event that the whole family can enjoy!





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4. Flying Saucer- Who doesn't want to be the captain of their own spaceship? Perfect ride for the kids in the crowd!



5. Glass House: 2 Story Glass House So much fun to watch! Confusion, silliness, and challenge all wrapped into one! End the fun with a fun whacky slide! Perfect for all ages!





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6. Helicopter: Calling all Pilots! Great capacity and mom and dad can jump in and fly their very own helicopter! Perfect family attraction, and easy turn over, so it keeps the lines moving!



7. Fun House: A fun house filled with a variety of activities! Ball pits, rope ladders, two-story slides and more! A perfect attraction to keep your visitors busy and engaged!





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8. Loop O Plane: Seating 8 at one time, this attraction flips completely upside down and then completely changes directions. Some call it the "Bullet." Beautifully restored and a great addition to any amusement line up!



9. Mini Pirate Ship- sail across the seas in an adventure built for all ages!





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10. Rio Grande Train Ride: Seating for 16 on this kiddie ride. This ride is perfect for the little guys. We have two different themed options- the Rio Grande Western Themed or Wally's Great Adventure.



11. Rock O Plane: A fantastic thrill ride with an amazing LED light package standing 50 feet in the air. Looks like a Ferris wheel but offers an awesome thrill. Seats 24 at one time!





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12. Sizzler: A major attraction that seats up to 36 at one time! Riders experience the illusion of crashing into other cars while being suspended and spinning in their own cars. Loads of fun and excitement!



13. Spin Master: Guests walk amongst the stars and may encounter some strange beings in our Spin Master! 🛸👽🚀 Ready to take your event to infinity and beyond!!





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14. Spinner: Spin your way into some serious fun! This is a perfect family ride or can easily go much faster for the bigger kids or thrill seekers!



15. Wayout Swing: Seating 20 at one time, this is the most popular ride! Perfect for the whole family! We put this one in kiddie land for everyone to enjoy! High capacity and turnover.





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16. Tractor Fun: Hop on board your very own tractor and head to the fields for a fun ride.



17. Wally's Great Adventure Ride: Seating for 16 on this kiddie ride. This ride is perfect for the little guys. We have two different themed options- the Rio Grande Western Themed or Wally's Great Adventure.





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18. Fun Slide: 3 lanes of awesome fun the whole family can enjoy! No skill involved, moves crowds quickly and attracts patrons from afar!



19. Berry Go Round: This family attraction seats 24. The bright red strawberries add lots of color to any venue, serving all ages!





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A La Carte Pricing

1	Expo Ferris Wheel with LED Center	\$16,000.00
2	Barrel of Pirates	\$4800.00
3	Carousel	\$8500.00
4	Flying Saucer	\$5400.00
5	Glass House	\$5400.00
6	Helicopter	\$5400.00
7	Kids Town Fun House	\$5400.00
8	Loop O Plane	\$6900.00
9	Mini Pirate Ship	\$5400.00
10	Rio Grande Western Train	\$5400.00
11	Rock O Plane	\$7895.00
12	Sizzler	\$7500.00
13	Spin Master	\$4800.00
14	Spinner	\$5400.00
15	Wayout Swing	\$5400.00
16	Tractor Farm Ride	\$5400.00
17	Wally's Great Adventure	\$5400.00
18	110 Ft 3 Lane Fun Slide	\$7895.00
19	Berry Go Round	\$6400.00
20	Power	\$6849.00
	Subtotal	\$131,539.00



PALMETTO AMUSEMENTS

info@PalmettoAmusements.com

990 Bonhomme Richard Road
Lexington, SC 29072

803-358-9476 office
866-716-5138 fax

Final Thoughts

Our guiding principle is to foster an environment that prioritizes both family fun and safety. As event planners, we understand the many responsibilities you handle, and our goal is to create a "safe zone" that aligns with the overall tone and theme of your event—so you don't have to worry about a thing.

We aim to enhance the safety, comfort, and enjoyment of everyone in our area. Our team is dedicated to providing a visually engaging experience, which not only supports the atmosphere of your event but also ensures high levels of engagement with our staff, who are trained to be attentive, professional, and enthusiastic.

In addition, we focus on providing entertainment that enhances the overall experience for your patrons. By offering high-capacity, easy turnover attractions, we help reduce wait times, keeping your guests entertained and satisfied.

It is our mission to seamlessly integrate into your event, making it a true success. We are here to take the burden off your team by ensuring everything runs smoothly and hassle-free. Please consider this proposal a starting point, based on our years of experience and attention to detail. We are fully open to adjustments based on your specific preferences or ideas.

We want to emphasize that our proposals are flexible. You are welcome to mix and match the suggestions to best suit your group's unique needs. If there are particular items you wish to exclude, feel free to let us know.

In conclusion, thank you in advance for the opportunity. We are excited to showcase our ideas, answer any questions, and explain our vision further, should you need clarification. We look forward to collaborating with you to create an unforgettable event.

Christy Boscaglia

Christy Boscaglia
Palmetto Amusements
The Family Fun Specialists!
(803)358-9476 office
(803)361-9615 Direct
(866)716-5138 Fax
christy@palmettoamusements.com
www.palmettoamusements.com



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration for the Acceptance of Utility Easements for the Morehead West Phase 1 Sanitary Sewer Project

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve the acceptance of utility easements on the property located at 5919 Morehead Road.

Description/Background:

The Morehead West Sanitary Sewer Project is a capital improvement project that the Town has been working on for several years. Phase 1 of this project includes a new sanitary sewer line extension from the existing Water and Sewer Authority of Cabarrus County Sanitary Sewer trunk line located behind the BFI/Republic landfill located on Pitts School Road. This project will not only serve the Morehead West development area but will also remove an aging pump station owned and maintained by the Town from our system. The removal of these stations has been an ongoing effort by the Town for several years to increase the reliability of the infrastructure in the area, drastically reduce the possibility of overflows, and eliminate a maintenance-heavy pump station from the Town's system. These easements represent the majority of the project area and are a critical component to allow staff to move forward with construction bidding.

Recommendation:

Staff recommends acceptance of utility easements on the property located at 5919 Morehead Road.

Fiscal Impact:

The easements were donated by the property owner, so there were no taxpayer funds expended. Town staff are obligated to maintain the existing infrastructure and any additional infrastructure installed during this project.

Attachments:

1. Executed Permanent Easement

Mail to:
Town of Harrisburg
Post Office Box 100
Harrisburg, NC 28075

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

RIGHT OF WAY AND
UTILITY EASEMENT

THIS RIGHT OF WAY and UTILITY EASEMENT (THIS “**Easement**”) is made and entered into this 2nd day of April, 2026, by and between **MOREHEAD DEVELOPERS, LLC** (“GRANTOR”) and the TOWN OF HARRISBURG, North Carolina, a body politic and political subdivision of the State of North Carolina, (the “TOWN”).

WHEREAS, GRANTOR owns that certain real property described in Deed Book 16765, Page 129 of the Cabarrus County Registry (“Grantor’s Property”); and

WHEREAS, TOWN desires to operate and maintain the Sewer Facilities (defined below).

FOR AND IN CONSIDERATION of one dollar (\$1) and other good and valuable consideration in hand paid by TOWN to GRANTOR, the receipt of which is hereby acknowledged, GRANTOR does hereby give, grant and convey to TOWN, its successors and assigns, a perpetual Right of Way and Easement **NINETY-SEVEN THOUSAND SEVEN HUNDRED FORTY EIGHT square feet (97,748 SF)** across the Grantor’s shown in a map drawn by **DAVID L. HAYWOOD, JR.** and attached as Exhibit A hereto (the “Easement Area”)

This Easement permits the Town, at its sole cost and expense, to go in and upon the Easement Area solely to maintain, inspect, repair, alter and operate in, upon and through the Easement Area sanitary sewer facilities, including all necessary ditches, pipes and/or appurtenances (collectively, the “Sewer Facilities”), together with the right of ingress, egress and regress, and the right of entry upon the Easement Area necessary to complete the Project and, to the extent necessary for ingress, egress and regress to the Easement Area, the roads existing from time-to-time on Grantor’s Property, and together with the right to clear obstructions that may, in the opinion of the TOWN, endanger or interfere with the proper maintenance and operation of the Sewer Facilities. TOWN’S removal of trees will not add or subtract from any future development landscaping requirements.

TO HAVE AND TO HOLD the aforesaid Right of Way and Easement unto the TOWN, its successors and assigns forever.

THE GRANTOR, for GRANTOR and GRANTOR'S heirs, successors and assigns, covenants with the TOWN, its successors and assigns, (a) that GRANTOR is seized of Grantor's Property in fee simple, (b) that Grantor's Property is free from all encumbrances, excluding matters of record and matters that would be disclosed by a complete and accurate physical inspection and survey of Grantor's property, (c) that GRANTOR has good right and lawful authority to enter into this easement; and (d) that GRANTOR will warrant and defend title to Grantor's Property, subject to such matters, unto the TOWN, its successors and assigns, against the lawful claims of all persons arising by or through GRANTOR. GRANTOR expressly disclaims any warranty regarding the physical condition of Grantor's Property or use of the same for the Project.

Subject to the terms of a commercially reasonable greenway easement to be executed by and between GRANTOR and TOWN, GRANTOR further agrees to grant and convey to TOWN the right to construct, maintain and operate in, upon and through the Easement Area a greenway, including all necessary appurtenances, together with the right at all times of ingress, egress and regress, and the right of entry upon the Easement Area for the purposes of inspecting such facilities, making repairs or alterations, and/or clearing obstructions that may, in the opinion of the TOWN, endanger or interfere with the proper maintenance and operation of the same (the "Greenway Easement"). Such future construction shall satisfy site plan requirements related to greenway installation as described by the latest edition of the Town of Harrisburg's Comprehensive Recreation Master Plan. For the avoidance of doubt, the Greenway Easement is not granted hereby, and the granting and terms thereof shall be set forth in a separate agreement between GRANTOR AND TOWN.

GRANTOR hereby retains all rights of use of Grantor's Property. Further, GRANTOR may use and modify the Easement Area as desired by GRANTOR, including, without limitation, the right (but not obligation) to landscape the Easement Area and install utilities, stormwater facilities and other items in and through the Easement Area; provided, that such use and modifications do not materially interfere with TOWN'S rights hereunder and provided that any underground installations shall be subject to TOWN'S issuance of an encroachment permit, which shall not be unreasonably withheld, conditioned or delayed.

TOWN, at its sole cost and expense, shall maintain the Easement Area in a safe and commercially reasonable condition, including, without limitation, mowing the Easement Area at least two times per year to maintain access through the Easement Area. Town shall promptly restore any disturbed areas on Grantor's Property resulting from TOWN'S actions to substantially their condition as existed prior to such construction, including, as applicable, re-seeding, removal of construction debris, silt fences, and unsuitable materials and general clean-up. TOWN shall undertake any activity under this Easement in a manner that reasonably minimizes disruption to Grantor's Property and in a manner that ensures positive drainage across the Easement Area. All contractors performing work on behalf of TOWN shall be fully licensed and insured.

GRANTOR shall have no liability whatsoever with respect to the Project. At the time of development of Grantor's Property, Grantor shall have the right to connect to the Sewer Facilities in accordance with applicable law.

If any action, suit, arbitration, or other proceeding is instituted by any Party with respect to this Easement, the prevailing party shall be reimbursed by the other Party for all of its costs and expenses, including, without limitation, reasonable attorneys' fees, incurred in each such action, suit, arbitration, or other proceeding.

This Easement may be executed in several counterparts, each of which shall be deemed to be an original copy and all of which together shall constitute one agreement.

IN WITNESS, GRANTOR has executed and sealed this document on the day and year first written.

GRANTOR:

MOREHEAD DEVELOPERS, LLC

BY: *Kranthi*
NAME: Kranthi Aella
TITLE: Manager

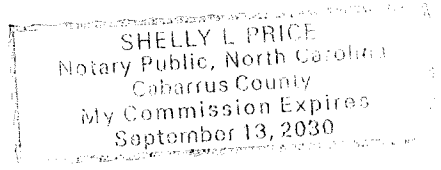
STATE OF Cabarrus NC

COUNTY OF Cabarrus

I, a Notary Public of the County and State aforesaid, certify that Kranthi Aella personally appeared before me this day and acknowledged the due execution of the Easement Agreement.

Witness my hand and official stamp or seal, this 2nd day of April, 2024.

Shelly L Price
Notary Public
My Commission expires: 9-13-2030

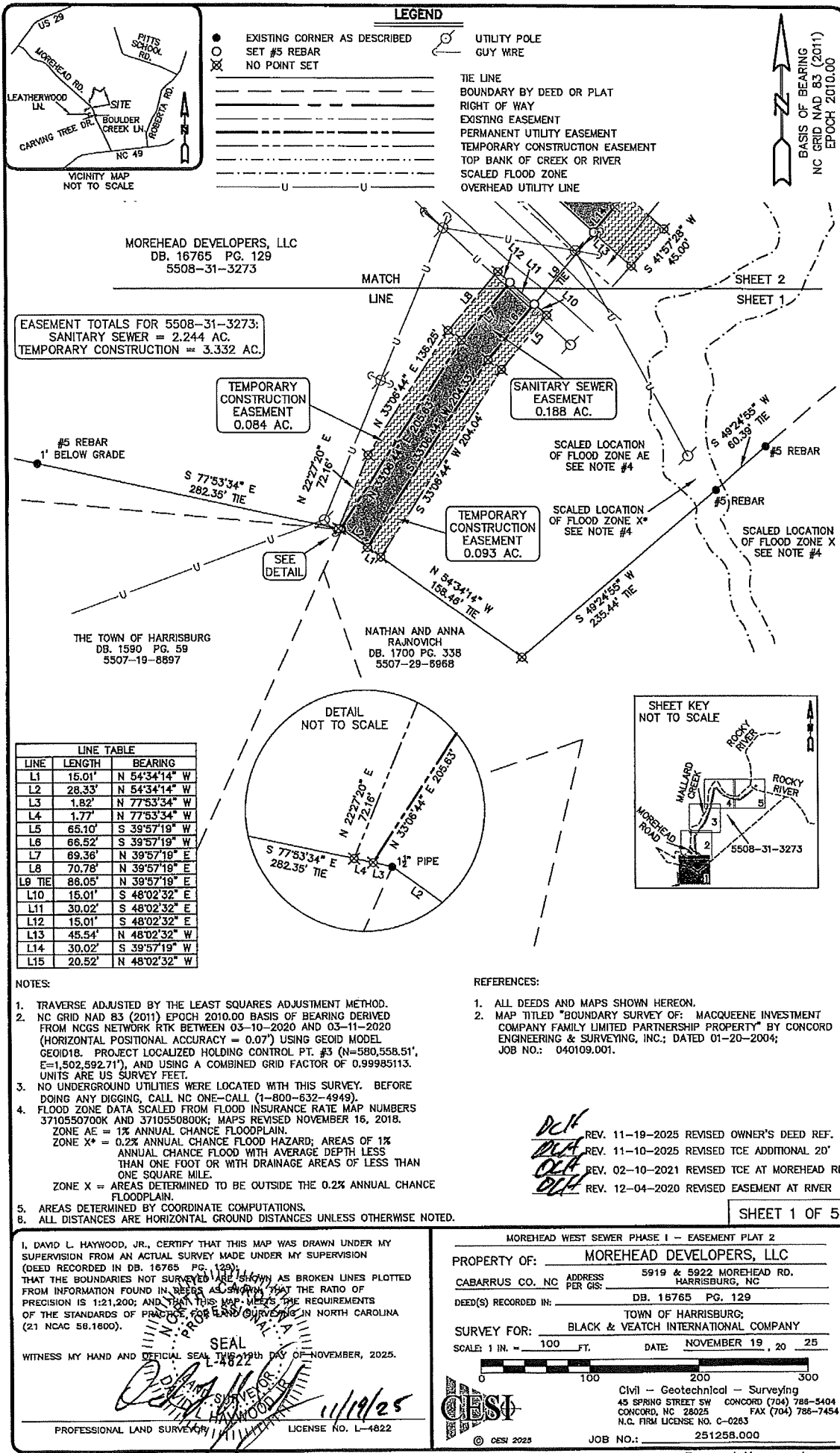


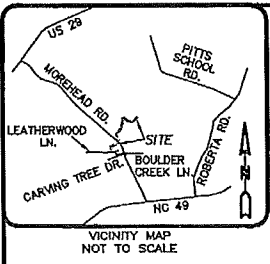
STATE OF NORTH CAROLINA
CABARRUS COUNTY

The foregoing certificate(s) of _____, a Notary Public of _____ County, is certified to be correct according to law. Filed for registration on the _____ day of _____, 2026, at _____ o'clock _____ M, and duly recorded in the office of the Register of Deeds of Cabarrus County, North Carolina.

Register of Deeds
Cabarrus County
By: _____

Exhibit A



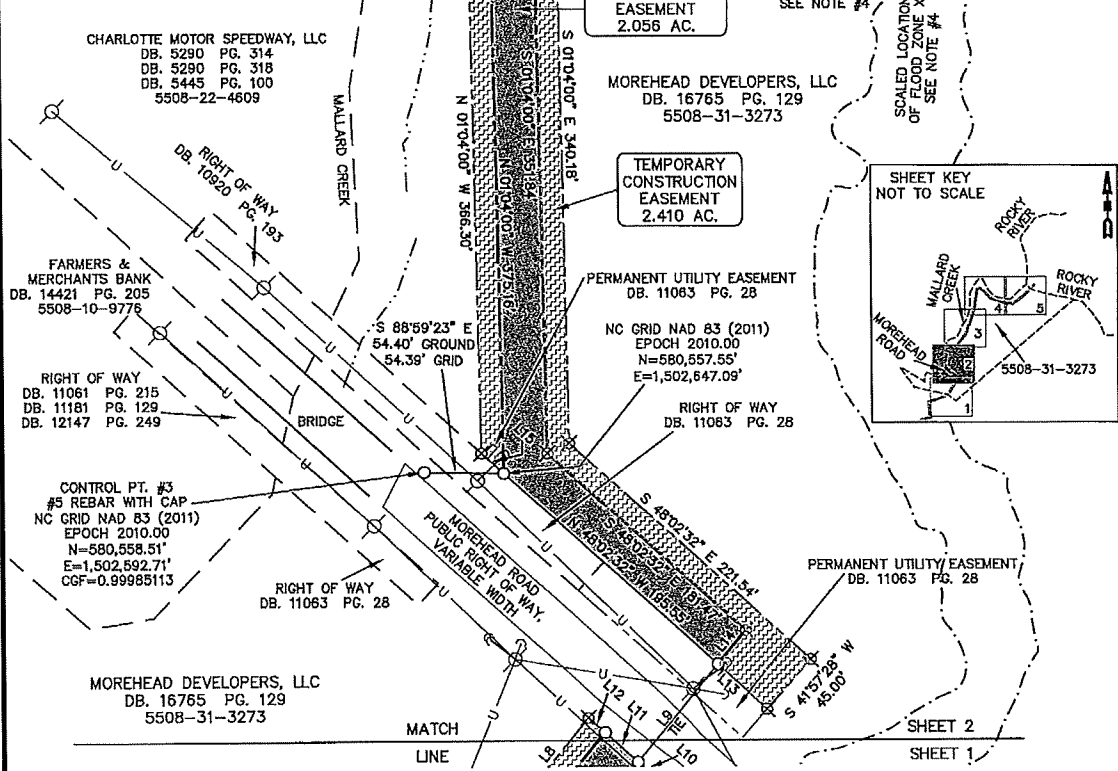


LEGEND

<ul style="list-style-type: none"> ● EXISTING CORNER AS DESCRIBED ○ SET #5 REBAR ⊗ NO POINT SET 	<ul style="list-style-type: none"> ○ UTILITY POLE — GUY WIRE
--	--

<ul style="list-style-type: none"> — TIE LINE — BOUNDARY BY DEED OR PLAT — RIGHT OF WAY — EXISTING EASEMENT — PERMANENT UTILITY EASEMENT — TEMPORARY CONSTRUCTION EASEMENT — TOP BANK OF CREEK OR RIVER — SCALED FLOOD ZONE — OVERHEAD UTILITY LINE 	
--	--

LINE	LENGTH	BEARING
L5	65.10'	S 39°57'19" W
L6	66.52'	S 39°57'19" W
L7	69.36'	N 39°57'19" E
L8	70.78'	N 39°57'19" E
L9 TIE	88.05'	N 39°57'19" E
L10	15.01'	S 48°02'32" E
L11	30.02'	S 48°02'32" E
L12	15.01'	S 48°02'32" E
L13	45.54'	N 48°02'32" W
L14	30.02'	S 39°57'19" W
L15	20.52'	N 48°02'32" W
L16	20.00'	S 53°13'46" E



- NOTES:**
1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
 2. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NCGS NETWORK RTK BETWEEN 03-10-2020 AND 03-11-2020 (HORIZONTAL POSITIONAL ACCURACY = 0.07') USING GEOD MODEL GEOD18. PROJECT LOCALIZED HOLDING CONTROL PT. #3 (N=580,558.51', E=1,502,592.71', CGF=0.99985113. UNITS ARE US SURVEY FEET.
 3. NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
 4. FLOOD ZONE DATA SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 3710550700K AND 3710550800K; MAPS REVISED NOVEMBER 16, 2018.
 - ZONE AE = 1% ANNUAL CHANCE FLOODPLAIN.
 - ZONE X* = 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
 - ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 5. AREAS DETERMINED BY COORDINATE COMPUTATIONS.
 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- REFERENCES:**
1. ALL DEEDS AND MAPS SHOWN HEREON.
 2. MAP TITLED "BOUNDARY SURVEY OF: MACQUEENE INVESTMENT COMPANY FAMILY LIMITED PARTNERSHIP PROPERTY" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 01-20-2004; JOB NO.: 040109.001.

1, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB. 16765 PG. 129); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; THAT THE RATIO OF PRECISION IS 1:21,200; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

SEAL
NOV 19 2025

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF NOVEMBER, 2025.

PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-4822

MOREHEAD WEST SEWER PHASE I - EASEMENT PLAT 2

PROPERTY OF: **MOREHEAD DEVELOPERS, LLC**

CABARRUS CO. NC ADDRESS 5919 & 5922 MOREHEAD RD. HARRISBURG, NC PER GIS: DB. 16765 PG. 129

DEED(S) RECORDED IN: TOWN OF HARRISBURG;

SURVEY FOR: **BLACK & VEATCH INTERNATIONAL COMPANY**

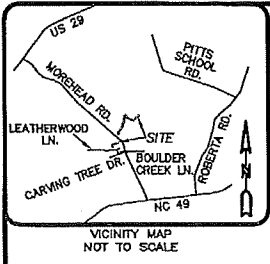
SCALE: 1 IN. = 100 FT. DATE: NOVEMBER 19, 2025

0 100 200 300

Civil - Geotechnical - Surveying
45 SPRING STREET SW CONCORD (704) 788-5404
CONCORD, NC 28025 FAX (704) 788-7454
N.C. FIRM LICENSE NO. C-0283

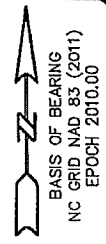
JOB NO.: 251258.000

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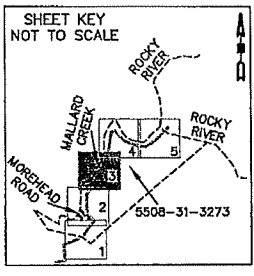


LEGEND

●	EXISTING CORNER AS DESCRIBED	SS	SANITARY SEWER MANHOLE
○	SET #5 REBAR		
⊗	NO POINT SET		
---	TE LINE		
---	BOUNDARY BY DEED OR PLAT		
---	RIGHT OF WAY		
---	EXISTING EASEMENT		
---	PERMANENT UTILITY EASEMENT		
---	TEMPORARY CONSTRUCTION EASEMENT		
---	TOP BANK OF CREEK OR RIVER		
---	SCALED FLOOD ZONE		
---	SANITARY SEWER LINE		



EASEMENT TOTALS FOR 5508-31-3273:
 SANITARY SEWER = 2.244 AC.
 TEMPORARY CONSTRUCTION = 3.332 AC.



CHARLOTTE MOTOR SPEEDWAY, LLC
 DB. 5280 PG. 314
 DB. 5280 PG. 318
 DB. 5445 PG. 100
 5508-22-4609

TEMPORARY CONSTRUCTION EASEMENT
 0.596 AC.

SANITARY SEWER EASEMENT
 2.056 AC.

TEMPORARY CONSTRUCTION EASEMENT
 2.410 AC.

MOREHEAD DEVELOPERS, LLC
 DB. 16765 PG. 129
 5508-31-3273

NOTES:

1. TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
2. NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NCGS NETWORK RTK BETWEEN 03-10-2020 AND 03-11-2020 (HORIZONTAL POSITIONAL ACCURACY = 0.07") USING GEOD MODEL GEOD18. PROJECT LOCALIZED HOLDING CONTROL PT. #3 (N=580,558.51', E=1,502,592.71'), AND USING A COMBINED GRID FACTOR OF 0.99985113. UNITS ARE US SURVEY FEET.
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- DLA* REV. 11-19-2025 REVISED OWNER'S DEED REF.
DLA REV. 11-10-2025 REVISED TCE ADDITIONAL 20'
DLA REV. 02-10-2021 REVISED TCE AT MOREHEAD RD
DLA REV. 12-04-2020 REVISED EASEMENT AT RIVER

SHEET 3 OF 5

I, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB. 16765 PG. 129); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN; AND THAT THE RATIO OF PRECISION IS 1:21,200; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600).

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF NOVEMBER, 2025.

David L. Haywood, Jr.
 SEAL
 L-4822

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4822

MOREHEAD WEST SEWER PHASE I - EASEMENT PLAT 2

PROPERTY OF: MOREHEAD DEVELOPERS, LLC

CABARRUS CO. NC ADDRESS 5919 & 5922 MOREHEAD RD.
 PER GIS: HARRISBURG, NC

DEED(S) RECORDED IN: DB. 16765 PG. 129

SURVEY FOR: BLACK & VEATCH INTERNATIONAL COMPANY

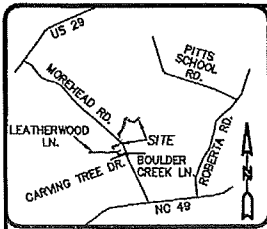
SCALE: 1 in. = 100 FT. DATE: NOVEMBER 19, 20 25

0 100 200 300

Civil - Geotechnical - Surveying
 45 SPRING STREET SW CONCORD (704) 788-5404
 CONCORD, NC 28025 FAX (704) 788-7454
 N.C. FIRM LICENSE NO. C-0283

JOB NO.: 251258.000

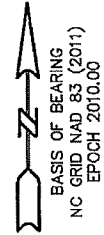
ACAD FILE: Easement Maps rev.dwg



VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING CORNER AS DESCRIBED
 - SET #5 REBAR
 - ⊗ NO POINT SET
 - SS SANITARY SEWER MANHOLE
- THE LINE
BOUNDARY BY DEED OR PLAT
RIGHT OF WAY
EXISTING EASEMENT
PERMANENT UTILITY EASEMENT
TEMPORARY CONSTRUCTION EASEMENT
TOP BANK OF CREEK OR RIVER
SCALED FLOOD ZONE
SANITARY SEWER LINE



LINE	LENGTH	BEARING
L16	20.00'	S 53°13'46" E
L17	83.07'	S 74°14'06" W
L18	46.38'	N 74°14'06" E
L19	17.10'	S 44°28'33" E
L20	22.63'	S 83°22'02" E
L21	10.04'	S 41°51'19" E
L22	5.31'	S 63°30'01" E
L23	32.12'	S 63°30'01" E
L24	16.08'	S 63°30'01" E
L25	21.41'	N 63°30'01" W

CHARLOTTE MOTOR SPEEDWAY, LLC
DB. 5290 PG. 314
DB. 5290 PG. 318
DB. 5445 PG. 100
5508-22-4609

TEMPORARY CONSTRUCTION EASEMENT
0.596 AC.

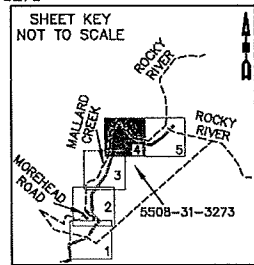
EASEMENT TOTALS FOR 5508-31-3273:
SANITARY SEWER = 2.244 AC.
TEMPORARY CONSTRUCTION = 3.332 AC.

SCALED LOCATION OF FLOOD ZONE AE
SEE NOTE #4

SANITARY SEWER EASEMENT
2.056 AC.

TEMPORARY CONSTRUCTION EASEMENT
2.410 AC.

MOREHEAD DEVELOPERS, LLC
DB. 16765 PG. 129
5508-31-3273



NOTES:

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REV. 02-10-2021 REVISED TCE AT MOREHEAD RD
REV. 12-04-2020 REVISED EASEMENT AT RIVER

SHEET 4 OF 5

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WITNESS MY HAND AND OFFICIAL SEAL THIS 19TH DAY OF NOVEMBER, 2025.

SEAL
DAVID L. HAYWOOD, JR.
PROFESSIONAL LAND SURVEYOR
11/19/25

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4822

MOREHEAD WEST SEWER PHASE I - EASEMENT PLAT 2
MOREHEAD DEVELOPERS, LLC

PROPERTY OF: MOREHEAD DEVELOPERS, LLC

CABARRUS CO. NC ADDRESS 5919 & 5922 MOREHEAD RD.
PER GIS: HARRISBURG, NC

DEED(S) RECORDED IN: DB. 16765 PG. 129

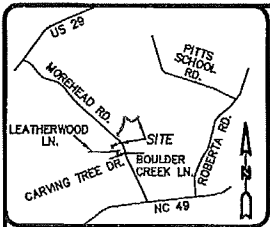
SURVEY FOR: TOWN OF HARRISBURG;
BLACK & VEATCH INTERNATIONAL COMPANY

SCALE: 1 IN. = 100 FT. DATE: NOVEMBER 19, 20 25

0 100 200 300

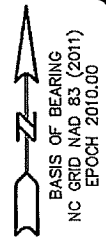
Civil - Geotechnical - Surveying
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
N.C. FIRM LICENSE NO. C-0283
JOB NO.: 251258.000

© CSI 2025 ACAD FILE: Easement Maps rav.dwg

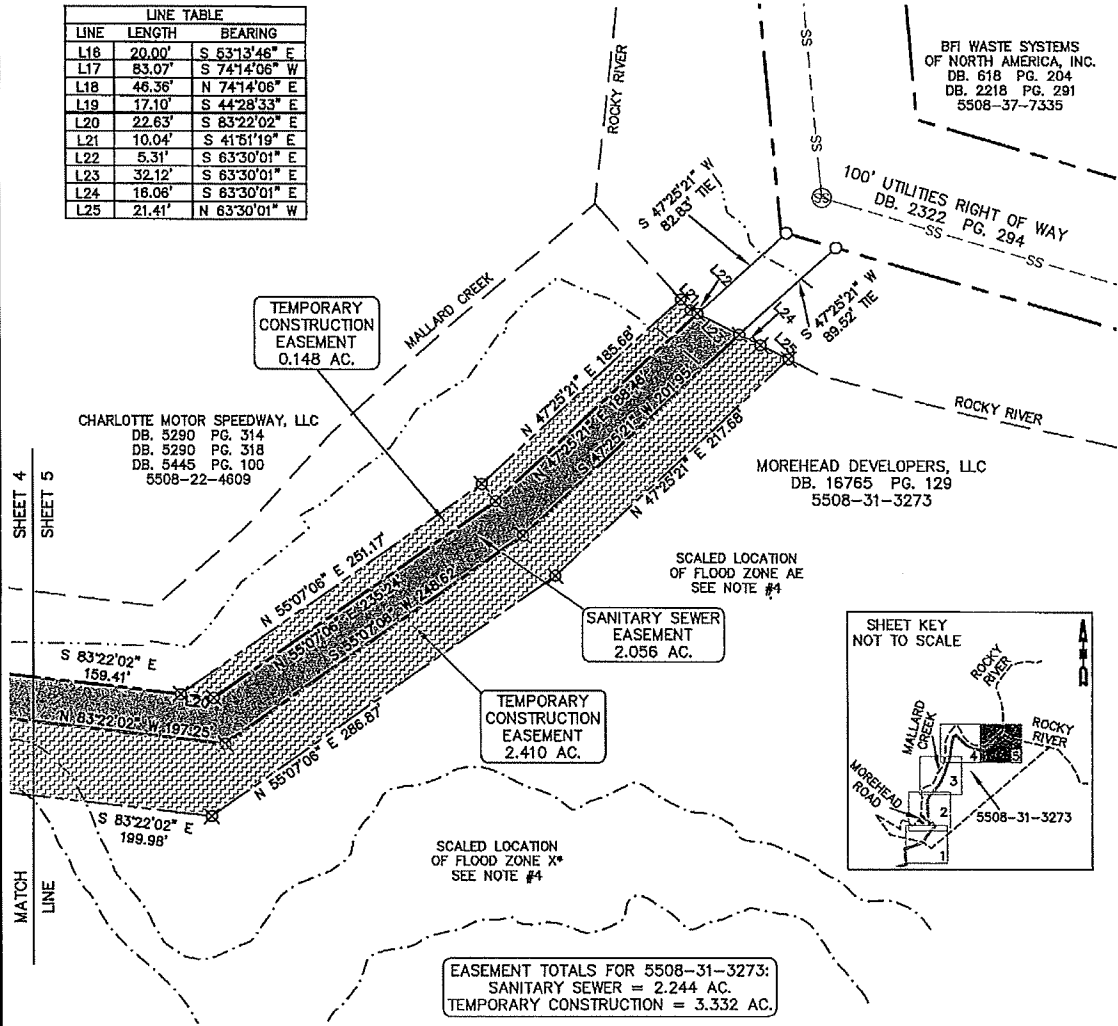


LEGEND

- EXISTING CORNER AS DESCRIBED
- SET #5 REBAR
- ⊗ NO POINT SET
- ⊙ SANITARY SEWER MANHOLE
- TIE LINE
- - - BOUNDARY BY DEED OR PLAT
- - - RIGHT OF WAY
- - - EXISTING EASEMENT
- - - PERMANENT UTILITY EASEMENT
- - - TEMPORARY CONSTRUCTION EASEMENT
- - - TOP BANK OF CREEK OR RIVER
- - - SCALED FLOOD ZONE
- - - SS - - - SS - - - SANITARY SEWER LINE



LINE	LENGTH	BEARING
L16	20.00'	S 53°13'46" E
L17	83.07'	S 74°14'06" W
L18	46.36'	N 74°14'06" E
L19	17.10'	S 44°28'33" E
L20	22.63'	S 83°22'02" E
L21	10.04'	S 41°6'19" E
L22	5.31'	S 63°30'01" E
L23	32.12'	S 63°30'01" E
L24	16.08'	S 83°30'01" E
L25	21.41'	N 63°30'01" W



BFI WASTE SYSTEMS OF NORTH AMERICA, INC.
DB. 618 PG. 204
DB. 2218 PG. 291
5508-37-7335

100' UTILITIES RIGHT OF WAY
DB. 2322 PG. 294

CHARLOTTE MOTOR SPEEDWAY, LLC
DB. 5290 PG. 314
DB. 5290 PG. 318
DB. 5445 PG. 100
5508-22-4609

MOREHEAD DEVELOPERS, LLC
DB. 16765 PG. 129
5508-31-3273

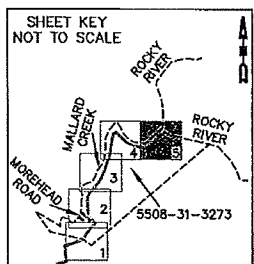
EASEMENT TOTALS FOR 5508-31-3273:
SANITARY SEWER = 2.244 AC.
TEMPORARY CONSTRUCTION = 3.332 AC.

NOTES:

- TRAVERSE ADJUSTED BY THE LEAST SQUARES ADJUSTMENT METHOD.
- NC GRID NAD 83 (2011) EPOCH 2010.00 BASIS OF BEARING DERIVED FROM NCGS NETWORK RTK BETWEEN 03-10-2020 AND 03-11-2020 (HORIZONTAL POSITIONAL ACCURACY = 0.07') USING GEOD MODEL GEOID18. PROJECT LOCALIZED HOLDING CONTROL PT. #3 (N=580,558.51', E=1,502,592.71'), AND USING A COMBINED GRID FACTOR OF 0.99985113. UNITS ARE US SURVEY FEET.
- NO UNDERGROUND UTILITIES WERE LOCATED WITH THIS SURVEY. BEFORE DOING ANY DIGGING, CALL NC ONE-CALL (1-800-632-4949).
- FLOOD ZONE DATA SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 3710550700K AND 3710550800K; MAPS REVISED NOVEMBER 16, 2018.
ZONE AE = 1% ANNUAL CHANCE FLOODPLAIN.
ZONE X* = 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- AREAS DETERMINED BY COORDINATE COMPUTATIONS.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

REFERENCES:

- ALL DEEDS AND MAPS SHOWN HEREON.
 - MAP TITLED "BOUNDARY SURVEY OF MACQUEENE INVESTMENT COMPANY FAMILY LIMITED PARTNERSHIP PROPERTY" BY CONCORD ENGINEERING & SURVEYING, INC.; DATED 01-20-2004; JOB NO.: 040109.001.
- REV. 11-19-2025 REVISED OWNER'S DEED REF.
REV. 11-10-2025 REVISED TCE ADDITIONAL 20'
REV. 02-10-2021 REVISED TCE AT MOREHEAD RD
REV. 12-04-2020 REVISED EASEMENT AT RIVER



1, DAVID L. HAYWOOD, JR., CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED RECORDED IN DB. 18765 PG. 129) AND THAT THE BOUNDARIES NOT SHOWN ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN DEEDS AS SHOWN. THE RATIO OF PRECISION IS 1:21,200; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF NOVEMBER, 2025.

PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4822

MOREHEAD WEST SEWER PHASE 1 - EASEMENT PLAT 2

PROPERTY OF: MOREHEAD DEVELOPERS, LLC

CABARRUS CO. NC ADDRESS 5919 & 5922 MOREHEAD RD.
PER GIS: HARRISBURG, NC

DEED(S) RECORDED IN: DB. 16765 PG. 129

TOWN OF HARRISBURG;
SURVEY FOR: BLACK & VEATCH INTERNATIONAL COMPANY

SCALE: 1 IN. = 100 FT. DATE: NOVEMBER 19, 20 25

Civil - Geotechnical - Surveying
45 SPRING STREET SW CONCORD (704) 786-5404
CONCORD, NC 28025 FAX (704) 786-7454
N.C. FIRM LICENSE NO. C-0263

251258.000

ACAD FILE: Easement Maps rev.dwg



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Ratifying Contract Amendment with Creech & Associates for the Town Hall Conceptual Design

Presenting Personnel:

Lee Connor, Deputy Town Manager

Suggested Motion or Action:

Motion to approve the contract amendment with Creech and Associates for \$5,440, which brings the total contract value to \$54,840.

Description/Background:

Creech and Associates were previously engaged to plan, program, and design a specific set of concepts for the Town Hall remodel project, including evaluation of remodel versus new build. After receiving the draft report with the various concept options and related cost estimates, it was determined that these options exceeded the already budgeted amount for the project. Town staff has asked the consultants to go back and provide one more concept option that is closer to the existing budget for the project. Since this exceeded the original contracted concept options, this final concept design will cost an additional \$5,440. This amendment takes the total contract value over \$50k, from \$49,400 to \$54,840, which now requires Council approval.

Recommendation:

Staff recommends approval of the contract amendment with Creech & Associates for Town Hall conceptual design services for \$5,440, which takes the full contract value to \$54,840.

Fiscal Impact:

The fiscal impact to the Town as a result of this contract amendment is \$5,440. This is within the Town Hall Capital Project Fund and does not require a budget amendment.

Attachments:

1. 2026-03-26 Harrisburg TH AP add service proposal

March 25, 2026

Mr. Rob Donham
Town Manager
Town of Harrisburg, N.C.
4100 Main Street
Harrisburg, NC 28075

Re: Town Hall Advanced Planning Proposal for Additional Services

Mr. Donham:

Creech & Associates, PLLC is pleased to present you with a proposal for design services for additional space planning within the existing Town Hall. The following is a general understanding of the scope:

- The purpose of this analysis is to provide a renovation space plan and cost model that align with the proposed total project budget of \$7,500,00.00 (excluding the design fees).
- The process is estimated to encompass a maximum of 2 months from this proposal date pending the completed proposal approval by the Town of Harrisburg.

The fee is structured around two (2) tasks identified in our proposal and listed below. The final deliverable will be an 11x17 formatted electronic document that provides a comprehensive summary of each task and the relative findings and conclusions. The breakdown of the deliverables by task are as follows:

Task 5: Facilities Master Planning

- A. Prepare an interior renovation master plan of the existing Town Hall to include the following:
 - 1) One (1) plan diagram of each floor at the program space level of detail. Scope of renovation to align with area identified within the project budget.
 - 2) One (1) square footage and department summary of each floor.
 - 3) A maximum of one (1) revision to the initial plan diagram drafts.

Task 6: Cost Estimating

- A. Provide a cost model for the one (1) associated study option.
- B. Provide a maximum of one (1) revision to the initial model draft.
- C. Meet with the Advisory Committee to review and approve for recommendation to council.

The lump sum fee is as follows:

- **Total Lump Sum Fee** **\$5,440.00**

There will be a maximum of one (1) meeting with the Advisory Committee included in this scope.

All reimbursable expenses are included in the base fee with the condition that all deliverables will be submitted in electronic format and no hard copies will be required. Any additions to the scope of work outlined in this proposal, including but not limited to extending the schedule, site visits, presentations, deliverables, etc. will be considered an additional service and will be billed hourly per the rates in Attachment A. All additional services must be authorized in writing prior to commencing work.

ATTACHMENT A

2026 Hourly Rates

CREECH & ASSOCIATES

Principal	\$250.00
Senior Associate	\$210.00
Project Manager	\$205.00
Associate	\$190.00
Lead Designer	\$205.00
Project Designer I	\$160.00
Project Designer II	\$170.00
Project Designer III	\$180.00
Architect I	\$175.00
Architect II	\$185.00
Architect III	\$195.00
BIM Designer I	\$145.00
BIM Designer II	\$155.00
BIM Designer III	\$165.00
Interior Designer I	\$150.00
Interior Designer II	\$160.00
Interior Designer III	\$170.00
Intern Architect	\$90.00
Administrative	\$100.00
Construction Administration	\$160.00
Marketing	\$125.00
Lead Programmer	\$175.00
Programmer	\$160.00



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2026-01-Anx Peach Orchard Subdivision Annexation: Consider moving the public hearing for this petition to the May 11, 2026 Town Council Meeting

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to approve changing the public hearing date for H-2026-01-Anx to May 11, 2026 at 6:00 pm.

Description/Background:

The public hearing for this annexation petition was set for the April 13th Town Council meeting in anticipation of the associated conditional zoning petition (H-2026-01-R Peach Orchard Subdivision) being heard by Council at the same meeting. The conditional zoning case was delayed at the March Planning Board due to a lack of quorum and is scheduled to be heard by P & Z at its April 21st meeting.

We respectfully request this public meeting be moved to the May 11, 2026, meeting to be heard with the associated zoning map amendment.

This petition is a request by the property owners and applicant to annex two properties totaling approximately 175 acres into its corporate boundary pursuant to NCGS160A-58.1. The two properties are located on Peach Orchard Road southeast of Robinson Church Road. Pursuant to the annexation agreement between the Town of Midland and Harrisburg, these parcels are identified as future Harrisburg parcels if the property owner petitions for annexation.

Recommendation:

Approve the request to move the public hearing to the May 11, 2026 Town Council meeting.

Fiscal Impact:

N/A

Attachments:

1. RESOLUTION



**AMENDED RESOLUTION FIXING DATE
OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to sufficiency of the petition has been made;

WHEREAS, a Resolution was approved by the Town Clerk setting the public hearing for the subject annexation petition for April 13, 2026, at its March 16th, 2026, meeting;

WHEREAS, due to unforeseen circumstances, the public hearing will need to be reset to May 11, 2026, Town Council meeting.

NOW, THEREFORE, BE RESOLVED by the Town Council of the Town of Harrisburg, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on May 11, 2026.

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

AS SURVEYED PARCEL DESCRIPTION:
COMMENCING FROM NORTH CAROLINA GEODETIC SURVEY MONUMENT "PEACHES" HAVING NORTH CAROLINA NAD 83(2011) GRID COORDINATES NORTHING: 549,390.16, EASTING: 1,513,953.88, PROCEED N 42°44'22" W 4,840.36 FEET (GROUND DISTANCE) TO THE POINT OF BEGINNING A FOUND #5 REBAR AND A COMMON CORNER WITH PEACH ORCHARD ESTATES PHASE 4 AS RECORDED IN PLAT BOOK 63 PAGE 91 AND PLAT BOOK 51 PAGE 56 OF THE CABARRUS COUNTY REGISTRY AND PEACH ORCHARD ESTATES PHASE 6 AS RECORDED IN PLAT BOOK 70 PAGE 2 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH PEACH ORCHARD ESTATES PHASES 4 AND 6 N 70°05'34" W 1,433.97 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH CAROLINA WATER SERVICE, INC. AS RECORDED IN BOOK 12197 PAGE 213 AND BOOK 6111 PAGE 91 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH CAROLINA WATER SERVICE, INC. N 70°04'10" W 284.19 FEET TO A FOUND #5 REBAR A COMMON CORNER WITH SILVERTON MAP 2 AS RECORDED IN PLAT BOOK 22 PAGE 96 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH SILVERTON MAP 2 THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) S 83°01'43" W 38.00 FEET TO A FOUND #4 REBAR, 2) N 63°51'17" W 231.81 FEET TO A FOUND EYE BOLT A COMMON CORNER WITH SILVERTON MAP 1 AS RECORDED IN PLAT BOOK 22 PAGE 95 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH SILVERTON MAP 1 THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) N 30°00'42" E, PASSING A FOUND #4 REBAR AT 228.21 FEET, A TOTAL DISTANCE OF 465.91 FEET TO A FOUND 1" ROD, 2) N 78°41'29" E, PASSING A



FOUND #5 REBAR AT 250.73 FEET, A TOTAL DISTANCE OF 274.59 FEET TO A POINT IN MCKEE CREEK CONTINUING IN MCKEE CREEK, 3) N 08°22'49" W 132.73 FEET TO A POINT, LEAVING MCKEE CREEK, 4) N 72°49'09" W, PASSING A FOUND #4 REBAR AT 19.90 FEET, A TOTAL DISTANCE OF 92.62 FEET TO A FOUND CONSERVATION EASEMENT DISK, 5) N 24°21'14" E, PASSING A FOUND #5 REBAR AT 364.87 FEET, A TOTAL DISTANCE OF 651.39 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH COY L. RITCH AND BRENDA K. RITCH AS RECORDED IN BOOK 2120 PAGE 347 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH COY L. RITCH AND BRENDA K. RITCH THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) N 70°01'14" E 164.92 FEET TO A FOUND #4 REBAR, 2) N 01°27'57" E 264.00 FEET TO A FOUND #5 REBAR, 3) N 60°17'55" E 181.50 FEET TO A FOUND #4 REBAR, 4) N 24°05'17" E 363.11 FEET TO A FOUND ½" PIPE A COMMON CORNER WITH JONG SU PARK,

OK PARK AND RANDY PARK AS RECORDED IN BOOK 15545 PAGE 149 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH JONG SU PARK, OK PARK AND RANDY PARK THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) N 24°05'17" E 159.50 FEET TO A 1/2" PIPE, 2) N 57°58'41" E, PASSING A FOUND #5 REBAR AT 406.35 FEET, A TOTAL DISTANCE OF 439.60 FEET TO A POINT IN THE CENTER OF PEACH ORCHARD ROAD SR# 1169 HAVING A 60' PUBLIC RIGHT-OF-WAY AS RECORDED IN BOOK 314 PAGE 959 OF THE CABARRUS COUNTY REGISTRY AND BEING A COMMON CORNER WITH HAWTHORNE AT HARRISBURG HOMEOWNERS ASSOCIATION, INC. AS RECORDED IN BOOK 13439 PAGE 242 AND PLAT BOOK 64 PAGES 61 AND 62 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH HAWTHORNE AT HARRISBURG HOMEOWNERS ASSOCIATION, INC. THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES, 1) N 63°05'59" E, PASSING A FOUND #5 REBAR AT 37.46 FEET, A TOTAL DISTANCE OF 295.11 FEET TO A FOUND STONE, 2) N 41°54'02" E 217.71 FEET TO A FOUND #5 REBAR, 3) S 84°29'13" E 214.47 FEET TO A FOUND #5 REBAR, 4) N 31°00'19" E 116.80 FEET TO A FOUND #5 REBAR, 5) N 07°48'21" W 204.85 FEET TO A FOUND #5 REBAR, 6) N 72°48'02" E 98.12 FEET TO A FOUND #5 REBAR, 7) S 56°07'56" E 107.32 FEET TO A FOUND #5 REBAR, 8) N 84°42'07" E 96.27 FEET TO A FOUND #5 REBAR, 9) N 24°25'59" W 107.68 FEET TO A FOUND #5 REBAR, 10) N 08°13'25" W 87.38 FEET TO A FOUND #5 REBAR, 11) N 10°37'31" E 72.67 FEET TO A FOUND #5 REBAR, 12) N 72°30'35" E 71.40 FEET TO A FOUND #5 REBAR, 13) N 02°29'31" W 132.00 FEET TO A FOUND #5 REBAR, 14) N 36°30'20" E 33.00 FEET TO A FOUND #5 REBAR, 15) N 18°59'21" W 99.00 FEET TO A FOUND #5 REBAR, 16) N 23°00'04" E 730.13 FEET TO A FOUND #5 REBAR, 17) S 75°21'50" E 379.45 FEET TO A FOUND #5 REBAR A COMMON CORNER WITH THE IRIS CAROLINE MARRETT ALEXANDER FAMILY LIMITED PARTNERSHIP AS RECORDED IN BOOK 11189 PAGE 1 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH THE IRIS CAROLINE MARRETT ALEXANDER FAMILY LIMITED PARTNERSHIP THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 71°12'23" E 636.81 FEET TO A FOUND #5 REBAR, 2) S 23°59'33" E 739.20 FEET TO A FOUND ½" PIPE A COMMON CORNER WITH RHYNE FARMS II, LLC AS RECORDED IN BOOK 6111 PAGE 88 OF THE CABARRUS COUNTY REGISTRY THENCE WITH THE COMMON LINE OF RHYNE FARMS II, LLC THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 67°31'24" E 156.92 FEET TO A FOUND #5 REBAR, 2) S 38°36'39" W 1,223.28 FEET TO A FOUND STONE WITH FLAGGING A COMMON CORNER WITH CABIN HILL FARM, LLC AS RECORDED IN BOOK 6111 PAGE 91 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH CABIN HILL FARM, LLC THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) S 43°27'33" W 593.40 FEET TO A ¾" PIPE BY STONE, 2) N 68°42'18" W 115.84 FEET TO A FOUND #5 REBAR, 3) S 04°56'19" W 1,050.83 FEET TO A 1" PIPE BY STONE A COMMON CORNER WITH PAUL K. PORTER AND LUCILLE W. PORTER AS RECORDED IN BOOK 349 PAGE 128 AND BOOK 496 PAGE 733 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH PAUL K. PORTER AND LUCILLE W. PORTER N 68°14'01" W, PASSING A FOUND 1" PIPE AT 270.24 FEET A TOTAL DISTANCE OF 300.33 FEET TO A POINT IN THE CENTER OF AFOREMENTIONED PEACH ORCHARD ROAD SR# 1169 A COMMON CORNER WITH S.R. WALLACE AND BARBARA G. WALLACE AS RECORDED IN BOOK 496 PAGE 736 AND BOOK 372 PAGE 166 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH S.R. WALLACE AND BARBARA G. WALLACE THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) N 68°14'01" W, PASSING A FOUND 1.5" PIPE AT 30.09' A TOTAL DISTANCE OF 762.35 FEET TO A FOUND 1.25" PIPE, 2) S 00°14'18" E 329.61 FEET TO A FOUND #5 REBAR, 3) S 00°19'15" E, PASSING A FOUND 1.25 PIPE AT 64.47 FEET A TOTAL DISTANCE OF 369.40 FEET TO A FOUND 1" ROD A COMMON CORNER WITH MICHAEL REID WALLACE AS RECORDED IN BOOK 3180 PAGE 68 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON LINE WITH MICHAEL REID WALLACE S 00°20'04" E 815.12 FEET TO A FOUND 1.25" PIPE A COMMON CORNER WITH PAUL PORTER AS RECORDED IN BOOK 217 PAGE 150 OF THE CABARRUS COUNTY REGISTRY, THENCE WITH THE COMMON CORNER WITH PAUL PORTER S 00°20'04" E 222.20 FEET TO THE POINT OF BEGINNING CONTAINING 175.667 ACRES MORE OR LESS.



Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Change Order 2 with RK&K for Professional Design Services Contract for HL-0063 - Caldwell Road Extension

Presenting Personnel:

Devin Huston, Town Engineer

Suggested Motion or Action:

Motion to approve Change Order 2 in relation to the existing Professional Design Services Contract for HL-0063 Caldwell Road Extension in an amount not to exceed \$135,556.

Description/Background:

The Professional Services Contract for HL-0063 - Caldwell Road Extension with RK&K was approved in March 2025 in the amount of \$861,070, of which 80% is reimbursable as part of the grant award. Change Order 1 was approved in November 2025 for \$72,413 to include additional utility design services in the contract.

The main purpose of this change is to include an Archeological Study as part of the required National Environmental Policy Act (NEPA) process. This is not a commonly required portion of the process for most projects and therefore was not included in the original scope. However, upon initial submittal of Start of Study project documents, the Environmental Analysis Unit identified the need to include the Archeological Study in the NEPA process for this project. This study, along with the rest of the required NEPA process elements, is required to cover all phases of the future project, not just Phase 1 which is currently under design.

Along with the Archeological Study, there are some other tasks that will need to be added to the scope as identified through field surveys and site investigations in support of the detailed design. Additional stream crossings were identified which will require design and permitting work beyond the original scope as well as additional geotechnical investigations to support site design. This change order has been reviewed and approved by NCDOT and is verified to be eligible for reimbursement in accordance with the existing Municipal Agreement and grant program from which the finding is being provided.

Recommendation:

Staff recommends approving Change Order 2 in relation to the existing Professional Design Services Contract for HL-0063 Caldwell Road Extension in an amount not to exceed \$135,556.

Fiscal Impact:

The total amount of the DSTF grant award for HL-0063 is \$6,107,000. Of this, the Town's 20% match is \$1,221,400. The current amount encumbered for the design phase is \$933,483, leaving a total of \$5,173,517 remaining for ROW acquisition, utility relocation, and construction stages of the project. Approval of this change order will reduce the amount remaining for future project stages from \$5,173,517 to \$5,037,961. No project ordinance amendment is required to facilitate this change order.

Attachments:

1. HL-0063 - Caldwell Ext. - RKK - CO2



CHANGE ORDER NO. [2]

**TOWN OF HARRISBURG, NORTH CAROLINA
CHANGE ORDER FOR PROFESSIONAL ENGINEERING SERVICES – HL-0063 – CALDWELL ROAD
EXTENSION**

SECTION I: PURPOSE

The purpose of this Change order (hereinafter “CO”) is to alter the scope of the PROFESSIONAL ENGINEERING SERVICES – HL-0063 – CALDWELL ROAD EXTENSION agreement between the Town and RK&K (“Consultant”), dated March 26, 2025 (hereinafter “Agreement”).

SECTION II: SCOPE

The scope of the Agreement is to be altered with the addition of supplemental services as described in the attached Scope of Work - Task 04 as provided by RK&K dated February-17-2026. The Consultant shall comply with all terms of the Agreement, which agreement is incorporated into this CO as if fully set forth verbatim herein.

SECTION III: SCHEDULE

Consultant shall perform tasks as expeditiously as practical and in conformance with schedules developed at the time of assignment of individual tasks and agreed upon by the Town and Consultant.

SECTION V: COMPENSATION

Consultant shall perform the services detailed in the scope described in Section II above on the basis of the hourly rate schedule or set fee for services and attached hereto.

Billing shall in conformance with the Agreement. The total amount billed to the Town related to this Change Order shall not exceed \$135,555.48 without the written permission of the Town.

[SIGNATURE PAGE(S) FOLLOW]



IN WITNESS WHEREOF, the Town of Harrisburg and the Consultant have caused this contract to be executed under seal by their respective duly authorized agents or officers.

TOWN OF HARRISBURG: _____ Rummel, Klepper, & Kahl (RK&K)
 (Typed of Printed Legal Name of Consultant)

By: _____
 Town Manager

By: _____
 Signature of Authorized Officer

Date: _____

Printed Name: _____

Title: _____

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

Caldwell Road Extension – Phase 01

STIP No. HL-0063

Town of Harrisburg, Cabarrus County

Scope of Work

Task 04

February 17, 2026

Description of the Project

The Caldwell Road Extension Project will extend Caldwell Road North from its existing intersection with NC Highway 49 toward Highway 29. As noted in the Town of Harrisburg’s (Town) RFQ, the overall project will include design of roadway, alignment, survey and right-of-way plans. The design will also incorporate items including, but not limited to, design of sidewalk, and intersection improvements. Phase 1 improvements include extending Caldwell Road north from NC 49 for approximately 3,000 feet. There are no anticipated major structures in this section. Modifications to the intersection of Caldwell Road and NC 49 are included in this phase.

This Task Order includes Chapter 401/404 permitting efforts for impacts to jurisdictional waters discovered in the delineation task under Task Order 01. This Task Order also amends the geotechnical investigation to include final studies and recommendations as Task 01 included preliminary investigation only. Finally, this Task Order includes Archeological Survey work required under the NEPA process and requested by reviewing agencies as a result of initial NEPA outreach.

This scope includes the following general tasks as detailed in the “Description of Services” with the corresponding task in the standard NCDOT fee spreadsheet in parentheses:

- Project Management & Administration (PM-Project Mgmt)
- Drainage Design (HY-Hydraulics)
 - Permit Drawings
- NEPA Activities (EP-Env Policy)
 - Archeological Survey
- Geotechnical (GT-Geotechnical)
- Natural Resources (EN-Natural Env)
 - Environmental Permitting (401/404)

Description of Services

RK&K will provide professional services required for this project in accordance with the following tasks:

- 1. Project Administration and Coordination (PM-Project Mgmt) 3
- 2. Drainage Design (HY-Hydraulics) 3
 - 2.1. Permit Drawings..... 3
- 3. NEPA Activities (EP-Environmental Policy) 3
 - 3.1. Archeological Survey 5
- 4. Natural Resources (EN-Natural Env)..... 10
 - 4.1. Environmental Permitting (404/401)..... 10
- 5. Geotechnical (GT-Geotechnical Services)..... 10

1. Project Administration and Coordination (PM-Project Mgmt)

RK&K shall provide routine project management and administration activities, including progress reports, project letters/correspondence, and Town of Harrisburg/NCDOT coordination through the anticipated duration of this task order. Monthly progress reports with an invoice showing percentage complete will be submitted. Other administrative/management tasks will include the submittal of informal status updates, emails, and phone conversations.

2. Drainage Design (HY-Hydraulics)

2.1. Permit Drawings

Permit drawings will be furnished for the three permit sites and coordination to include in the environmental permit package (scoped under the Natural Resources task) with an updated final stormwater management plan.

Deliverables

- Permit Drawings (to be included with permit package)
- Final Stormwater Management Plan

3. NEPA Activities (EP-Environmental Policy)

(RK&K) is pleased to provide a technical proposal for a Phase I archaeological survey for the proposed Caldwell Road Extension Project – Phase 01 Design. The purpose of the archaeological survey is to identify any archaeological resources within the project's Area of Potential Effects (APE) and evaluate, as possible, the eligibility of identified archaeological resources for listing in the National Register of Historic Places (NRHP).

The purpose of the archaeological survey is to identify any archaeological resources within the project's Area of Potential Effects (APE) and evaluate, as possible, the eligibility of identified archaeological resources for listing in the National Register of Historic Places (NRHP).



The APE for this project includes all areas within the Phase 01 project's Limits of Disturbance (LOD) and the worst case LOD for the preliminary design for future phases of the project as it is understood at this time. The Project will construct approximately 3,000 feet of new roadway north from North Carolina (NC) Highway 49 towards Highway 29 in the town of Harrisburg, NC as part of a phased design process. The APE for the Phase 01 and Preliminary Design measures approximately 27.5 hectares (68 acres). Figure 1 shows the study boundary.

Regulatory Context

The project is funded through the North Carolina State Transportation Improvement Program (STIP) and is therefore subject to Section 106 of the National Historic Preservation Act of 1966 (NHPA). RK&K will complete the necessary work to comply with the cultural resources federal regulations. All archaeological field investigations, artifact analysis, technical reporting, and artifact curation will meet the requirements specified in the Secretary of the Interior's (SOI) Standards and Guidelines for Archaeology and Historic Preservation (Federal Register 48:190:44716–44742), the North Carolina Office of State Archaeology (NC OSA) Archaeological Investigation Standards and Guidelines for Background Research, Field Methodologies, Technical



Legend

-  Phase 1 and Preliminary Design
-  Approximate Location of Shovel Test Pits (30-meter interval)

0 1,200 2,400
Feet

0 350 700
Meters



Figure 1 - Study Area for Archeology

Reports, and Curation (North Carolina Department of Natural and Cultural Resources [DNCR], 2023). All proposed work will be conducted or supervised by staff that meet or exceed the Secretary of Interior’s Professional Standards for archaeologists as specified in 36 CFR §61.

3.1. Archeological Survey

The general work plan for this project will include the following tasks:

1. Consultation and Project Management
2. Phase I Archaeological Survey
 - a. Background and Documentary Research
 - b. Fieldwork
3. Laboratory Analysis and Artifact Curation
4. Technical Archaeological Documentation
 - a. North Carolina Archaeological Site Forms
 - b. Phase I Archaeological Survey Report

The following sections will provide a detailed research design intended to guide each of these tasks. A detailed project budget has been provided as an accompanying document.

Task 1. Consultation and Project Management

As requested in the August 3, 2025, letter from the NC DNCR State Historic Preservation Office, RK&K will consult the NC OSA Review Archaeologist to discuss appropriate field methodologies prior to archaeological field investigations.

RK&K will coordinate directly with the project management team regarding property access, project schedule, fieldwork status updates, and all project deliverables. Jean M. Cascardi, RPA, will provide technical management and serve as Principal Investigator for the project, including providing technical supervision, maintaining the project schedule and budget, and coordinating with NC OSA, NCDNCR, and the project management team. Matthew Morris and Katilin LaGrasta, MA, RPA will serve as the Field Managers.

RK&K will be responsible for contacting North Carolina 811 for utility mark outs prior to the initiation of fieldwork. Because this project falls within a North Carolina County in which the Catawba Indian Nation and Cherokee Nation have expressed an interest, RK&K will provide NC OSA with digital copies of project materials to ensure that all technical archaeological documentation resulting from this Phase I archaeological survey is forwarded to these tribes in an appropriate manner.

Task 2. Intensive Archaeological Survey and Site Evaluation of Study Area

2.a. Background and Documentary Research

Prior to conducting field investigations, RK&K will conduct general background research with the purpose of demonstrating the types of archaeological sites likely to be encountered within the Study Area. RK&K will conduct the site file search at the NC OSA office to gather information on previously identified historic properties, archeological sites, cemeteries, and prior cultural resource surveys conducted within a two-mile radius of the APE. The background research will be conducted by an individual who meets the SOI Professional Standards as an Archaeologist.

RK&K will conduct additional background research using both primary and secondary sources, available from online and local repositories, as appropriate and relevant. Research may include sources such as census records; land deeds; historic maps and plats; historic aerial photography; county and local histories; tax records; and court records. The purpose of this research is to establish a cultural and historical context for the project, including a history of prehistoric and historic land use for determining the presence or absence of archaeological resources. Emphasis will be placed on examining the existing documentation of known prehistoric and historic archaeological resources both within and proximal to the APE.

2.b Fieldwork

RK&K will conduct a Phase I archaeological survey to identify any archaeological resources or cemeteries within the APE, define their boundaries within the APE, and evaluate, as possible, the eligibility of identified archaeological resources for listing in the NRHP. The Phase I archaeological survey will consist of visual inspection, pedestrian survey, subsurface shovel testing, and, as necessary, hand augering.

RK&K will conduct a pedestrian survey of the entire APE, followed by systematic shovel test survey of the APE. Shovel testing will employ a transect-based strategy, where individual shovel tests will be excavated at 30 meters (98 feet) intervals along linear transects spaced 30 meters (98 feet) apart. Each transect shovel test will have an alpha-numeric designator assigned to it (e.g. A-1, D-22). The entire APE will be shovel tested at the standard, staggered interval unless background research, environmental conditions, locations of known archaeological sites, extant historic architecture, or other field assessments indicate a heightened archaeological potential. In that event, a 15-meter (49-foot) interval may be employed.

Each shovel test will measure 30 centimeters (12 inches) in diameter and extend a minimum of 10 centimeters (3.9 inches) vertically into sterile subsoil or up to 1-meter (3.3 feet) below the surface, whichever is reached first. All soil from the shovel tests will be screened through 0.25-inch mesh for the recovery of artifacts. A review of soil data indicates limited potential for deeply buried deposits in sandy alluvial areas within the Study Area. As necessary, a three-inch diameter soil auger will be used to assess soils for potential deeply buried cultural deposits. Artifacts post-dating 1970 will be noted and discarded in the field. All other prehistoric and historic materials will be retained for analysis at the RK&K archaeology laboratory.

Shovel tests will be recorded on standardized field forms, which include a schematic soil profile with information on soil texture, Munsell color notation, and inclusions. Shovel test locations will be recorded on field maps and using a GPS device (Arrow 100) with sub-meter accuracy. Digital photographs will be taken to document the APE and features associated with new or previously identified archaeological sites.

If archaeological resources are identified, additional close-interval shovel testing will be conducted around positive shovel tests in a cruciform pattern at half of the original interval to delineate the boundaries of the site. Site delineation will be limited to within the current APE

boundaries. Shovel tests will be established and labeled using a grid coordinate system (i.e. N1000, E1000) in relation to a site datum established for each site.

For the APE, RK&K estimates that approximately 309 primary shovel tests and 48 close-interval shovel tests to delineate site boundaries will provide the recommended coverage. In total, approximately 357 shovel tests may be excavated.

RK&K estimates that six new archaeological sites and no more than 500 artifacts will be identified as part of this survey. No cemeteries are expected within the APE. If any cemeteries are present, RK&K can delineate these through an additional scope and cost.

Task 3. Laboratory Analysis and Artifact Curation

All artifacts recovered from the archaeological survey will be washed, labeled, and packaged for curation at the North Carolina Department of Natural and Cultural Resources (DNCR) facility, along with project documentation, by RK&K archaeologists in the RK&K archaeology laboratory according to DNCR standards as outlined in *NC OSA Archaeological Curation Standards and Guidelines* (DNCR 2017). Project documentation and associated records will include an inventory of all artifacts and samples, field records and photographs, final report, and site forms as required by the NC OSA's curation standards. Accession numbers will be assigned by NC OSA. Cultural materials will be temporarily stored in RK&K's archaeology laboratory until the final curation package can be transmitted to the DNCR facility.

Artifacts will be analyzed, typed, quantified, and described in comparison to typologies for the region. A range of national, regional, and local references form the basis for the analysis of prehistoric cultural materials including Coe (1964), Anderson et al. (1982), Phelps (1983), Ward and Davis (1993), Benson (2002), Herbert (2002), Moore and Irwin (2002), Daniel (2021), and the lithic guides developed by North Carolina Geological Survey (NCGS). A range of references form the basis for the material-type analysis of historic cultural materials including Miller et al. (2000), Hume (2001), Maryland Archaeology Conservation Lab (2018), the Florida Museum (2018), Lindsey (2018), and Jones et al. (1989). Historic construction materials may be discarded after being cataloged. The preservation specialists for DNCR may be consulted, if required.

Artifacts will be cataloged in a relational Access database and artifact data will be imported into ArcGIS allowing for inter- and intra-site spatial analysis of the archaeological field and laboratory data, the creation of artifact density maps, site plans, and other site illustrations as warranted.

Task 4. Technical Archaeological Documentation

4.a North Carolina Archaeological Site Forms

At the completion of field excavations, RK&K will prepare and submit draft North Carolina Archeological Site Forms (VIII) for all newly identified archaeological sites in digital format. It is assumed that no more than six archaeological sites will be identified.

4.b Phase I Archaeological Survey Report

At the completion of field excavations, RK&K will prepare and submit a draft technical report to the client for review in digital format. All archaeological documentation will comply with the SOI standards for a Phase I Archaeological Survey as outlined in the *NC OSA Archaeological Investigation Standards and Guidelines (2023)*. The report will include results of background research, environmental context, regional prehistoric and historic contexts, field methods, results, archaeological site significance assessment and NRHP recommendations, and, as necessary, additional work recommendations. All archaeological sites discovered within the project’s APE will have clear and concise recommendations concerning eligibility for the NRHP. Detailed maps will accompany these sections, including but not limited to soils, previously identified archaeological/historic resources, previous archaeological surveys, historic maps and aerial photographs, shovel test locations, and site boundaries (if necessary). The results of the fieldwork will also be accompanied by digital photographs of the APE and identified sites.

RK&K will submit one digital copy of the revised draft documentation (should revisions be required) for agency review and comment. RK&K will also prepare one digital copy of all project GPS Data in a format compatible with ArcGIS.

Schedule

Task	Timeframe
Proposal Accepted/Notice to Proceed (NTP)	NTP
Begin Background Research	NTP + 0 weeks
Begin Field Work	NTP +4 weeks
Complete Field Work	NTP +3 weeks
Complete Draft Archaeological Site Forms and Technical Report	NTP + 8 weeks
Final Archaeological Site Forms and Technical Report	2 weeks from receipt of NC SHPO comments

Assumptions

1. RK&K will not be responsible for sending any additional property notification letters or notifying property owners of the proposed project. RK&K will not access properties where property access has been denied.
2. The scope and cost assumes that the OSA will accept the level of effort presented herein. If the OSA requires a revised testing strategy during consultation that work would need to be completed under a supplemental scope of work.
3. The scope excludes the cost of tribal consultation. RK&K can support the town in preparing tribal consultation documents under a supplemental scope of work.
4. The discovery of human remains in this setting during the archaeological identification investigation is a possibility, but is not expected, therefore a scope and fee associated with treatment of remains is not included as part of this technical proposal. In the unlikely event that human remains are encountered, the appropriate authorities as provided under North Carolina General Statute 70.3, “The Unmarked Human Burial and Human Skeletal Remains Protection Act” will be notified immediately and all work

- will cease pending further direction from the appropriate authorities. A scope and fee associated with the recovery, processing, or analysis of human remains can be provided under a separate scope of work or modification of the existing scope of work at the request of the client.
5. No cemeteries are expected to be identified within the APE. This scope and cost does not include a cost for recording or by sight delineation of any cemeteries. If a cemetery is identified, modifications to this proposal may be required.
 6. It is assumed that 6 archaeological sites will be identified and that an average of 50 artifacts will be recovered from each site. The estimate of the number of artifacts per site was generated based on the size of the APE and the average size and artifact density of archaeological sites within comparable environments in the region. If the overall number of artifacts recovered significantly exceeds 300, modifications to this proposal may be required.
 7. This archaeological survey is limited to the manual excavation of shovel test pits. A review of soil data indicates that the potential for deeply buried deposits is limited to a handful of isolated areas within the Study Area and this proposal does not include mechanical trenching or use of a Geoprobe for excavating deep cores.
 8. This scope of work does not account for any additional archaeological evaluations beyond the current APE boundaries or for any site identified as a result of the survey. Additional archaeological investigations, evaluations, or mitigations, if required, can be provided under a separate scope of work or modification of the existing scope of work at the request of the client.

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1993 *Indian Communities of the North Carolina Piedmont, A.D. 1000 to 1700*. Research Laboratories of Anthropology, University of North Carolina, Monograph No. 2. Chapel Hill.

4. Natural Resources (EN-Natural Env)

4.1. *Environmental Permitting (404/401)*

RK&K will prepare a permit application to be submitted to the US Army Corps of Engineers and the NC Division of Water Resources. RK&K will coordinate with the agencies during their review of the application and compile a permit package after the approvals have been received. Based on preliminary fieldwork, a Nationwide Permit is anticipated. Preparation of a US Army Corps of Engineers Individual Permit or Regional General Permit (RGP) is not included in this scope and will be scoped separately if necessary. RK&K will not be responsible for the application fee or compensatory mitigation expense should they be necessary.

5. Geotechnical (GT-Geotechnical Services)

RK&K will perform geotechnical field investigations during the project development phase. The field investigations will include field reconnaissance and roadway investigation. The

investigation will include 13 SPT borings at approximately 250-ft spacing along the proposed alignment located within the project phase 1 limits. Borings will be advanced to depths up to 45 feet below the existing grade, and they will be advanced in accordance with current NCDOT GEU Geotechnical Investigation and Recommendations.

A RK&K field professional will visually classify the SPT soil samples in the field and prepare field boring logs. RK&K will subcontract the drilling to an approved NCDOT driller. Whilst traffic control will not be required for drilling of borings within the existing roadway pavement, some type of clearing will be needed for access to the proposed boring locations. RK&K will be responsible for ordering utility locates through the ULOCO NC.

Upon completion of the field work, the soil samples will be delivered to RK&K's office where a Geotechnical Engineer will review the field logs and assign laboratory testing. The laboratory testing will be conducted and will include Soil Classification and Moisture Content, California Bearing Ratio for Pavement Design, and Consolidation testing for settlement analyses. Using the results of the field investigations and laboratory testing, RK&K will prepare boring logs in gINT.

This final geotechnical subsurface investigation will help to provide a better understanding of the subsurface conditions within Phase 1 of the Caldwell Road Extension. This, in turn, enables the design team to develop a more efficient profile for the proposed alignment. RK&K will prepare a Final Geotechnical Roadway and Pavement Report in accordance with the most recent NCDOT Geotechnical Investigations and Recommendations Manual. This engineering report will include the findings of the field investigation, laboratory results, geotechnical design and construction recommendations and engineering analyses.

OVERALL SUMMARY

TIP NUMBER:	HL-0063	When initial estimate is complete, lock initial estimates
COUNTY:	Cabarrus	
TASK ORDER NUMBER: (if applicable)	3	
FA NUMBER: (if applicable)		
ESTIMATE SUBMITTAL NUMBER: (Version Control-if needed) (Ex. Initial/V2 (initial estimate version 2))		WBS NUMBER(s): Firm: fill out WBS Number(s) section on "Acct Initiation Request" DOT: the Project Manager fills out the entire "Acct Initiation Request"
OTHER PROJECT IDENTIFIER INFORMATION: (if needed)		
DESCRIPTION: (List the project parameters; where the project starts and stops)	Extension of Caldwell Road from NC-49 to the north for 3,000 LF.	
DISCIPLINE USED: (List each discipline that will be involved in this project)	PM-Project Mgmt : EN-Natural Env : EP-Env Policy : GT-Geotechnical : HY-Hydraulics	

DISCIPLINE ITEM	INITIAL			FINAL		
	WD	COST	COST/WORKDAY	WD	COST	COST/WORKDAY
PM-Project Mgmt	0.000	\$ -	\$ -			
Direct Costs		\$ -				
EN-Natural Env	6.000	\$ 10,102.53	\$ 1,683.76			
Direct Costs		\$ -				
EP-Env Policy	82.250	\$ 60,002.48	\$ 729.51			
Direct Costs		\$ 7,940.50				
GT-Geotechnical	18.130	\$ 20,017.35	\$ 1,104.10			
(Boring and Lab)		\$ -				
Foundations		\$ 22,384.88				
HY-Hydraulics	10.250	\$ 15,107.74	\$ 1,473.93			
Direct Costs		\$ -				
Grand Total - All Disciplines	116.630	\$ 135,555.48				

Labor, Overhead & Fee

MANAGING DOT DISCIPLINE:

ENGINEERING FIRM: RK&K

ENGINEERING FIRM CONTRACT NUMBER:

CONTRACT TYPE: Stand Alone Purchase Order **PAYMENT TYPE:** LUMP SUM

SCOPE/WORKDAY ESTIMATE PREPARED BY: Roman Prokopovych, PE **DATE:**

SCOPE/WORKDAY ESTIMATE APPROVED BY: **DATE:**

REASON FOR SUPPLEMENTAL:
(If this is a supplemental to the original Scope of Services, state reason for supplemental.) Adding Archeological Investigation, Final Geotechnical nad permitting.

PO NUMBER: (If Available)

SUPPLEMENTAL NUMBER:
(If Applicable)



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

03/12/26

DANIEL H. JOHNSON
SECRETARY

MEMORANDUM TO: Mr. Justin Jorgenson
Transportation Program Consultant
Local Programs Management Unit

SUBJECT: Review of Costs/Rates Proposed By
RK&K
Extension of Caldwell Road from NC-49
\$135,555.48

1. Purpose & Scope

We have reviewed the proposed costs/rates of the above to determine if they are allowable. This review is in accordance with procedures of the North Carolina Department of Transportation External Audit Branch.

2. Results of Review

A. **RK&K**

<u>Description</u>	<u>Amount Proposed</u>	<u>Costs Questioned</u>	<u>Costs Not Evaluated</u>
Direct Labor	\$ 39,073.30	\$ -	\$ -
Overhead	57,414.30	-	-
Fee	8,683.89	-	-
Cost of Capital	58.61	-	-
Direct Costs	30,325.38	-	-
TOTAL	\$ 135,555.48	\$ -	\$ -

3. Recommendations

- A. Please respond in writing as to the results of final negotiations.
- B. It is requested that a copy of the final cost/rate estimate be attached to the agreement when entered into SAP. Please scan a copy of this audit report as well.



John Stroud
Manager
Consultant, Utility, Rail, Turnpike

Prepared By:



Geavonda Chestnut
Senior External Auditor
Consultant, Utility, Rail, Turnpike

JS:GC