



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

**July 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
- E. SPECIAL PRESENTATIONS
 - 1. Presentation by the Cabarrus County Sports Hall of Fame
 - 2. Presentation of this year's July 4th Celebration
 - 3. Presentation of a Proposed Temporary Dog Park on Existing Town-Owned Property.
- 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 June 8, 2026, Town Council meeting.
- B. Consideration of H-2026-05-ANX, 7340 Paul Linker Place: Certificate of Sufficiency and Resolution Setting Public Hearing for Voluntary Noncontiguous Annexation.
- C. Consideration of H-2026-02-ANX, 9274 Naron Lane: Certificate of Sufficiency and Resolution Setting Public Hearing for Voluntary Noncontiguous Annexation
- D. Consideration of Settlement Agreement for Utility Easements at 8046 Rocky River Road for the Fire Station #3 Emergency Traffic Signal Project.
- E. Consideration of FY2027 Athletic Officiating Services Contract with Carolinas Umpire Association

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**

6. **NEW BUSINESS**

- A. Consideration of Construction Contract with Kell Marketing Group, Inc. for the Town Hall Second Floor Upfit
- B. Consideration of Purchase and Installation Contract with Atlantic Power Solutions, Inc. for a Town Hall Backup Generator and Related FY2027 Budget Ordinance Amendments
- C. Consideration of Construction Services Contract with Carolina Siteworks, Inc. for the Oakley Drive Sidewalk Project and Related FY2027 Budget and Capital Project Ordinance Amendments

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:

Presentation of a Proposed Temporary Dog Park on Existing Town-Owned Property.

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Staff is seeking Council direction on whether to continue development of a temporary municipal dog park on Town-owned property along Harris Depot Road and School Circle and, if so, the general funding level Council would like staff to use in preparing a final project scope and funding action.

If Council chooses to move forward with the development of a temporary municipal dog park, below are recommended motions based on Council's direction.

If Council Wants More Time — Direction-Only Motion

Motion to direct staff to continue development of the temporary municipal dog park concept on the Harris Depot Road and School Circle property and return to Council with a final project scope, recommended funding source, and any required budget ordinance amendment based on a project budget not to exceed \$ _____.

If Council Is Ready to Act Tonight — Move-Forward Motion

Motion to direct staff to proceed with development of a temporary municipal dog park on the Harris Depot Road and School Circle property at a project budget not to exceed \$ _____, and to bring forward any required budget ordinance amendment necessary to implement the project.

Description/Background:

Staff will present a concept for a temporary municipal dog park on Town-owned property located at 6791 and 6765 Harris Depot Road, near School Circle, for Council discussion and direction. A dog park has been a recurring resident request, and this site — part of the larger property reserved for the future Fire Station 1 and Administration facility, which has no defined construction timeline — is the most practical Town-owned location available. A temporary dog park would put a portion of the property into regular public use while preserving its long-term purpose. The site is also used annually for the Town's two-day July 4th celebration; the proposed layout is designed to remain compatible with that use, and a portion of the property along Harris Depot Road outside the dog park and parking footprints will remain available to support event parking, though at a more limited capacity than is currently available on the open site.

Staff began evaluating this concept before the FY2027 budget was adopted, but too late in the process to complete the necessary site, cost, and operations analysis in time for inclusion. It is brought forward now as a policy discussion rather than a budgeted line item. Staff has prepared three scalable, planning-level options for Council consideration: a core/basic option (no more than \$75,000), a cost-conscious community option (no more than \$100,000), and an enhanced community option (no more than \$125,000). Each provides a functioning dog park with separate large- and small-dog areas, gravel parking, water access, seating, and waste stations, with fencing, shade, play equipment, and landscaping scaling up by budget tier. Scope can be adjusted based on Council's preferred level, and the project will draw on in-house support from Engineering, Public Works, Parks and Recreation, and Finance/Purchasing to control cost. Furnishings and portions of the perimeter fencing are also being selected with future relocation or reuse in mind, limiting the risk of lost investment if the site is later needed for Fire Station 1. This concept aligns with the Town's Strategic Plan by supporting quality of life, community-building, and responsible use of existing public property - advancing the Town's mission to enhance quality of life through collaboration, planning, and investment, and its vision of Harrisburg as a distinctive,

family-focused community. It also supports the Town's goals of providing dependable public facilities and responsibly planning for the future, reflecting the values of commitment, community, collaboration, and stewardship.

Recommendation:

Staff recommends that Council receive the presentation and provide policy direction on whether to proceed with development of a temporary municipal dog park amenity. If Council supports moving forward, staff recommends using Option 2, the cost-conscious community dog park concept, as the preferred planning baseline at a project budget not to exceed \$100,000.

Option 2 provides the strongest balance between budget discipline and public-facing quality. It avoids the bare-bones character of the lowest-cost option while still remaining a temporary, scalable facility. This option includes separate large and small dog areas, gravel parking, water access, waste stations, seating, shade, dog play elements, and cross-buck wooden fencing with mesh backing along the primary public-facing sides of the park.

If Council prefers a lower-cost or higher-service-level approach, staff can adjust the final scope around one of the other presented options and return with the appropriate funding action.

Fiscal Impact:

There is no fiscal impact associated with receiving the presentation and providing direction to staff.

If Council directs staff to continue development of the project, staff will return with a final recommended scope, funding source, and any required budget ordinance amendment, capital project ordinance amendment, contract award, or related authorization before funds are committed.

The three planning-level options presented for Council consideration are:

- Option 1 - Core / Basic Dog Park: not to exceed \$75,000
- Option 2 - Cost-Conscious Community Dog Park: not to exceed \$100,000
- Option 3 - Enhanced Community Dog Park: not to exceed \$125,000

Each option includes a construction contingency to help absorb final bid pricing variability. If Council is prepared to identify a preferred project budget at this meeting, staff can use that amount to prepare the necessary budget action. The recommended planning baseline is Option 2 at a project budget not to exceed \$100,000.

Annual maintenance and operating costs are estimated separately from the capital project budget and will be incorporated into the existing Parks and Recreation operating budget. Planning-level annual operating impacts are estimated at approximately \$7,500 to \$10,000 for Option 1, \$10,000 to \$13,500 for Option 2, and \$13,000 to \$17,000 for Option 3. For Option 2, staff is using approximately \$12,000 annually as the planning estimate, subject to refinement after final layout, vendor quotes, and operational assignments are confirmed.

Attachments:

1. Proposed Dog Park Property Map

Proposed Dog Park Site — Parcel Reference Map

Harris Depot Road | Four-Parcel Property Reserved for the Future Fire Station 1 & Administration Facility



LEGEND

- 1 Parcel PIN 5507655671 — Proposed Dog Park Area
- 2 Parcel PIN 5507656495 — Proposed Parking Lot Area
- 3 Parcel PIN 5507658637 — Additional Fire Station 1 Reserve Parcel
- 4 Parcel PIN 5507658443 — Additional Fire Station 1 Reserve Parcel
- Parcels associated with dog park / parking concept
- Remaining Fire Station 1 reserve parcels (not part of concept)

Blue parcel lines and labels reflect Cabarrus County GIS parcel data (Map Cabarrus).

NOTES

Together, all four parcels shown — PINs 5507655671, 5507656495, 5507658637, and 5507658443 — make up the Town-owned property reserved for the future Fire Station 1 and Administration Facility.

Only the two red-highlighted parcels (1 and 2) are proposed for the temporary dog park and parking lot. Parcels 3 and 4 are not part of this concept and remain reserved for the future facility.

Final dog park and parking footprints may use less than the full area of parcels 1 and 2, depending on the option selected by Council.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the June 8, 2026, Town Council meeting.

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes from the June 8, 2026 Town Council meeting as presented.

Description/Background:

The draft minutes from the June 8, 2026 Town Council meeting are presented for Town Council review and approval.

Recommendation:

Staff recommends approval of the June 8, 2026 Town Council meeting minutes.

Fiscal Impact:

There is no fiscal impact associated with approval of the meeting minutes.

Attachments:

1. June 8 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, JUNE 8, 2026
6:00PM**

MINUTES

Mayor Jennifer Teague called the meeting to order.

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

1A.

CALL TO ORDER

Mayor Teague called the meeting to order.

1B.

AGENDA ADOPTION

MOTION:

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

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **Capital Improvement Project (CIP) Map.** Staff created the Capital Improvement Projects (CIP) StoryMap to provide residents with an easy-to-use overview of the Town's major infrastructure and community investment projects throughout Harrisburg. As the Town continues to grow, this StoryMap helps residents understand how public investments are supporting mobility, recreation, and long-term community development.

The interactive platform allows residents to explore projects through maps, visuals, budgets, timelines, and project descriptions in one location. Rather than searching

through technical reports or budget documents, residents can quickly see what projects are underway, where investments are being made, and how those projects benefit the community.

The StoryMap also reinforces the Town's commitment to strategic planning, responsible financial stewardship, transparency, and accountability. By providing clear and accessible project information, the platform serves as both a communication and public engagement tool that keeps residents informed while highlighting Harrisburg's continued investment in quality of life.

1F.

PUBLIC COMMENT

- Rosa Culver Sims, Harrisburg – spoke concerning the Mayor Pro-Tem recognition issue
- Johanna Bocco, 824 Juanita Drive – spoke concerning Mayor Pro-Tem recognition issue
- Tina Hodges, 3606 Charolais Lane, Harrisburg – spoke asking Council to change the UDO to allow for backyard chickens
- Jamon Brian Herring, Community Organizer and Cabarrus native representing the Black Political Caucus of Cabarrus County – spoke concerning the Mayor Pro-Tem recognition issue

2.

CONSENT AGENDA

- A. Consider the minutes of the May 11, 2026, Town Council Meeting
- B. Consider the minutes of the May 11, 2026, Closed Session
- C. Consider a construction contract with Bryant Electric Repair & Construction, Inc. for the installation of the Fire Signal at Station #3 and related Budget and Project Ordinances
- D. Consideration of FY2026 Budget Ordinance Amendment to close out the Hwy 49 Special Revenue Fund

MOTION:

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

3A.

COMMUNICATIONS

TOWN MANAGER REPORT

- Addressed one question from public comment about whether the Mayor Pro-Tem title goes on the dais is the Town Manager's decision. The answer is no, staff has no part in the decision about what goes on the dais. This is an elected officials issue.

- Summarized some metrics from the month of May, including youth sports registrations, utility cut-offs, NC Safety Awards, capital projects, etc.
- Also presented some information on upcoming events such as the June 13th Rockin the Burg and the July 4th Celebration as well as updates on drought monitoring and a Fuda Creek Homeowner meeting

3B.

COMMUNICATIONS

STAFF REPORTS

1. Finance Director Brian Lee presented the Finance report
2. Lt. Helms presented the Law Enforcement report
3. Division Chief of Planning & Data Analysis Tim Wooten presented the Fire Department report

3C.

COMMUNICATIONS

MAYOR'S COMMENTS

- Thanked Council and Staff for all the time and work spent on preparing the budget.
- Next Rockin the Burg concert June 13th at Harrisburg Park. There will also be a tent set up for residents to get their July 4th event wristbands.
- Attended Atrium ER ribbon cutting last month. Officially opened May 18th off Bruton Smith Blvd near the Embassy Suites.
- Hyak Fan Fest was fun. Kudos to our Communications Department for getting the word out.

3D.

COMMUNICATIONS

COUNCIL COMMENTS

Councilmember Glover

- NC Board of Trustees held its annual conference in Savannah in May. Focus was on national trends across the country. Insuring a municipality is extremely expensive, and there was a lot of discussion about first responders and the support they need due to trauma they face on the job. Also discussion about the importance of cyber security in the AI age and climate change. Nice to see that our Swift Water Team was featured in their presentation.
- Mental Health Advisory Board meeting last week with the County. The new behavioral health center is tentatively set to open July 28th
- Talked with Town Manager about a way we can use the opioid settlement funds across our community in a more preventative way and not just reactionary.

- At CityVision we talked with John with Micro Transit about what could help fill some of the transit gaps in Harrisburg. Would like to know when that is set up.

Councilmember Smith

- Thanked Parks and Recreation for the last Rockin the Burg. It was very nice.
- When you go to the website on a mobile device, the schedule looks jumbled. Asked staff to check into that issue.
- Congratulated the Mayor on her son's wedding last week.

Councilmember Banks

- Attended the Cabarrus Health Alliance's new location grand opening in May
- Attended training in Raleigh concerning shared power between elected officials and the community.
- Juneteenth reminder, Thursday, June 18th from 5:00pm – 8:00pm at Harrisburg Park. Encourage everyone to come out and celebrate. Kannapolis and Midland will also be holding celebrations.
- Thanked Town Manager for updating the website and her lapel pin with the Mayor Pro-Tem information. Take pride in representing Harrisburg. Questioned why it is still an issue to reflect the title on the dais.

4A.

PUBLIC HEARING

Consideration of the FY2027 Budget Ordinance, Tax Rate, Schedule of Fees, and Capital Improvement Plan. In the May Town Council meeting, the budget was presented to the Town Council with the public given an opportunity to ask questions and comment, as well as being made available for public inspection. A public hearing is required to be held to receive additional input from the public. The public hearing is being held and closed at the June Council meeting.

Town Manager, Rob Donham, provided a budget presentation summarizing the proposed FY2027 budget.

Council has been provided copies of the Manager's Recommended Budget and the proposed FY2027 Budget Ordinance, FY2027 Schedule of Fees and FY2027 CIP. These documents were also included in the Town Council Packet on the Town's website for the public. The budget was generated using a tax rate of \$0.410 per \$100 valuation.

The public hearing was opened.

Speaking: none

The public hearing was then closed.

After some discussion, the following actions were taken:

MOTION #1:

Councilmember Faw made a motion to approve the FY2027 Budget Ordinance, Schedule of Fees, and Capital Improvement Plan as presented. Second was made by Councilmember Thomas. **The motion passed 7-0.**

MOTION #2:

Councilmember Glover made a motion to set the tax rate for FY2027 at \$0.410 per \$100 valuation, and to authorize collection by the Cabarrus County Tax Office. Second was made by Councilmember Banks. **The motion passed 7-0.**

5A.

OLD BUSINESS

None

6A.

NEW BUSINESS

Consider appointments to the Planning & Zoning Board. In accordance with the Harrisburg Planning & Zoning Board Rules of Procedure, the Town advertised vacancies on the Planning & Zoning Board through the Town website and social media platforms. The appointment process followed the established timeline below:

- April – Applications accepted
- May – Applicant interviews conducted
- June – Recommendations presented to Town Council

The Town received seven (7) applications for vacancies on the Planning & Zoning Board and Board of Adjustment. The current Planning & Zoning Board vacancies include three regular member positions, including one unexpired term previously held by Bill Leake, and one Extraterritorial Jurisdiction (ETJ) member position.

A review committee consisting of Council Members Thevenin and Cotell, along with Planning Director Monterai Adams, interviewed applicants and recommends the following appointments to the Planning & Zoning Board:

- Jeremiah Norberg – Reappointment to a two-year term beginning July 1, 2026, and ending June 30, 2028
- Heather Sweat – Appointment to complete the remaining one-year term previously held by Bill Leake, beginning July 1, 2026, and ending June 30, 2027
- James “Jim” Eskew – Appointment to a two-year term beginning July 1, 2026, and ending June 30, 2028

The current ETJ member did not seek reappointment, creating a vacancy effective June 30, 2026.

In accordance with the Rules of Procedure, staff is coordinating with Cabarrus County to identify an ETJ representative for appointment. Cabarrus County has up to 90 days to appoint a qualified ETJ resident. If no appointment is made within that timeframe, the Town may appoint a qualified resident from within the Town's planning area.

After some discussion, the following action was taken:

MOTION:

Councilmember Thomas made a motion to reappoint Jeremiah Norberg to the Harrisburg Planning & Zoning Board for a two-year term beginning July 1, 2026, and ending June 30, 2028; to appoint James "Jim" Eskew to the Harrisburg Planning & Zoning Board for a two-year term beginning July 1, 2026, and ending June 30, 2028; and to appoint Heather Sweat to complete the remaining one-year term previously held by Bill Leake, beginning July 1, 2026, and ending June 30, 2027. Second was made by Councilmember Banks. **The motion passed 7-0.**

6B.

NEW BUSINESS

Consider appointments to the Board of Adjustment. In accordance with the Harrisburg Board of Adjustment Rules of Procedure, the Town advertised vacancies on the Board of Adjustment through the Town website and social media platforms. The appointment process followed the established timeline below:

- April – Applications accepted
- May – Applicant interviews conducted
- June – Recommendations presented to Town Council

The Town received applications for upcoming vacancies on the Board of Adjustment to fill three regular member positions.

A review committee consisting of Council Members Thevenin and Cotell, along with Planning Director Monterai Adams, interviewed applicants and recommends the following appointments to the Board of Adjustment:

- Michael Branham – Reappointment to a three-year term beginning July 1, 2026, and ending June 30, 2029
- Jason Gaddis – Appointment to a three-year term beginning July 1, 2026, and ending June 30, 2029
- Jeremiah Robison – Appointment to a three-year term beginning July 1, 2026, and ending June 30, 2029

Per the Board of Adjustment Rules of Procedure, one Board of Adjustment member must also serve as the Extraterritorial Jurisdiction (ETJ) representative on the Planning & Zoning Board. Because the current Planning & Zoning Board ETJ member did not seek reappointment, the

corresponding ETJ position on the Board of Adjustment will also become vacant effective June 30, 2026. Once a new Planning & Zoning Board ETJ representative is appointed, that individual will also be appointed to serve the remainder of the existing Board of Adjustment ETJ term.

After some discussion, the following action was taken:

MOTION:

Councilmember Cotell made a motion to reappoint Michael Branham to the Harrisburg Board of Adjustment for a three-year term beginning July 1, 2026, and ending June 30, 2029, and to appoint Jeremiah Robison and Jason Gaddis to the Harrisburg Board of Adjustment for three-year terms beginning July 1, 2026, and ending June 30, 2029. Second was made by Councilmember Thomas. **The motion passed 7-0.**

6C.

NEW BUSINESS

Consider appointments to the Parks & Recreation Advisory Board. The Harrisburg Parks and Recreation Advisory Board consists of seven voting members appointed by the Town Council to staggered two-year terms beginning July 1 and ending June 30. The Board also includes one ex officio, non-voting sustainability position that follows the same term schedule.

For FY2027, four Board positions are scheduled to expire. The Town received four applications to fill those positions, including one request for reappointment, one request from the current ex officio member seeking appointment to a regular voting position, and two applications from new candidates.

Parks and Recreation Director Jim Spina and Town Council Liaison LaTrecia Glover reviewed all applications and conducted interviews with the new applicants. Based on the application materials, interviews, and the needs of the Board, the following appointments are recommended for terms beginning July 1, 2026, and ending June 30, 2028:

- Zach Bowman – Reappointment
- Micah Cash – Appointment from the ex officio sustainability position to a regular voting member position
- Martavis “Monte” Page – Appointment
- Kaytlin Thomas – Appointment

The appointment of Micah Cash to a regular voting member position will create a vacancy in the ex-officio sustainability position. To maintain full Board membership, staff recommends the appointment of Suzi Schoonmaker to a two-year term, which expires June 30, 2028.

These appointments will ensure the Parks and Recreation Advisory Board remains fully staffed and continues to provide guidance and recommendations to Town Council on parks, recreation programs, facilities, and related community initiatives.

After some discussion, the following action was taken:

MOTION:

Councilmember Thevenin made a motion to appoint Zach Bowman, Micah Cash, Martavis “Monte” Page, and Kaytlin Thomas to the Harrisburg Parks and Recreation Advisory Board for two-year terms beginning July 1, 2026, and ending June 30, 2028, and to appoint Suzi Schoonmaker to a two-year term as the ex officio sustainability member for a term ending June 30, 2028. Second was made by Councilmember Banks. **The motion passed 7-0.**

6D.

NEW BUSINESS

Consider Appointments to the Harrisburg Art, Culture, and Heritage (HACH) Committee.

The Harrisburg Arts, Culture, and Heritage Committee (HACH) consists of seven voting members and one ex officio, non-voting sustainability member appointed by Town Council. Members serve staggered two-year terms beginning July 1 and ending June 30.

For FY2027, four regular member positions are scheduled to expire. Two incumbent members submitted applications for reappointment. Following review by Parks and Recreation Director Jim Spina and Town Council Liaison Dr. Erin Banks, the recommendation is the reappointment of DeWayne Lott and Whitney Miller to two-year terms beginning July 1, 2026, and ending June 30, 2028.

The remaining vacancies, including the ex-officio sustainability position, will continue to be advertised until filled through the Town’s standard appointment process.

After some discussion, the following action was taken:

MOTION:

Councilmember Glover made a motion to approve the reappointments of DeWayne Lott and Whitney Miller to two-year terms on the Harrisburg Arts, Culture, and Heritage Committee starting July 1st, 2026, through June 30th, 2028. Second was made by Councilmember Thomas. **The motion passed 7-0.**

6E.

NEW BUSINESS

Consideration of Contract with Eagle Carports for the construction of the public safety storage building and the related FY2026 Budget and Project Ordinance Amendments.

The Town has identified the need to replace the existing storage building at Fire Station No. 1, which has been in service for approximately 25 years and no longer adequately meets operational

storage needs. The proposed project includes construction of a new storage building similar to the other facility recently completed at Fire Station No. 1 to provide secure and functional space for public safety equipment.

The new facility will support both the Fire Department and the Harrisburg Sheriff's Division by providing storage for a recently acquired utility vehicle, Special Response Team trailer, and other equipment currently housed within the existing structure. Staff solicited pricing from Eagle Carports for the building construction and obtained informal quotes for the associated electrical, concrete, and insulation work. Based on the pricing received, the project remains within the approved project budget.

Approval of the contract and accompanying FY2026 Budget and Project Ordinance Amendments will allow the project to move forward and provide improved storage capacity for public safety operations. The project supports the Town's Strategic Plan by investing in safe, dependable, and well-maintained public safety facilities while ensuring public safety resources are properly housed and positioned to serve the community effectively.

After some discussion, the following action was taken:

MOTION:

Councilmember Banks made a motion to approve the contract for \$53,695 with Eagle Carports for the public safety storage building and the related FY2026 Budget and Project Ordinance Amendments. Second was made by Councilmember Thevenin. **The motion passed 7-0.**

6F.

NEW BUSINESS

Resolution In Opposition To North Carolina Senate Bill 445. This resolution was prepared to express the Town of Harrisburg's concerns regarding Section 13 of North Carolina Senate Bill 445 and its potential impact on local land-use planning, economic development, and community growth management. After this agenda was published, Harrisburg responded by briefing Representative Almond, preparing an impact analysis, briefing Cabarrus EDC and then Lumin Strategies (Town's legislative advocates) engaged the delegation. Council members also directly reached out to the delegation. As a result, the bill has been modified so that Harrisburg and Cabarrus County are now exempt, and we are no longer recommending the resolution be passed. We will continue to monitor this through Senate concurrence. The thresholds are population-based, so staff and Lumin Strategies will track the bill as Harrisburg grows and watch for any change in applicability. Due to these modifications, there was no action taken on this item.

7.

ACTION ITEMS

- Add Easy button for CIP on website
- Color-code locations of projects in progress on website
- Try to push information out about other entities' projects

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 Thomas. **The motion passed 7-0.**

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of H-2026-05-ANX, 7340 Paul Linker Place: Certificate of Sufficiency and Resolution Setting Public Hearing for Voluntary Noncontiguous Annexation.

Presenting Personnel:

Monterai Adams, Planning Director

Suggested Motion or Action:

Motion to accept the Certificate of Sufficiency for Petition H-2026-05-ANX and adopt the Resolution setting a public hearing for August 10, 2026, at 6:00 p.m. to consider the voluntary noncontiguous annexation of property located at 7340 Paul Linker Place.

Description/Background:

The property owner of approximately 5.504 acres located at 7340 Paul Linker Place, identified as Cabarrus County PID #55273316120000, has submitted a voluntary annexation petition requesting that the property be annexed into the Town of Harrisburg's municipal limits. The property is currently located in the unincorporated area of Cabarrus County, and the annexation request is being reviewed in conjunction with a related conventional rezoning application.

This request is being processed as a voluntary noncontiguous annexation. Pursuant to the Resolution Directing the Town Clerk to Investigate the Annexation Petition adopted on June 24, 2026, the Town Clerk has reviewed the petition and presents the Certificate of Sufficiency.

At this meeting, Town Council is not being asked to approve the annexation. The action before Council is to accept the Certificate of Sufficiency and adopt a resolution setting the public hearing for August 10, 2026. The annexation request itself would be considered at the August 10, 2026 meeting following the required public hearing.

Recommendation:

Staff recommends that Town Council accept the Certificate of Sufficiency for Petition H-2026-05-ANX and adopt the Resolution setting the public hearing for August 10, 2026, at 6:00 p.m.

Fiscal Impact:

There is no direct fiscal impact associated with accepting the Certificate of Sufficiency and setting the public hearing. If the annexation is approved at a future meeting, the property would become subject to Town taxes and municipal service obligations in accordance with the effective date of the annexation ordinance.

Attachments:

1. Complete Annexation Application 7340 Paul Linker Place
2. Survey-7340 Paul Linker Place
3. Certificate of Sufficiency - Paul Linker
4. Resolution Fixing Date of Public Hearing - 7340 Paul Linker Place



4100 Main Street | PO Box 100 | Harrisburg, NC 28075
t (704) 455-5614 | f (704) 455-1206
harrisburgnc.gov

ANNEXATION APPLICATION

REQUEST FOR ANNEXATION
☒ We, the undersigned owners of real property respectfully request that the area described paragraph 2 below be annexed to the Town of Harrisburg.
PROPERTY INFORMATION
Property Location/Address: <u>7340 PAUL LINKER PL HARRISBURG NC 28075</u>
Tax Map and Parcel Number (PIN): <u>55273316120000</u>
Current Zoning: <u>LDR</u>
Current Land Use: <u>None</u>
Area to be annexed is: ☐ Contiguous ☒ Non-Contiguous
Boundaries of territory to be annexed (attach separate sheet or describe below): <u>See copy of Metes and Bounds attached.</u>
CONTACT INFORMATION
Contact Person: <u>Jacob John Carter, Potential Purchaser</u>
Company: _____
Address: <u>3122 Cyan Drive Apt 8</u> City, State, Zip <u>Charlotte, NC 28262</u>
Phone Number: <u>925-325-5065</u> Email Address: <u>jakejcarter@yahoo.com</u>
Applicant Name (if different from above): _____
Company: _____
Address: _____ City, State, Zip _____
Phone Number: _____ Email Address: _____
Owner Name: <u>Kara linker Goldstein</u>
Company: _____
Address: <u>2103 Basswood Drive</u> City, State, Zip <u>Lafayette Hill, PA 19444</u>
Phone Number: <u>610-761-3152</u> Email Address: <u>klgoldstein1@gmail.com</u>



4100 Main Street | PO Box 100 | Harrisburg, NC 28075
t (704) 455-5614 | f (704) 455-1206
harrisburgnc.gov

SIGNATURE OF OWNER(S)

Owner name: Kara Linker Goldstein

Address: 2103 Basswood Drive City, State, Zip Lafayette Hill, PA 19444

Owner Signature: *Kara Goldstein* Date: 05/14/2026

Owner name: _____

Address: _____ City, State, Zip _____

Owner Signature: _____ Date: _____

Owner name: _____

Address: _____ City, State, Zip _____

Owner Signature: _____ Date: _____

Owner name: _____

Address: _____ City, State, Zip _____

Owner Signature: _____ Date: _____

Owner name: _____

Address: _____ City, State, Zip _____

Owner Signature: _____ Date: _____

Owner name: _____

Address: _____ City, State, Zip _____

Owner Signature: _____ Date: _____



4100 Main Street | PO Box 100 | Harrisburg, NC 28075
t (704) 455-5614 | f (704) 455-1206
harrisburgnc.gov

AFFIDAVIT OF COMPLETENESS AND ACCURACY

(to be completed by the individual submitting the application)

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge of the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree with all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Jacob John Carter Submittal Date: 05/14/2026

Applicant Signature:  dotloop verified
05/14/26 2:14 PM EDT
JEPD-3LXA-S8FR-HLYA

REQUIRED ATTACHMENTS

All Annexation Application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Sealed survey showing area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

STAFF USE ONLY

Record of Process

Date Received: 6/4/2026

Application Number: H-2026-05-Anx

Is Application Complete? ☒ Yes ☐ No

Public Hearing Date(s): TBD

Published Notice Date: TBD

Mailed Notice Date: TBD

Final Action Application Notification mailed Date: TBD

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation: ☐ Approve ☐ Deny

Final Action: ☐ Approve ☐ Deny

Metes and Bounds of the property at 7340 Paul Linker Place

Beginning at a ½" rebar having the NC 83(2011) grid datum coordinates of Northing 573,840.12 feet and Easting 1,522,448.97 feet and being shown as the westernmost corner of Lot 4, Plat Book 44, Page 105 of the Cabarrus County, North Carolina Register of Deeds; said rebar being in Number 1 Township, Cabarrus County, North Carolina, thence the following two calls:

1. S36°25'55"E 60.20' to a ½" rebar and
2. S36°31'38"E 60.01'

To a ½" rebar marking the westernmost corner of Lot 2 of Plat Book 44, Page 105, the true **POINT OF BEGINNING**; thence following the northern & eastern calls for Lot 2 the following three calls:

1. N58°30'30"E 435.09' to a ½" rebar,
2. S52°04'24"E 741.15' to a ½" rebar, and
3. S52°04'24"E 22.5'

To a calculated point in the bed of Back Creek, said point being the easternmost corner of Lot 2; thence following the eastern and southern calls for Lot 2 the following six calls

1. S30°32'27"W 230.00' to a calculated point in the bed of Back Creek,
2. S41°32'27"W 146.71' to a calculated point in the bed of Back Creek,
3. N36°29'37"W 22.79' to a ½" rebar,
4. N36°29'37"W 746.28' to a ½" rebar
5. S58°30'17"W 284.30' to a ½" rebar, and
6. N36°30'35"W 99.84'

To the **POINT OF BEGINNING** and **encompassing** 5.504 acres as reflected in a retracement survey Lot 2, Plat Book 44, Page 105 performed by John A. McHenry PLS 3676 of Seven Parts Surveying, PLLS on April 22, 2026.



To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 24th day of June 2026.




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on August 10, 2026.

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

Beginning at a ½" rebar having the NC 83(2011) grid datum coordinates of Northing 573,840.12 feet and Easting 1,522,448.97 feet and being shown as the westernmost corner of Lot 4, Plat Book 44, Page 105 of the Cabarrus County, North Carolina Register of Deeds; said rebar being in Number 1 Township, Cabarrus County, North Carolina, thence the following two calls:

1. S36°25'55"E 60.20' to a ½" rebar and
2. S36°31'38"E 60.01'

To a ½" rebar marking the westernmost corner of Lot 2 of Plat Book 44, Page 105, the true **POINT OF BEGINNING**; thence following the northern & eastern calls for Lot 2 the following three calls:

1. N58°30'30"E 435.09' to a ½" rebar,
2. S52°04'24"E 741.15' to a ½" rebar, and
3. S52°04'24"E 22.5'

To a calculated point in the bed of Back Creek, said point being the easternmost corner of Lot 2; thence following the eastern and southern calls for Lot 2 the following six calls

1. S30°32'27"W 230.00' to a calculated point in the bed of Back Creek,
2. S41°32'27"W 146.71' to a calculated point in the bed of Back Creek,



3. N36°29'37"W 22.79' to a ½" rebar,
4. N36°29'37"W 746.28' to a ½" rebar
5. S58°30'17"W 284.30' to a ½" rebar, and
6. N36°30'35"W 99.84'

To the **POINT OF BEGINNING and encompassing** 5.504 acres as reflected in a retracement survey Lot 2, Plat Book 44, Page 105 performed by John A. McHenry PLS 3676 of Seven Parts Surveying, PLLS on April 22, 2026.

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 H-2026-02-ANX, 9274 Naron Lane: Certificate of Sufficiency and Resolution Setting Public Hearing for Voluntary Noncontiguous Annexation

Presenting Personnel:

Monterai Adams, Planning Director

Suggested Motion or Action:

Motion to accept the Certificate of Sufficiency for Petition H-2026-02-ANX and adopt the Resolution setting a public hearing for August 10, 2026, at 6:00 p.m. to consider the voluntary noncontiguous annexation of property located at 9274 Naron Lane.

Description/Background:

The property owner of approximately 0.470 acre located at 9274 Naron Lane, identified as Cabarrus County PID #55066139710000, has submitted a voluntary annexation petition requesting that the property be annexed into the Town of Harrisburg's municipal limits. The property is currently located in the unincorporated area of Cabarrus County, and the annexation request is being reviewed in conjunction with a related rezoning application.

This request is being processed as a voluntary noncontiguous annexation. Pursuant to the Resolution Directing the Town Clerk to Investigate the Annexation Petition adopted on June 24, 2026, the Town Clerk has reviewed the petition and presents the Certificate of Sufficiency.

At this meeting, Town Council is not being asked to approve the annexation. The action before Council is to accept the Certificate of Sufficiency and adopt a resolution setting the public hearing for August 10, 2026. The annexation request itself would be considered at the August 10, 2026 meeting following the required public hearing.

Recommendation:

Staff recommends that Town Council accept the Certificate of Sufficiency for Petition H-2026-02-ANX and adopt the Resolution setting the public hearing for August 10, 2026, at 6:00 p.m.

Fiscal Impact:

There is no direct fiscal impact associated with accepting the Certificate of Sufficiency and setting the public hearing. If the annexation is approved at a future meeting, the property would become subject to Town taxes and municipal service obligations in accordance with the effective date of the annexation ordinance.

Attachments:

1. Complete Annexation Application 9274 Naron Ln
2. 9274 Naron Ln Survey
3. Certificate of Sufficiency - 9274 Naron Lane
4. Resolution Fixing Date of Public Hearing - 9274 Naron Lane

Annexation Application

1. Request for Annexation

- ☒ We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.

2. Property Information

a. Property Location/Address: 9274 NARON LANE, HARRISBURG, NC, 28215

b. Tax Map and Parcel Number (PIN): 55066139710000

c. Current Zoning: CABARRUS COUNTY, LDR

d. Current Land Use: VACANT

e. Area to be annexed is: ☐ Contiguous ☒ Non-Contiguous

f. Boundaries of territory to be annexed (attach separate sheet or describe below):

LOT 172, MAP BOOK 36, PAGE 102, CABARRUS COUNTY REGISTER OF DEEDS
 SEE ATTACHED

3. Contact Information

a. Contact Person: TYLER WIETHORN

Company: WHITEHALL LAND SURVEY

Address: 1110 S MAIN ST, SUITE 202 City, State, Zip: CHINA GROVE, NC 28023

Phone Number: 704 245 4135 Email Address: tyler@whitehallsurvey.com

b. Applicant Name (if different than above): JASON GADDIS

Company: TRUFORGE HOMES

Address: 2 CHURCH STREET City, State, Zip: CONCORD, NC 28025

Phone Number: 704 438 7090 Email Address: jgaddis@truforgehomes.com

c. Owner Name: JASON GADDIS

Company: KEBL, LLC

Address: 2 CHURCH STREET City, State, Zip: CONCORD, NC 28025

Phone Number: 704 438 7090 Email Address: jgaddis@truforgehomes.com

4. Signature of Owner(s)

Owner Name: Jason Gaddis Address: 2 CHURCH ST, CONCORD NC 28025

Owner Signature:  Signed by: AS5D1849991C483 Date: 5/22/2026

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: JASON GADDIS Submittal Date: 5/22/2026

Applicant Signature:  Signed by: AS5D1849991C483

7. Required Attachments

All Annexation Application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Sealed survey showing area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

6. Staff Use Only:**Record of Process**Date Received: 5/28/2026Application Number: H-2026-02-AnxIs Application Complete? ☒ Yes ☐ NoPublic Hearing Date(s): TBDPublished Notice Date: TBDMailed Notice Date: TBDPosted Notice Date: TBD

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation: ☐ Approve ☐ DenyFinal Action: ☐ Approve ☐ Deny

DESCRIPTION OF ±0.470 ACRE

Being a metes and bounds description of ±0.470 acre, situated and lying in the state of North Carolina, Cabarrus County, Township 1, Harrisburg, being a boundary retracement of Lot 172, as shown in Map Book 36, Page 102 (being a revision to Map Book 24, Page 30), to KEBL, LLC, in Deed Book 17342, Page 329, (all references to map and Deed Books refer to the records of the Cabarrus County Register of Deeds, all references to owners either now or formerly), more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod, the control corner, having North Carolina State Plane Coordinate System position of Northing: 561,877.42', Easting: 1,506,488.89', (NAD83/2011), being the easterly corner of said Lot 172, same being the northerly corner of Lot 173 (Bradford Park Subdivision, Phase II, Map 3, Map Book 24, Page 30), to Jonathan D. Norman and Laurie N. Norman, in Deed Book 11608, Page 329, said point lying in the southwesterly right-of-way line of Naron Lane (a 40' public right-of-way, Map Book 24, Page 30), for the **POINT OF BEGINNING**;

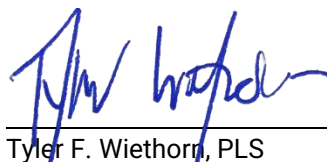
THENCE, South 54°18'24" West, a distance of 204.71 feet, with the southeasterly line of said Lot 172, same being the northwesterly line of said Lot 173, to a found 3/8-inch iron rod, being the southerly corner of said Lot 172, same being the westerly corner of said Lot 173, also being a corner of Lot 118 (Bradford Park, Phase 1, Map 3, as Revised, Map Book 31, Page 97), to Wendell Varner and Gloria J. Varner, in Deed Book 2039, Page 7;

THENCE, North 35°39'50" West, a distance of 99.88 feet, with the southwesterly line of said Lot 172, same being the northeasterly line of said Lot 118, to a found 3/8-inch iron rod, being the westerly corner of said Lot 172, same being a corner of said Lot 118, also being the southerly corner of Lot 171 (Revision of Lots 169, 170, & 171, Map Book 24, Page 30, Bradford Park Subdivision, Phase II, Map 3, Map Book 30, Page 87), to Ruben Cheng Chan and Sheeryn Yu, in Deed Book 9967, Page 108;

THENCE, North 54°15'06" East, a distance of 204.80 feet, with the northwesterly line of said Lot 172, same being the southeasterly line of said Lot 171, to a found 5/8-inch iron rod, being the northerly corner of said Lot 172, same being the easterly corner of said Lot 171, said point lying in the southwesterly right-of-way line of said Naron Lane;

THENCE, South 35°36'45" East, a distance of 100.07 feet, with the northeasterly line of said Lot 172, same being the southwesterly right-of-way line of said Naron Lane, to the **POINT OF BEGINNING**, containing ±0.470 acre, as found in a field survey conducted by Whitehall Land Survey, PLLC.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). All described distances are grid, US Survey Feet. Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.00015971.



June 23, 2026

Tyler F. Wiethorn, PLS

North Carolina Registration Number L-5432



1. THE BOUNDARY DETERMINATIONS SHOW HERON ARE BASED ON THE BEST AVAILABLE FIELD EVIDENCE AND RECORDS. THE CONCLUSIONS OF THIS SURVEY REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR, AND MAY BE REVISED SHOULD ADDITIONAL INFORMATION BECOME AVAILABLE. LINES SHOWN AS "NOT SURVEYED" ARE BASED ONLY ON MAPS, RECORDS, OR OTHER REFERENCES.
2. DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET; BEARINGS ARE REFERENCED TO GRID NORTH OF THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NAD83 (2011). AREA WAS COMPUTED BY THE COORDINATE METHOD FROM STATED GRID DISTANCES.
3. FEATURES DESCRIBED AS "IN" OR "OUT" ARE OFFSET PERPENDICULAR TO THE SUBJECT PROPERTY BOUNDARY AND MAY CONSTITUTE AN ENCROACHMENT. THIS SURVEY MAKES NO STATEMENT REGARDING ANY RIGHTS (WRITTEN OR UNWRITTEN, ADVERSE, PRESCRIPTIVE, OR OTHERWISE) TO ANY AREA OF POTENTIAL ENCROACHMENT.
4. UNLESS OTHERWISE NOTED, ALL STRUCTURES AND IMPROVEMENTS DEPICTED HEREON WERE MEASURED AT GROUND LEVEL. GRAVEL AND DIRT AREA BOUNDARIES REPRESENT OBSERVED USAGE AND ARE NOT DEFINITIVE DELINEATIONS.
5. ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN TO ESTABLISH ZONING SETBACKS. A MAINTENANCE RIGHT-OF-WAY DIFFERENT FROM THE ASSUMED WIDTH MAY BE EXERCISED BY NCDOT AT ITS DISCRETION.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY DOCUMENTS EXPRESSLY REFERENCED HEREIN. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, OR OTHER ITEMS OF RECORD THAT COULD BE DISCLOSED BY A COMPLETE TITLE EXAMINATION.
7. PARCEL OWNERSHIP SHOWN HEREON IS FOR GENERAL INFORMATION, REFLECTS OWNERS NOW OR FORMERLY OF RECORD, AND SHOULD NOT BE RELIED UPON FOR LEGAL OR TITLE PURPOSES.
8. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
9. THIS SURVEY MAKES NO REPRESENTATION AS TO THE SUITABILITY OF THE SUBJECT PARCEL FOR ANY PARTICULAR USE OR PURPOSE. FURTHER DEVELOPMENT OR SUBDIVISION IS SUBJECT TO ALL APPLICABLE REQUIREMENTS.
10. THIS MAP WAS NOT PREPARED FOR RECORDED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; MAY NOT BE A CERTIFIED SURVEY; HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS, AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

1. THE SUBJECT PARCEL IS PROPOSED TO BE ANNEXED INTO THE TOWN OF HARRISBURG PLANNING JURISDICTION AND DESIGNATED ZONE RM (RESIDENTIAL MEDIUM).
2. BASE ZONE MINIMUM PRINCIPAL STRUCTURE SETBACKS:

FRONT	25'
SIDE	10'
REAR	25'

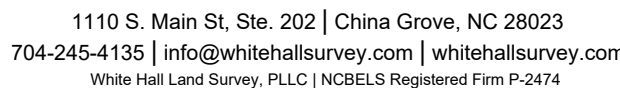
3. SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES MAY DIFFER FROM THOSE APPLICABLE TO PRINCIPAL STRUCTURES.
4. UNLESS OTHERWISE NOTED, THIS SURVEY DEPICTS ONLY THE MINIMUM SETBACK LINES OF THE BASE ZONING DISTRICT.
5. DEED RESTRICTIONS, COVENANTS, CONDITIONAL ZONING, INFILL DEVELOPMENT ORDINANCES, AND OVERLAY DISTRICT OR SPECIAL USE REGULATIONS MAY IMPOSE REQUIREMENTS DIFFERENT THAN THOSE ESTABLISHED BY THE BASE ZONING DISTRICT.
6. THIS SURVEY DOES NOT ASSESS EXISTING ZONING COMPLIANCE OR FUTURE DEVELOPMENT SUITABILITY. WHEN REQUIRED, CONSULT THE APPLICABLE PLANNING AND ZONING AUTHORITY.

1. PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM MAP NO. 3710550600K WITH AN EFFECTIVE DATE OF 11/16/2018.
2. THE CLASSIFICATION OF LANDS AS BEING INSIDE OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK AS ESTABLISHED BY FEMA. IT IS NOT A STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR.
3. THIS PARCEL WAS NOT FOUND TO BE LOCATED WITHIN A PROTECTED WATERSHED. PRIOR TO DEVELOPMENT ALWAYS CONFIRM WITH RELEVANT JURISDICTION.

±0.470 ACRE
TO KEBL, LLC IN DEED BOOK 17342, PAGE 329

LOT 172
MAP BOOK 36, PAGE 102
BEING A REVISION TO MAP BOOK 24, PAGE 30

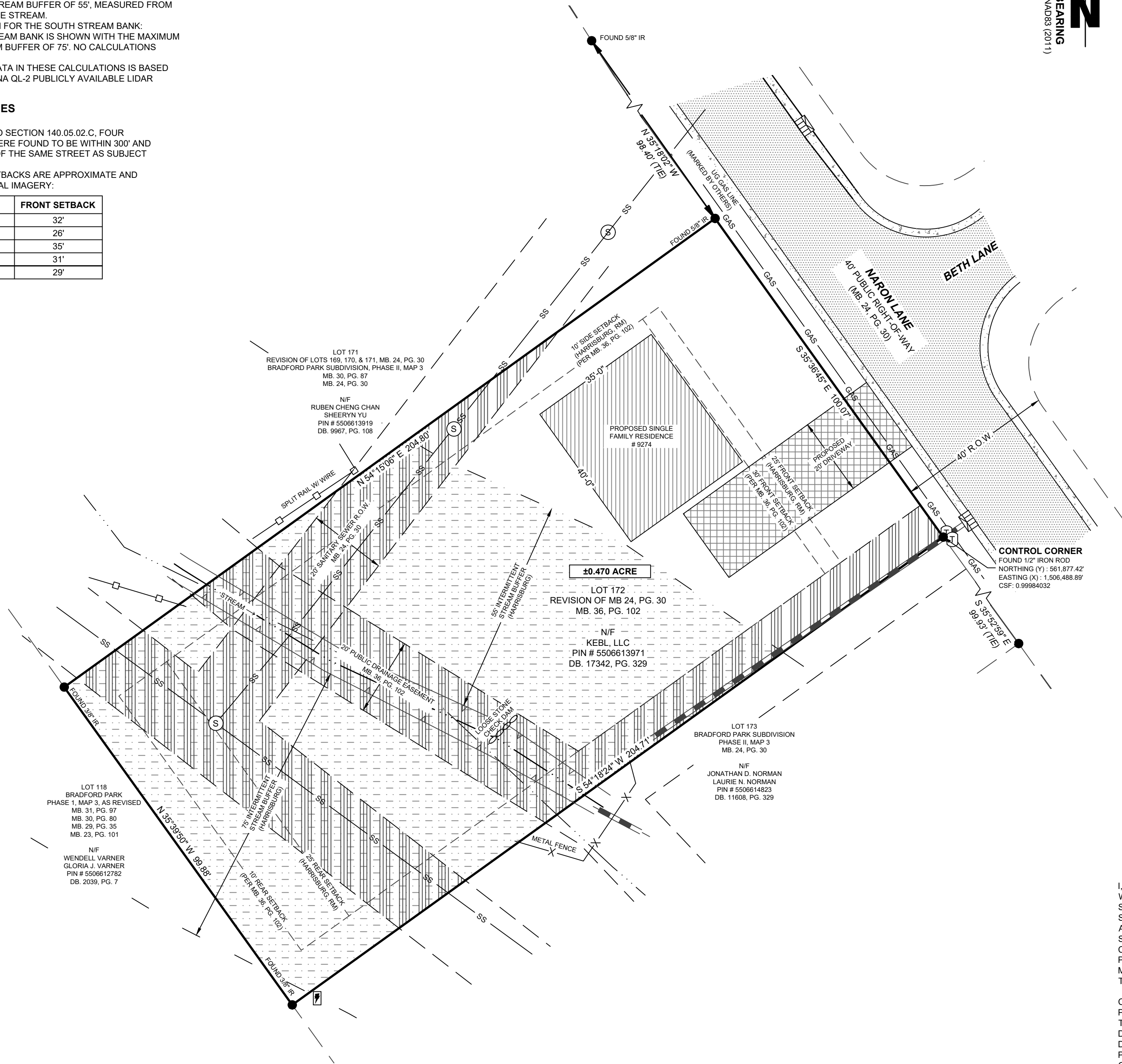
TOWNSHIP 1, HARRISBURG
CABARRUS COUNTY, NORTH CAROLINA



1. STREAM IS DEPICTED AS INTERMITTENT, BASED ON THE CURRENT USGS QUAD SHEET.
2. BUFFER CALCULATIONS FOR THE NORTH STREAM BANK :
 - THE AVERAGE ELEVATION OF THE CENTER OF THE STREAM IS 656.8'.
 - FOR THE NORTH SLOPE OF THE STREAM BANK, A LINE AT A 250' PERPENDICULAR DISTANCE TO THE CENTER OF THE STREAM HAS AN AVERAGE ELEVATION OF 704.2'.
 $((704.2 - 656.8') / (250') * 100 = 19\% \text{ SLOPE})$
 - PER HARRISBURG UDO TABLE 14.03.05-1, A 19% SLOPE ADDS 20' TO THE CLASS 2 STREAM BASE BUFFER OF 35', FOR A TOTAL STREAM BUFFER OF 55', MEASURED FROM THE BANK OF THE STREAM.
3. BUFFER CALCULATION FOR THE SOUTH STREAM BANK:
 - THE SOUTH STREAM BANK IS SHOWN WITH THE MAXIMUM CLASS 2 STREAM BUFFER OF 75'. NO CALCULATIONS WERE MADE.
4. THE TOPOGRAPHIC DATA IN THESE CALCULATIONS IS BASED UPON NORTH CAROLINA QL-2 PUBLICLY AVAILABLE LIDAR DATA.

- A. PER HARRIBURG UDO SECTION 140.05.02.C, FOUR DEVELOPED LOTS WERE FOUND TO BE WITHIN 300' AND ON THE SAME SIDE OF THE SAME STREET AS SUBJECT PROPERTY.
- B. EXISTING FRONT SETBACKS ARE APPROXIMATE AND DERIVED FROM AERIAL IMAGERY:

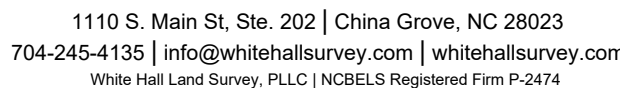
ADDRESS	FRONT SETBACK
9250 NARON LN	32'
9266 NARON LN	26'
9282 NARON LN	35'
9290 NARON LN	31'
AVERAGE	29'



±0.470 ACRE
TO KEBL, LLC IN DEED BOOK 17342, PAGE 329

LOT 172
MAP BOOK 36, PAGE 102
BEING A REVISION TO MAP BOOK 24, PAGE 30

TOWNSHIP 1, HARRISBURG
CABARRUS COUNTY, NORTH CAROLINA



HORIZONTAL GRID - US SURVEY FEET
1 INCH = 20 FEET

	FOUND IRON ROD (IR)	PIN	PARCEL ID NUMBER
	FOUND IRON PIPE (IP)	DB.	DEED BOOK
	TELECOM PEDESTAL	MB.	MAP BOOK
	CURB INLET	R.O.W.	RIGHT-OF-WAY
	SEWER MANHOLE	S	SURVEYED
	ELECTRIC TRANSFORMER	NS	NOT SURVEYED

-
- The diagram illustrates a cross-section of a stream bed with the following features from top to bottom:
- SUBJECT BOUNDARY (S)**: Indicated by a solid black line.
 - ADJOINER BOUNDARY (S)**: Indicated by a dashed line.
 - ADJOINER BOUNDARY (NS)**: Indicated by a dashed line.
 - SETBACK-**: Indicated by a dashed line.
 - EASEMENT**: Indicated by a solid black line.
 - SS**: A layer of sand and silt, represented by a pattern of small circles.
 - SEWER / SEPTIC**: A pipe structure, represented by a series of horizontal lines.
 - GAS**: A layer of gas, represented by a pattern of small circles.
 - UNDERGROUND GAS**: A layer of gas, represented by a pattern of small circles.
 - GAS**: A layer of gas, represented by a pattern of small circles.
 - STREAM BUFFER**: A layer of vegetation, represented by a pattern of small circles.
 - STREAM**: The water body, represented by a wavy line.
 - TOP OF SLOPE**: Indicated by a solid black line.
- Below the stream bed, there are two rectangular areas:
- ASPHALT**: A rectangular area with a cross-hatch pattern.
 - EXISTING EASEMENT**: A rectangular area with a diagonal line pattern.
 - STREAM BUFFER**: A rectangular area with a wavy line pattern.

I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOW AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: $\pm 0.12' + 90\text{PPM}$
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: NOVEMBER 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984032
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS
OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21
NCAC 56. 1600).

TYLER F. WIETHORN, PLS
NORTH CAROLINA REGISTRATION NUMBER L-5432





To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 24th day of June 2026.

(Seal)




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on August 10, 2026.

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

Being a metes and bounds description of ±0.470 acre, situated and lying in the state of North Carolina, Cabarrus County, Township 1, Harrisburg, being a boundary retracement of Lot 172, as shown in Map Book 36, Page 102 (being a revision to Map Book 24, Page 30), to KEBL, LLC, in Deed Book 17342, Page 329, (all references to map and Deed Books refer to the records of the Cabarrus County Register of Deeds, all references to owners either now or formerly), more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2-inch iron rod, the control corner, having North Carolina State Plane Coordinate System position of Northing: 561,877.42', Easting: 1,506,488.89', (NAD83/2011), being the easterly corner of said Lot 172, same being the northerly corner of Lot 173 (Bradford Park Subdivision, Phase II, Map 3, Map Book 24, Page 30), to Jonathan D. Norman and Laurie N. Norman, in Deed Book 11608, Page 329, said point lying in the southwesterly right-of-way line of Naron Lane (a 40' public right-of-way, Map Book 24, Page 30), for the **POINT OF BEGINNING**;

THENCE, South 54°18'24" West, a distance of 204.71 feet, with the southeasterly line of said Lot 172, same being the northwesterly line of said Lot 173, to a found 3/8-inch iron rod, being the southerly corner of said Lot 172, same being the westerly corner of said Lot 173, also being a corner of Lot 118 (Bradford Park, Phase 1, Map 3, as Revised, Map Book 31, Page 97), to Wendell Varner and Gloria J. Varner, in Deed Book 2039, Page 7;

THENCE, North 35°39'50" West, a distance of 99.88 feet, with the southwesterly line of said Lot 172, same being the northeasterly line of said Lot 118, to a found 3/8-inch iron rod, being the westerly corner of said Lot 172, same being a corner of said Lot 118, also being the southerly corner of Lot 171 (Revision of Lots 169, 170, & 171, Map Book 24, Page 30, Bradford Park Subdivision, Phase II, Map 3, Map Book 30, Page 87), to Ruben Cheng Chan and Sheeryn Yu, in Deed Book 9967, Page 108;



THENCE, North 54°15'06" East, a distance of 204.80 feet, with the northwesterly line of said Lot 172, same being the southeasterly line of said Lot 171, to a found 5/8-inch iron rod, being the northerly corner of said Lot 172, same being the easterly corner of said Lot 171, said point lying in the southwesterly right-of-way line of said Naron Lane;

THENCE, South 35°36'45" East, a distance of 100.07 feet, with the northeasterly line of said Lot 172, same being the southwesterly right-of-way line of said Naron Lane, to the **POINT OF BEGINNING**, containing ±0.470 acre, as found in a field survey conducted by Whitehall Land Survey, PLLC.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). All described distances are grid, US Survey Feet. Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.00015971.

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 Settlement Agreement for Utility Easements at 8046 Rocky River Road for the Fire Station #3 Emergency Traffic Signal Project.

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve the settlement agreement with Thomas Lee Shinn, Jr. and Fulvia Collier Shinn, including landscaping installation valued at \$3,085 as compensation for the required utility easements at 8046 Rocky River Road, and to authorize the Town Manager to execute the agreement and related easement documents.

Description/Background:

The Town is proceeding with the Fire Station #3 emergency traffic signal project on Rocky River Road. As part of the project, the Town needs to acquire two permanent utility easements on the property located at 8046 Rocky River Road for guy wire anchors associated with the signal infrastructure.

Town staff and the Town Attorney have been working with Thomas Lee Shinn, Jr. and Fulvia Collier Shinn to obtain the necessary easements. On February 9, 2026, Town Council authorized staff and the Town Attorney to initiate eminent domain proceedings if an agreement could not be reached. The parties have since reached a negotiated settlement that would allow the Town to obtain the required easements without proceeding further through condemnation.

Under the proposed settlement agreement, the Town would provide and install five seven-foot Green Giant Arborvitae and related landscaping on the property, based on an estimate of \$3,085 from Groundmaster Services, LLC. Upon completion of the settlement terms, the property owners would execute the Town's standard permanent utility easement documents in recordable form.

Approval of this item would authorize the Town Manager to execute the settlement agreement and related easement documents, allowing the easement acquisition process to be completed and the Fire Station #3 emergency traffic signal project to proceed.

Recommendation:

Staff recommends that Town Council approve the settlement agreement with Thomas Lee Shinn, Jr. and Fulvia Collier Shinn and authorize the Town Manager to execute the agreement and related easement documents for the Fire Station #3 emergency traffic signal project.

Fiscal Impact:

The fiscal impact of the settlement agreement is \$3,085 for landscaping installation as compensation for the required utility easements. If approved, the project ordinance will have a remaining balance of \$18,790 after accounting for legal, easement, design/engineering, and construction commitments associated with the Fire Station #3 emergency traffic signal project.

Attachments:

1. Settlement Agreement

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

SETTLEMENT AGREEMENT

This SETTLEMENT AGREEMENT (the "Agreement") is entered into this ____ day of July, 2026 by and between the TOWN OF HARRISBURG ("Town") and THOMAS LEE SHINN, JR. and wife, FULVIA COLLIER SHINN (collectively "Shinn").

RECITALS

1. Shinn owns and occupies a house and lot located at 8046 Rocky River Road, Harrisburg, North Carolina within the municipal boundaries of the Town. Shinn purchased this real property in February, 2021 by deed recorded in Book 14920, Page 160 in the Cabarrus County Public Registry. The PIN is 5526-19-0320.

2. This real property sits across the street from the Town's Fire Station #3.

3. The Harrisburg Town Council has determined that it is necessary and in the public interest to construct and maintain an emergency traffic signal for Fire Station #3 across Rocky River Road.

4. To erect this emergency traffic signal the Town needs two (2) permanent utility easements ten (10) feet square for the guy wire anchors on the Shinn real property, as shown in the attached Exhibit for Permanent Utility Easements dated April 30, 2025.

5. The Harrisburg Town Council by resolution dated February 9, 2026 authorized Town Staff and the Town Attorney to initiate an eminent domain action to acquire these easements, if an agreement could not be reached with Shinn to acquire the easements.

6. On February 20, 2026, the Town Attorney sent Shinn a letter pursuant to N.C. Gen. Stat. §§ 40A-11 and 40A-40 advising that the Town would proceed with eminent domain if an agreement concerning the easement could not be reached.

7. The Town and Shinn have agreed to resolve this matter by entering into this Agreement.

In consideration of the mutual promises and covenants contained in this document and other valuable considerations, the parties do agree as follows:

TERMS

1. Shinn agrees to grant the two (2) permanent utility easements ten (10) feet square for the guy wire anchors on the Shinn real property, as shown in the attached Exhibit for Permanent Utility Easements dated April 30, 2025.

2. As just compensation for the two (2) permanent utility easements, the Town agrees to pay for and have installed five (5) seven (7) foot Green Giant Arborvitae and related landscaping, as indicated in the attached estimate from Groundmaster Services, LLC dated June 9, 2026 in the amount of \$3,085.00.

3. Through this Agreement, Shinn grants to the Town and its contractors a temporary

easement and right to enter onto the Shinn real property to install the emergency traffic signal with the guy wire anchors in the two easement areas and to install the Arborvitae and related landscaping. The signal must be installed first so that such construction will not damage the Arborvitae and related landscaping.

4. The Town shall repair any areas inside or outside the easement areas that are damaged by this construction and put the areas back in the same condition they were in prior to the construction, to the extent that it is reasonably able.

5. Upon installation of the Arborvitae and related landscaping, Shinn shall execute a permanent utility easement on the Town's standard utility easement document in recordable form.

6. The Town shall maintain the easement areas for the length of time that the emergency traffic signal is in place. After the Arborvitae and related landscaping are installed, Shinn shall be responsible for maintaining them.

7. Shinn must execute this Agreement and return it to the Town's Public Works Director, Jon Young on or before July 10, 2026. The Harrisburg Town Council shall consider approval of this Agreement at its July 13, 2026 Town Council meeting.

8. Each party shall bear its own costs and attorneys' fees in connection with this matter and the drafting and implementation of this Agreement.

9. This Agreement shall be construed in accordance with and is governed under North Carolina law.

10. This Agreement and the recordable easement document constitute the entire understanding between the parties with respect to this matter. This Agreement may not be modified, amended or terminated except by a writing signed by both parties to it.

IN WITNESS, the parties have executed this Agreement as shown below.

TOWN OF HARRISBURG

THOMAS LEE SHINN, JR. and wife,
FULVIA COLLIER SHINN

By: _____
Rob Donham
Town Manager

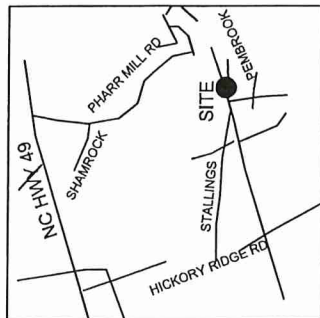
By: _____
THOMAS LEE SHINN, JR.

By: _____
FULVIA COLLIER SHINN

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

Brian Lee
Assistant Town Manager and Finance Director

Date



VICINITY MAP N.T.S.

NOTES:

EXHIBIT BASED ON SURVEY PERFORMED BY HARRISBURG SURVEYING APRIL 2016

PROPOSED EMERGENCY SIGNAL ELEMENTS SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO MINOR ADJUSTMENTS DURING FINAL CONSTRUCTION.

UTILITY EASEMENTS SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS SUBJECT TO MINOR ADJUSTMENTS BASED ON FINAL LOCATION OF GUY WIRES DURING CONSTRUCTION.

TOTAL SF OF EASEMENT = 200
UTILITY EASEMENT 1 = 100
UTILITY EASEMENT 2 = 100

NC GRID NORTH
C.O.R. STATION "NCCO"
(NAD 1983) 2007

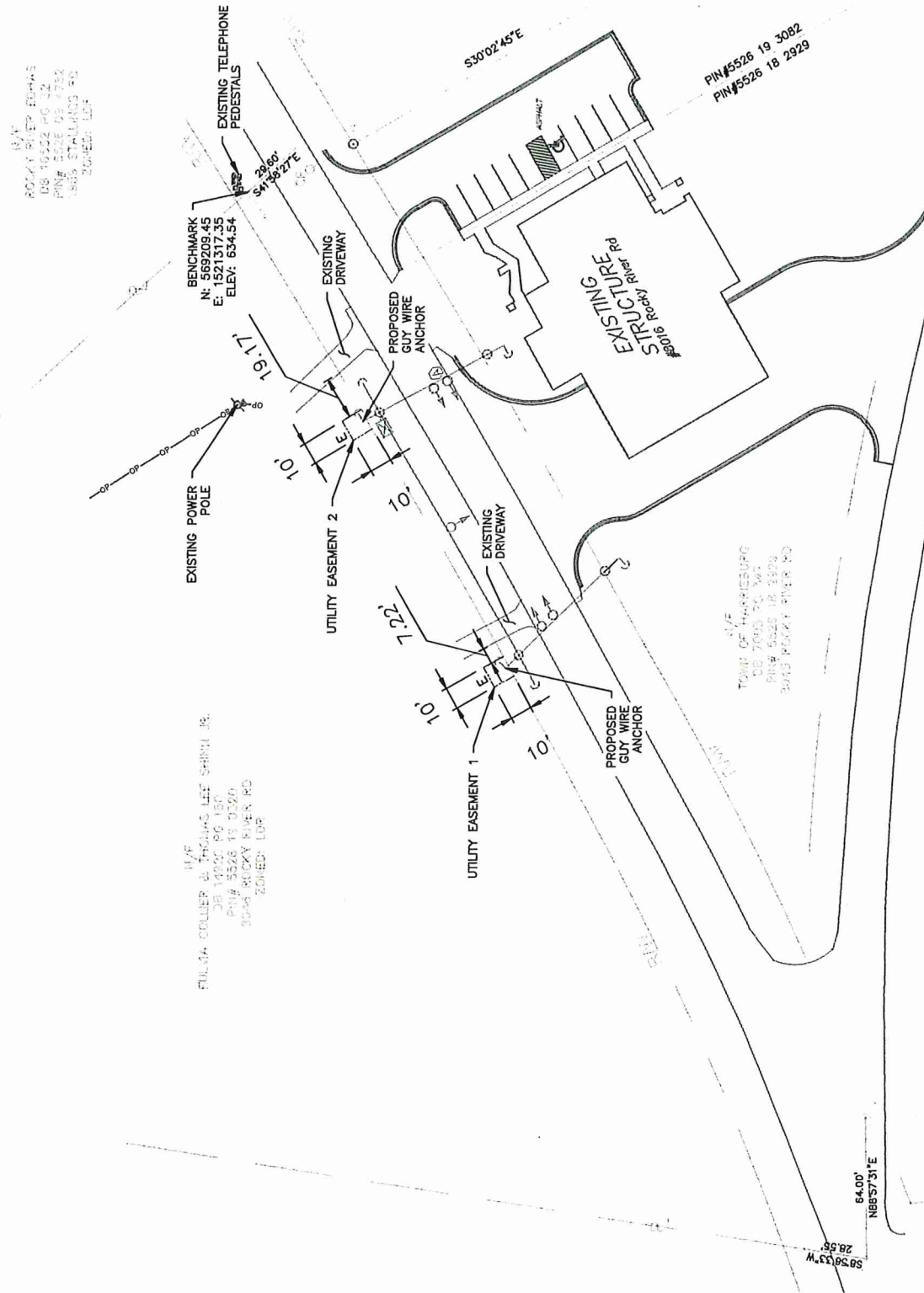
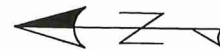


EXHIBIT FOR PERMANENT UTILITY EASEMENTS
PROPERTY OF FULVIA AND THOMAS SHINN

APRIL 30, 2025

SHEET 1 OF 1

Groundmaster Services, LLC

721 Main St SW
Concord, NC 28027

Estimate

Date	Estimate #
6/9/2026	003184

Phone #	704-782-6227
---------	--------------

Name / Address
Public Works 5405 Harrisburg Industrial Park Drive Harrisburg, NC 28075

Ship To
8069 Rocky River Road Harrisburg, NC

P.O. No.	Terms
	Net 30

Description	Total
Privacy Screen across from Fire Station No. 3 Estimate is for individual trees with a ring of mulch around each one. Not for a continuous bed. Remove grass in 5 areas to plant: 5, 7' + Green Giant Arborvitae Deliver and spread 3 yards of mulch around newly planted Arborvitae.	2,800.00 285.00
We look forward to working with you!	Total \$3,085.00



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2027 Athletic Officiating Services Contract with Carolinas Umpire Association

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve the FY2027 athletic officiating services contract with Carolinas Umpire Association for youth and adult sports programs in an amount not to exceed \$129,655 and authorize the Town Manager to execute the contract.

Description/Background:

The Parks and Recreation Department contracts annually for officiating services to support the Town's youth and adult athletic programs. Carolinas Umpire Association has provided officiating services for Harrisburg programs for more than ten years and has consistently met the Town's service needs for league coverage, scheduling, and game-day support.

The proposed FY2027 contract would provide officials for youth baseball, softball, flag football, and basketball, as well as adult softball, flag football, and kickball. The contract amount is based on projected team counts, regular season games, tournament games, booking fees, and scorekeeper needs where applicable. Actual costs may vary depending on final participation levels and the number of games played, but the contract will establish a not-to-exceed amount for the fiscal year.

Approval of this item would authorize the Town Manager to execute the FY2027 contract with Carolinas Umpire Association for youth and adult athletic officiating services.

Recommendation:

Staff recommends that Town Council approve the FY2027 athletic officiating services contract with Carolinas Umpire Association in an amount not to exceed \$129,655 and authorize the Town Manager to execute the contract.

Fiscal Impact:

The fiscal impact of the FY2027 contract is an amount not to exceed \$129,655 for youth and adult athletic officiating services. Funding is included in the Parks and Recreation operating budget. The estimated cost is based on projected team counts, game schedules, tournament games, booking fees, and scorekeeper needs for the following programs:

Summer 2026

- Adult Kickball: \$1,390

Fall 2026

- Youth Baseball/Softball: \$27,110
- Youth Flag Football: \$1,470
- Adult Co-Ed Softball: \$4,255

Winter 2026

- Youth Basketball: \$52,530
- Adult Flag Football: \$3,170

Spring 2027

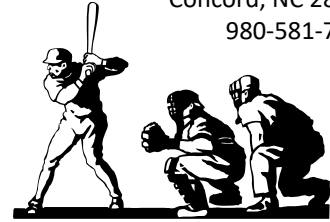
- Youth Baseball/Softball: \$34,470
- Adult Co-Ed Softball: \$5,260

Soccer officiating is not included in this contract and is provided through a separate vendor specializing in soccer officiating.

This is a service contract for athletic officiating. Under the Town's Purchasing Policy, service contracts are not subject to the same formal bid requirements that apply to construction, repair, equipment, supplies, or materials purchases. However, staff reviewed available market options and determined that Carolinas Umpire Association remains the best available provider based on service capacity, experience with the Town's programs, ability to cover the volume of games required, and prevailing market pricing. Carolinas Umpire Association also provides officiating services for other area municipal athletic programs, including Concord and Kannapolis.

Attachments:

1. Carolinas Umpires Association FY2027



Harrisburg Youth and Adult Sports

This is our proposed price structure for youth and adult sports for the Town of Harrisburg ,NC
For the Following seasons: Fall 2026, Winter 2026-2027, **Spring 2027 - Increase Official Fees by \$5**

Baseball and Softball Umpires:

7/8 Year Olds-\$40.00 per official 1 per game

Spring 2027 - \$45.00 per official 1 per game

9/10 Year Olds- \$55.00 per official per game (2) per game Total (\$110.00)

Spring 2027 - \$60.00 per official per game (2) per game Total (\$120.00)

Solo \$83.00 per game

Spring 2027 - Solo \$90.00 per game

11/12 Year Olds- - \$55.00 per official per game (2) per game Total (\$110.00)

Spring 2027 - \$60.00 per official per game (2) per game Total (\$120.00)

Solo \$83.00 per game

Spring 2027 - Solo \$90.00 per game

13/15 Year Olds- - \$60.00 per official per game (2) per game Total (\$120.00)

Spring 2027 - \$65.00 per official per game (2) per game Total (\$130.00)

Solo \$90.00 per game

Spring 2027 - Solo \$98.00 per game

Youth Basketball

7 and 8 Year olds -\$40.00 per official 2 per game (\$80.00)

Solo \$60.00

7/8 Year Olds-\$40.00 per official 2 per game Total (80.00)

Solo \$60.00

9/10 Year Olds- \$45.00 per official per game (2) per game Total (\$90.00)

Solo \$68.00 per game

11/12 Year Olds- - \$45.00 per official per game (2) per game Total (\$90.00)

Solo \$68.00 per game

13 Year Olds and up - \$45.00 per official per game (2) per game Total (\$90.00) Solo \$68.00 per game

Youth Flag Football

5/6 Flag Football \$50.00 per official (1) per game

Adult Sports

Adult Softball-\$45.00 per Game 2 Official per game Total (\$90.00)

Spring 2027 - \$50.00 per official per game (2) per game Total (\$100.00)

Solo \$60.00

Spring 2027 - Solo \$65.00 per game

Scorekeepers \$20.00 per game

Flag Football -\$50.00 per official (2) per game Total (\$100.00). Solo \$75.00

Adult Coed Kickball - \$40.00 per Game 1 Official per game

****Any additional sports would be added at a agreed price.**

Booking Fee is \$45.00 per Team per sport per season

Supply Officials for youth and adult sports.

Supply Rules and instructions on city adjusted rules

Sincerely,

Frank DiCesare

Total Estimated Contract Price: Not to Exceed \$129,655.00, detailed on the attached exhibits, without written approval from the Town of Harrisburg.

Sincerely,

Frank DiCesare

Town of Harrisburg

Carolinas Umpire Association

Rob Donham – Town Manager

Frank DiCesare

Umpire Budget Projection

Fall 2026

Baseball/Softball - Carolinas Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	56 total teams at \$45 per team	56	\$	45.00	\$ 2,520.00
7/8 BB(11) & SB(6) - 1 official per game	68 Regular Season Games	68	\$	40.00	\$ 2,720.00
TOURNAMENT GAMES 7/8 BB & SB - 1 official per game	15 Tournament Games	15	\$	40.00	\$ 600.00
9/10 BB(12) & SB(5) - 2 officials per game	68 Regular Season Games	68		110.00	\$ 7,480.00
TOURNAMENT GAMES 9/10 BB & SB - 2 official per game	15 Tournament Games	15	\$	110.00	\$ 1,650.00
11/12 BB(7) & SB(5) - 2 officials per game	48 Regular Season Games	48		110.00	\$ 5,280.00
TOURNAMENT GAMES 11/12 BB & SB - 2 official per game	10 Tournament Games	10		110.00	\$ 1,100.00
13/15 BB(6) & SB(4) - 2 officials per game	40 Regular Season Games	40		120.00	\$ 4,800.00
TOURNAMENT GAMES 13/15 BB & SB - 2 official per game	8 Tournament Games	8		120.00	\$ 960.00
				Total:	\$ 27,110.00

Spring 2027

Baseball/Softball - Carolina Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	65 total teams at \$45 per team	65	\$	45.00	\$ 2,925.00
7/8 BB(13) & SB(6) - 1 official per game	76 Regular Season Games	76	\$	45.00	\$ 3,420.00
TOURNAMENT GAMES 7/8 BB & SB - 1 official per game	17 Tournament Games	17	\$	45.00	\$ 765.00
9/10 BB(15) & SB(6) - 2 officials per game	84 Regular Season Games	84		120.00	\$ 10,080.00
TOURNAMENT GAMES 9/10 BB & SB - 2 official per game	19 Tournament Games	19	\$	120.00	\$ 2,280.00
11/12 BB(9) & SB(6) - 2 officials per game	60 Regular Season Games	60		120.00	\$ 7,200.00
TOURNAMENT GAMES 11/12 BB & SB - 2 official per game	13 Tournament Games	13		120.00	\$ 1,560.00
13/15 BB(6) & SB(4) - 2 officials per game	40 Regular Season Games	40		130.00	\$ 5,200.00
TOURNAMENT GAMES 13/15 BB & SB - 2 official per game	8 Tournament Games	8		130.00	\$ 1,040.00
				Total:	\$ 34,470.00

				Total:	\$ 61,580.00
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Official Budget Projection

Winter 2026-2027 - YOUTH BASKETBALL

Basketball - Carolinas Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	120 total teams at \$40 per team	120	\$	45.00	\$ 5,400.00
7 Boys Basketball (10)	40 Regular Season Games - 2 Officials Per Game	40	\$	80.00	\$ 3,200.00
7 Boys Basketball - Tournament Games	9 Tournament Games - 2 Officials Per Game	9	\$	80.00	\$ 720.00
8 Boys Basketball(10)	40 Regular Season Games - 2 Officials Per Game	40	\$	80.00	\$ 3,200.00
8 Boys Basketball - Tournament Games	9 Tournament Games - 2 Officials Per Game	9	\$	80.00	\$ 720.00
7/8 Girls Basketball(10)	40 Regular Season Games - 2 Officials Per Game	40	\$	80.00	\$ 3,200.00
7/8 Girls Basketball - Tournament Games	9 Tournament Games - 2 Officials Per Game	9	\$	80.00	\$ 720.00
9/10 Boys Basketball(18)	72 Regular Season Games - 2 Officials Per Game	72		90.00	\$ 6,480.00
9/10 Boys Basketball - Tournament Games	17 Tournament Games - 2 Officials Per Game	17		90.00	\$ 1,530.00
9/10 Girls Basketball(12)	48 Regular Season Games - 2 Officials Per Game	48		90.00	\$ 4,320.00
9/10 Girls Basketball - Tournament Games	11 Tournament Games - 2 Officials Per Game	11		90.00	\$ 990.00
11/12 Boys Basketball(18)	72 Regular Season Games - 2 Officials Per Game	72		90.00	\$ 6,480.00
11/12 Boys Basketball - Tournament Games	17 Tournament Games - 2 Officials Per Game	17		90.00	\$ 1,530.00
11/12 Girls Basketball(10)	40 Regular Season Games - 2 Officials Per Game	40		90.00	\$ 3,600.00
11/12 Girls Basketball - Tournament Games	9 Tournament Games - 2 Officials Per Game	9		90.00	\$ 810.00
13/14 Boys Basketball(10)	40 Regular Season Games - 2 Officials Per Game	40		90.00	\$ 3,600.00
13/14 Boys Basketball - Tournament Games	9 Tournament Games - 2 Officials Per Game	9		90.00	\$ 810.00
13/15 Girls Basketball(4)	16 Regular Season Games - 2 Officials Per Game	16		90.00	\$ 1,440.00
13/15 Girls Basketball - Tournament Games	3 Tournament Games - 2 Officials Per Game	3		90.00	\$ 270.00
15/16 Boys Basketball(8)	32 Regular Season Games - 2 Officials Per Game	32		90.00	\$ 2,880.00
15/16 Boys Basketball - Tournament Games	7 Tournament Games - 2 Officials Per Game	7		90.00	\$ 630.00
Total:				\$	52,530.00

Flag Football YOUTH Officials Budget Projection

Fall 2026 YOUTH Flag Football

YOUTH Flag Football - Carolinas Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	6 total teams at \$45 per team	6	\$	45.00	\$ 270.00
Flag Football Officials - 1 per game.	24 total games.	24	\$	50.00	\$ 1,200.00
				Total:	\$ 1,470.00

ADULT Coed Kickball Officials Budget Projection

Summer 2026 ADULT Coed Kickball

Adult Coed Kickball - Carolina Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	6 total teams at \$45 per team	6	\$	45.00	\$ 270.00
Adult Coed Kickball Officials - 1 per game.	21 Regular Season Games	21	\$	40.00	\$ 840.00
Adult Coed Kickball Officials - Tournament Games - 1 per game.	5 Tournament Games	7		40.00	\$ 280.00
				Total:	\$ 1,390.00

Flag Football ADULT Officials Budget Projection

Winter 2027 ADULT Flag Football

Adult Flag Football - Carolina Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	6 total teams at \$45 per team	6	\$	45.00	\$ 270.00
Adult Flag Football Officials - 2 per game.	24 Regular Season Games	24	\$	100.00	\$ 2,400.00
Adult Flag Football Tournament Games - 2 Officials per game	5 Tournament Games	5		100.00	\$ 500.00
				Total:	\$ 3,170.00

Umpire Budget Projection

Fall 2026 ADULT COED SOFTBALL

Baseball/Softball - Carolinas Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	7 total teams at \$45 per team	7	\$	45.00	\$ 315.00
Adult Softball Officials - 2 per game	28 total games.	28	\$	90.00	\$ 2,520.00
Adult Softball Officials - Play Off Games - 2 per game	5 total games	5		90.00	\$ 450.00
Adult Softball Officials - Championship Games - 3 per game	2 total games. Includes Tournament games. - 3 Officials Per Game.	2		135.00	\$ 270.00
Scorekeepers - 1 scorekeeper for each game	35 total games. Includes Tournament games.	35		20.00	\$ 700.00
				Total:	\$ 4,255.00

Spring 2027 ADULT COED SOFTBALL

Baseball/Softball - Carolina Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	8 total teams at \$40 per team	8	\$	45.00	\$ 360.00
Adult Softball Officials - 2 per game	32 total games.	32	\$	100.00	\$ 3,200.00
Adult Softball Officials - Play Off Games - 2 per game	6 total games	6		100.00	\$ 600.00
Adult Softball Officials - Championship Games - 3 per game	2 total games. Includes Tournament games. - 3 Officials Per Game.	2		150.00	\$ 300.00
Scorekeepers - 1 scorekeeper for each game	40 total games. Includes Tournament games.	40		20.00	\$ 800.00
				Total:	\$ 5,260.00

				Total:	\$ 9,515.00
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TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Construction Contract with Kell Marketing Group, Inc. for the Town Hall Second Floor Upfit

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve a construction contract with Kell Marketing Group, Inc. for the Town Hall second floor upfit in an amount not to exceed \$489,670.29, inclusive of applicable taxes and fees, and authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer.

Description/Background:

The second floor of Harrisburg Town Hall was previously occupied by the Harrisburg YMCA, which vacated the space in September 2025. Since that time, Town staff have been evaluating how to use the second floor to address existing space constraints in Town Hall. The first floor is currently over capacity and does not provide sufficient space for existing staff and operations.

Over the past year, staff have worked with an outside consultant to evaluate long-term facility needs at Town Hall and identify interim improvements that can make the second floor usable for Town operations in the near term. This proposed contract is part of those interim improvements and would upfit the existing second-floor space to provide additional office areas, renovated staff spaces, restroom improvements, flooring, painting, electrical, plumbing, HVAC, doors, framing, ceiling tile, window wall, and related construction work.

To help manage costs, Town staff completed necessary demolition and preparation work in advance of the construction contract. Internal coordination among Public Works, Engineering, and Administration also reduced the amount of detailed design preparation needed before bidding the work.

The proposed contract with Kell Marketing Group, Inc. totals \$489,670.29. Staff has confirmed that this amount is intended to be the total not-to-exceed construction contract amount, inclusive of applicable taxes and fees. The project was procured through the informal bidding process for construction work below the formal bidding threshold. Three bids were received and evaluated, and Kell Marketing Group, Inc. was determined to be the lowest responsive and responsible bidder.

The proposed contract does not include all work necessary for the overall Town Hall improvement effort. Required sprinkler adjustments, blinds, technology-related items, and furniture are not included in this construction contract and will be handled separately within the overall Town Hall Renovation Project budget.

Approval of this item would authorize the Town Manager to execute the construction contract so the second-floor upfit can proceed.

Recommendation:

Staff recommends that Town Council approve a construction contract with Kell Marketing Group, Inc. for the Town Hall second floor upfit in an amount not to exceed \$489,670.29, inclusive of applicable taxes and fees, and authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer.

Fiscal Impact:

Approval of the contract with Kell Marketing Group, Inc. will authorize an expenditure not to exceed \$489,670.29 for the Town Hall second floor upfit. Funding is included within the overall Town Hall Renovation Project budget, and no budget amendment is required.

The project was procured through the informal bidding process applicable to construction projects with an estimated cost below the formal bidding threshold. Three bids were received and evaluated, and Kell Marketing Group, Inc. was determined to be the lowest responsive and responsible bidder. Council approval is required prior to contract execution because the contract exceeds the Town Manager's approval threshold.

Attachments:

1. KQ 2316-2 (1)



1332 Tomberlin Rd.
Monroe, NC 28110

April 22, 2026

Jonathan Young
City of Harrisburg
4050 Stallings Park Rd.
Harrisburg, NC 28075

Subject:

Town Hall Second Floor Up fit

Description:

Up fit the entire second floor of Town Hall per scope of work provided; building; electrical; plumbing; HVAC; Paint; Flooring; includes two stair well areas; (2) Full bathroom; (2) Half bathroom demo/remodel; Window Walls; Transom Windows.

Total Price:

1 @ \$489,670.29

Electrical:	\$175,000.00
Plumbing:	\$67,405.34
HVAC:	\$5,922.81
All Doors/Framing/Ceiling Tiles/Window Wall/Transom Windows:	\$124,198.67
Carpet/Stairwell Steps:	\$69,431.10
Paint:	\$41,066.62
Dumpster:	2,000.00
Demo:	\$4,645.75

Delivery:

TBD upon approval

Prep. & Setup Charges:

Unless otherwise noted, all one-time charges are included in the unit pricing above for new orders.
If there are any changes in the plans, or if additional changes are required, additional charges will apply.

Terms:

DOR
A 2 1/2% finance charge on all outstanding balances over 45 days.

Note:

1 Prices are fob Origin.
2 Quoted prices are valid for 14 days

All designs and pricing are confidential and the exclusive property of The KELL Marketing Group, Inc. and/or their suppliers, and are not to be disclosed to third parties. Quotation is subject to change if an error is made in good faith. All design rights, citations, attributes, and accreditations are retained by The KELL Marketing Group, Inc. and/or their suppliers.

Respectfully submitted,
Darius Williams



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Purchase and Installation Contract with Atlantic Power Solutions, Inc. for a Town Hall Backup Generator and Related FY2027 Budget Ordinance Amendments

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve a purchase and installation contract with Atlantic Power Solutions, Inc. for a 400 kW diesel backup generator for Town Hall in the amount not to exceed \$219,220.18 (including taxes); authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer; and approve the related FY2027 Budget Ordinance Amendments.

Description/Background:

The Town of Harrisburg is seeking to install a backup generator at Town Hall to support continuity of operations during power outages. Town Hall houses the majority of Town staff, personnel files, and critical technology infrastructure. Backup power would allow essential Town Hall operations and support functions to continue during outage situations when it is safe and appropriate to do so.

This project was originally budgeted in FY2025, but the initial quotes received did not align with available funding. Staff subsequently refined the project scope and evaluated additional vendor options to achieve the desired operational outcome while more closely aligning the project with available budgeted funds.

The proposed purchase and installation contract with Atlantic Power Solutions, Inc. includes one 400 kW diesel generator, automatic transfer switches, electrical materials, permitting and labor, delivery, crane placement, a concrete equipment pad, startup and testing, and customer training. The quoted price is \$219,220.18, inclusive of applicable state and local taxes. Staff is requesting authorization for a total project amount of up to \$205,000.

The project was procured through the informal bidding process applicable to construction and installation projects with an estimated cost below the formal bidding threshold. Staff solicited three quotes for the purchase and installation work. Two responses were received, and the other was determined to be nonresponsive. Staff evaluated the responsive quotes, and Atlantic Power Solutions, Inc. was determined to be the lowest responsive and responsible provider meeting the Town's needs.

Approval of this item would authorize the Town Manager to execute the purchase and installation contract and approve the related FY2027 Budget Ordinance Amendments needed to fund the project.

Recommendation:

Staff recommends that Town Council approve the purchase and installation contract with Atlantic Power Solutions, Inc. for a 400 kW diesel backup generator for Town Hall in an amount not to exceed \$219,220.18, inclusive of applicable taxes and fees; authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer; and approve the related FY2027 Budget Ordinance Amendments.

Fiscal Impact:

The fiscal impact of the proposed contract is approximately \$205,000. The project will be funded equally from the Capital Reserve Fund – General Fund and the Capital Reserve Fund – Water and Sewer Fund. The attached FY2027 Budget Ordinance Amendments appropriate \$102,500 from each fund's respective Capital Reserve Fund, for a total project appropriation of \$205,000.

This project was originally budgeted in FY2025, but the funds were not utilized and remained in the Capital Reserve Funds for future use.

Attachments:

1. Amendment - CRF - GF - Town Hall Generator 07132026
2. Amendment - CRF-WSF - Town Hall Generator 07132026
3. Amendment - GF - Town Hall Generator 07132026
4. Amendment - WSF - Town Hall Generator 07132026
5. 400kw Diesel updated 7-2-26 including sales tax



AN ORDINANCE AMENDING THE 2026-2027 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, 2027:

Section 1. Amend the Capital Reserve Fund - General Fund to account for the Town Hall Generator project.

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

Increase line item 200-8500-59100	\$ 102,500
Transfers Out – General Fund	

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

Increase line item 200-48599	\$ 102,500
Appropriated Fund Balance	

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

Section 5. That this ordinance shall be effective upon its passage. Adopted this 13th day of July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



**AN ORDINANCE AMENDING THE 2026-2027 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, 2027:

Section 1. Amend the Capital Reserve Fund – Water and Sewer to account for the Town Hall Generator Project.

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

Increase line item 650-8500-59110	\$ 102,500
Transfers Out – Water and Sewer Fund	

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

Increase line item 650-48599	\$ 102,500
Appropriated Fund Balance	

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

Section 5. That this ordinance shall be effective upon its passage. Adopted this 13th day of July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



**AN ORDINANCE AMENDING THE 2026-2027 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, 2027:

Section 1. Amend the General Fund to account for the Town Hall Generator project.

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

Increase line item 100-4200-57103	\$ 102,500
Capital Outlay	
2027-4200-004	

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

Increase line item 100-49905	\$ 102,500
Transfers In – CRF – GF	

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 July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



**AN ORDINANCE AMENDING THE 2026-2027 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, 2027:

Section 1. Amend the Water and Sewer Fund to account for the Town Hall Generator project.

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

Increase line item 400-6000-57103	\$ 102,500
Capital Outlay	
2027-6000-006	

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

Increase line item 400-49555	\$ 102,500
Transfers In – CRF – WSF	

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 July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

Atlantic Power Solutions INC.



**PO Box 277
12635 Hwy 421
Goldston, NC 27252
www.atlanticpowersolutions.com**

**Toll Free – (800) 253-1528
Phone - (919) 837-2959
Fax - (919) 837-5374**

Jonathan Young
Town of Harrisburg
5405 Harrisburg Industrial Park Drive
Harrisburg, NC 28075
Phone: 704-455-0746 Cell 704-453-5453
Email: jyoung@harrisburgnc.gov

5-30-26

One- 400kw HiPower Model HDI 400 Diesel Generator Set

48 hr UL 142 Double Wall base tank
Enclosed weather protective housing
Battery, Battery Charger, Block Heater, and Silencer
Coolant and oil included.

Auto Start Generator Controller:

Safety shut down for:
Oil Pressure, Low Water Level,
Water Temperature, Over Crank and
Over Speed

Generator:

Four Pole 1800 RPM Load Bank Certified 277/480 volt Three Phase

One- 200-amp Generator Breaker

Two- 600-amp Generator Breakers

One- ASCO 200 amp Service Rated ATS 3 Pole rated at 277/480 volt

Two- ASCO 600 amp Service Rated ATS 3 Pole rated at 277/480 volt

One – Electrical materials, permitting and labor

One – Concrete pad for equipment

Equipment and services- **Sub Total: \$204,878.67**

NC Sales tax: \$14,341.51

Project total: \$219,220.18

Price includes:

- 1-Delivery to jobsite. 2-Crane to set generator 3- Concrete pad**
- 4- electrical installation 5- Start up and testing along with customer training**
- 6-Customer must provide fuel.**

Price is guaranteed for thirty days, subject to change without notice. This proposal is our interpretation of your requirement and includes only the items listed. Should there be other requirements or specifications, we will be glad to provide an updated quote.

Thank you, Walter Petty



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Construction Services Contract with Carolina Siteworks, Inc. for the Oakley Drive Sidewalk Project and Related FY2027 Budget and Capital Project Ordinance Amendments

Presenting Personnel:

Jonathan Young, Public Works Director

Suggested Motion or Action:

Motion to approve a construction services contract with Carolina Siteworks, Inc. for the Oakley Drive Sidewalk Project in an amount not to exceed \$387,977; authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer; and approve the related FY2027 Budget Ordinance and Capital Project Ordinance Amendments.

Description/Background:

The Town of Harrisburg continues to prioritize pedestrian connectivity and accessibility throughout the community. The Oakley Drive Sidewalk Project supports that effort by adding sidewalk, curb and gutter, and storm drainage improvements along Oakley Drive between Sims Parkway and Harris Depot Road.

This project was originally funded in the FY2024 Capital Improvement Plan but was delayed due to staff turnover and project capacity constraints. Over the past year, Town staff have completed survey work and prepared the project design in-house to help keep the project within the available budget. This in-house design effort saved the Town approximately \$30,000, which is being redirected to construction funding. The project also includes a new pedestrian crossing at Sims Parkway, which will be installed by Town staff, resulting in an additional estimated savings of approximately \$20,000.

The project was formally bid, and the Town received seven bids. Although the final recommended contract amount is below the formal bidding threshold, staff elected to use the formal bid process because the anticipated bid range was uncertain and could have exceeded the threshold. After the apparent low bidder withdrew its bid, staff proceeded with the next lowest responsive and responsible bidder, Carolina Siteworks, Inc.

Staff worked with Carolina Siteworks, Inc. on value engineering and quantity adjustments, reducing the proposed construction cost from the original bid amount of \$439,466.50 to a not-to-exceed construction authorization of \$387,977. The proposed not-to-exceed amount includes a 10% contingency for quantity adjustments or unforeseen conditions, subject to Town approval.

Approval of this item would authorize the Town Manager to execute the construction services contract and approve the related FY2027 Budget Ordinance and Capital Project Ordinance Amendments. The amendments establish a total project budget of \$413,000, including \$1,000 for Professional and Legal Services and \$412,000 for Construction.

Recommendation:

Staff recommends that Town Council approve a construction services contract with Carolina Siteworks, Inc. for the Oakley Drive Sidewalk Project in an amount not to exceed \$387,977; authorize the Town Manager to execute the contract in a form approved by the Town Attorney and Finance Officer; and approve the related FY2027 Budget Ordinance and Capital Project Ordinance Amendments establishing a total project budget of \$413,000.

Fiscal Impact:

The total fiscal impact of the amended project budget is \$413,000. This includes a construction contract with Carolina Siteworks, Inc. in an amount not to exceed \$387,977, the purchase of new pedestrian crossing equipment, and ancillary materials needed for the Town-installed pedestrian crossing at Sims Parkway.

The related amendments establish the following project budget:

- Professional and Legal Services: \$1,000
- Construction: \$412,000
- Total Project Budget: \$413,000

The project will be funded through the Capital Projects Fund – Transportation, including a transfer of \$163,000 from the Capital Reserve Fund – General Fund. Staff completed the survey and design work in-house, saving approximately \$30,000, and will install the Sims Parkway pedestrian crossing in-house, saving approximately \$20,000.

Attachments:

1. Oakley Sidewalk - Bid Tab
2. Amendment - CPF-TR - Pedestrian Facility - Oakley Dr 07132026
3. Amendment - CRF - GF - Pedestrian Facility - Oakley Dr 07132026
4. Harrisburg-Oakley Sidewalk Extension



Oakley Drive Sidewalk

Bid Tabulation

Thursday, June 4, 2026, 11:00 am

				Performance Managed Construction, Inc.		Carolina Prime Developers, LLC		Navlani Construction		Cardinal Civil Contracting Charlotte, LLC		Armen Construction, LLC		Carolina Siteworks, Inc.		Efficient Developments, LLC	
Line	Item Description	Quantity	Unit	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID	UNIT BID	AMOUNT BID
1	MOBILIZATION	1	LS	\$25,000.00	\$25,000.00	\$11,500.00	\$11,500.00	\$23,485.00	\$23,485.00	\$115,360.00	\$115,360.00	\$23,580.00	\$23,580.00	\$10,000.00	\$10,000.00	\$28,429.00	\$28,429.00
2	COMPREHENSIVE GRADING	1	LS	\$229,000.00	\$229,000.00	\$19,800.00	\$19,800.00	\$25,198.00	\$25,198.00	\$91,241.21	\$91,241.21	\$115,000.00	\$115,000.00	\$120,000.00	\$120,000.00	\$200,000.00	\$200,000.00
3	TRAFFIC CONTROL	1	LS	\$30,000.00	\$30,000.00	\$5,000.00	\$5,000.00	\$10,079.00	\$10,079.00	\$50,400.00	\$50,400.00	\$50,000.00	\$50,000.00	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00
4	EROSION CONTROL AND SEEDING	1	LS	\$20,000.00	\$20,000.00	\$7,500.00	\$7,500.00	\$26,598.00	\$26,598.00	\$28,011.94	\$28,011.94	\$8,500.00	\$8,500.00	\$10,000.00	\$10,000.00	\$9,500.00	\$9,500.00
5	DEMOLITION	1	LS	\$25,000.00	\$25,000.00	\$8,500.00	\$8,500.00	\$33,597.00	\$33,597.00	\$56,217.82	\$56,217.82	\$14,000.00	\$14,000.00	\$5,500.00	\$5,500.00	\$51,950.00	\$51,950.00
6	4" CONCRETE SIDEWALK	722	SY	\$80.00	\$57,760.00	\$51.00	\$36,822.00	\$111.00	\$80,142.00	\$74.50	\$53,789.00	\$75.00	\$54,150.00	\$89.00	\$64,258.00	\$60.00	\$43,320.00
7	CONCRETE CURB RAMP	3	EA	\$3,000.00	\$9,000.00	\$3,250.00	\$9,750.00	\$4,620.00	\$13,860.00	\$2,650.00	\$7,950.00	\$2,500.00	\$7,500.00	\$3,500.00	\$10,500.00	\$1,200.00	\$3,600.00
8	CONCRETE CURB AND GUTTER	1350	LF	\$32.00	\$43,200.00	\$39.00	\$52,650.00	\$42.00	\$56,700.00	\$47.25	\$63,787.50	\$44.00	\$59,400.00	\$42.00	\$56,700.00	\$50.00	\$67,500.00
9	REMOVE AND REPLACE ASPHALT DRIVEWAY	1	LS	\$24,000.00	\$24,000.00	\$11,500.00	\$11,500.00	\$24,498.00	\$24,498.00	\$18,775.00	\$18,775.00	\$22,600.00	\$22,600.00	\$15,200.00	\$15,200.00	\$9,000.00	\$9,000.00
10	NEW CONCRETE DRIVEWAY APRONS	6	EA	\$3,500.00	\$21,000.00	\$2,500.00	\$15,000.00	\$3,136.00	\$18,816.00	\$2,325.00	\$13,950.00	\$3,125.00	\$18,750.00	\$3,200.00	\$19,200.00	\$2,225.00	\$13,350.00
11	CONCRETE DROP INLET WITH GRATE	4	EA	\$2,500.00	\$10,000.00	\$4,500.00	\$18,000.00	\$3,080.00	\$12,320.00	\$2,918.29	\$11,673.16	\$4,500.00	\$18,000.00	\$5,400.00	\$21,600.00	\$4,400.00	\$17,600.00
12	CONCRETE CATCH BASIN WITH HOOD AND GRATE	1	EA	\$2,500.00	\$2,500.00	\$6,500.00	\$6,500.00	\$9,099.00	\$9,099.00	\$3,226.29	\$3,226.29	\$4,850.00	\$4,850.00	\$5,800.00	\$5,800.00	\$4,000.00	\$4,000.00
13	12" CLASS III RCP	134	LF	\$100.00	\$13,400.00	\$89.00	\$11,926.00	\$252.00	\$33,768.00	\$147.12	\$19,714.08	\$175.00	\$23,450.00	\$168.00	\$22,512.00	\$200.00	\$26,800.00
14	ADJUST METER OR VALVE BOX	8	EA	\$250.00	\$2,000.00	\$525.00	\$4,200.00	\$1,680.00	\$13,440.00	\$1,544.70	\$12,357.60	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$250.00	\$2,000.00
15	LANDSCAPING PER DRAWING	1	LS	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$3,080.00	\$3,080.00	\$28,000.00	\$28,000.00	\$9,500.00	\$9,500.00	\$2,375.00	\$2,375.00	\$2,000.00	\$2,000.00
16	THERMOPLASTIC PAVEMENT MARKINGS	1	LS	\$4,000.00	\$4,000.00	\$9,000.00	\$9,000.00	\$6,299.00	\$6,299.00	\$16,800.00	\$16,800.00	\$7,500.00	\$7,500.00	\$4,875.00	\$4,875.00	\$4,000.00	\$4,000.00
17	RELOCATE/ADJUST EXISTING SIGN	2	EA	\$250.00	\$500.00	\$500.00	\$1,000.00	\$2,800.00	\$5,600.00	\$1,087.44	\$2,174.88	\$500.00	\$1,000.00	\$525.00	\$1,050.00	\$75.00	\$150.00
18	RELOCATE/ADJUST EXISTING MAILBOX	7	EA	\$400.00	\$2,800.00	\$400.00	\$2,800.00	\$1,540.00	\$10,780.00	\$763.11	\$5,341.77	\$350.00	\$2,450.00	\$560.00	\$3,920.00	\$175.00	\$1,225.00
19	TEMPORARY ORANGE MESH CONSTRUCTION FENCING	1350	LF	\$3.00	\$4,050.00	\$1.95	\$2,632.50	\$8.40	\$11,340.00	\$5.60	\$7,560.00	\$7.00	\$9,450.00	\$1.50	\$2,025.00	\$2.50	\$3,375.00
		SUBTOTAL			\$526,210.00		\$238,080.50		\$418,699.00		\$606,330.25		\$453,680.00		\$399,515.00		\$512,799.00
		10% CONTINGENCY			\$52,621.00		\$23,808.05		\$41,869.90		\$60,633.03		\$45,368.00		\$39,951.50		\$51,279.90
TOTAL BID FOR PROJECT.....				\$578,831.00		\$261,888.55		\$460,568.90		\$666,963.28		\$499,048.00		\$439,466.50		\$564,078.90	



AN ORDINANCE AMENDING THE 2026 CAPITAL PROJECTS ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Transportation ordinance for the fiscal years beginning July 1, 2025 and ending June 30, 2029:

Section 1. Amend the Capital Projects Fund – Transportation to account for the Pedestrian Facility – Oakley Dr. project. **2026-3001-008**

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

Decrease line item 319-3001-56310 Professional Services	\$ 29,000
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Increase line item 319-3001-57100 Construction	\$ 192,000
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Section 3. To amend the Capital Projects Fund – Transportation, the revenues are to be changed as follows:

Increase line item 319-49900 Transfers In – Capital Reserve Fund – General Fund	\$ 163,000
--	------------

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 July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



**AN ORDINANCE AMENDING THE 2026-2027 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, 2027:

Section 1. Amend the Capital Reserve Fund - General Fund to account for the Pedestrian Facility – Oakley Dr. project.

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

Increase line item 200-8500-59108	\$ 163,000
Transfers Out – Capital Projects Fund - Transportation	

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

Increase line item 200-48599	\$ 163,000
Appropriated Fund Balance	

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

Section 5. That this ordinance shall be effective upon its passage. Adopted this 13th day of July, 2026.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

CAROLINA SITEWORKS, INC
Post Office Box 280
China Grove, NC 28023
Telephone: 704-855-7483
Fax: 704-855-9676
NC License No. 45224

June 29, 2026

To: Town of Harrisburg

Project: Oakley Sidewalk Extension

We propose to furnish all the necessary supervision, labor, equipment and materials required to complete the following work as outlined below and incorporated as part of this proposal.

Mobilization: One Lump Sum.	\$10,000.00
Comprehensive Grading: One Lump Sum.	\$115,000.00
Traffic Control: One Lump Sum.	\$20,000.00
Erosion Control & Seeding: One Lump Sum.	\$10,000.00
Demolition: One Lump Sum.	\$5,500.00
4" Concrete Sidewalk: 700 SY @ \$89.00/SY.	\$62,300.00
Curb Flume with Metal Top: 2 each @ \$5,000.00/each.	\$10,000.00
Concrete Curb Ramp: 4 each @ \$3,500.00/each.	\$14,000.00
Concrete Curb & Gutter: 1,200 LF @ \$42.00/LF.	\$50,400.00
Remove & Replace Asphalt Driveway.	DELETED
Asphalt Patching: approx. 10 tons @ \$300.00/ton.	\$3,000.00
New Concrete Driveway Aprons: 6 each @ \$3,200.00/each.	\$19,200.00
Concrete Drop Inlet with Grate: 1 each @ \$5,400.00/each.	\$5,400.00
Concrete Catch Basin w/Grate, Frame & Hood: 1 each @ \$5,800.00.	\$5,800.00
12" Class III RCP: approx. 52 LF @ \$168.00/LF.	\$8,736.00
Adjust Meter & Valve Box: 8 each @ \$500.00/each.	\$4,000.00
Landscaping per drawing: One Lump Sum.	\$2,375.00
Thermoplastic Pavement Markings.	DELETED
Relocate/ Adjust Existing Sign: 2 each @ \$525.00/each.	\$1,050.00
Relocate/ Adjust Existing Mailbox: 7 each @ \$560.00/each.	\$3,920.00
Temporary Orange Mesh Fence: 1,350 LF @ \$1.50/LF.	\$2,025.00

ESTIMATED TOTAL: \$352,706.00

10% CONTINGENCY: \$35,270.60

TOTAL COST: \$387,976.60

NOTE: Price based on estimated quantities after value engineering meeting with the Town of Harrisburg. If Carolina Siteworks, Inc. is awarded this contract, the quoted prices are good for 30 days, after that, Carolina Siteworks, Inc. may need to renegotiate prices. Final invoice to be calculated by field measurements of actual quantities used. Price includes one mobilization. Items not included in price: ABC stone under sidewalk, any extra grading, testing, any landscaping, rock excavation, undercut of unsuitable soils, repair of damage caused by others, relocation or repair of utilities; prime coat or herbicide treatment, or anything else not specifically mentioned above.

Respectfully Submitted,
Mark Hoesman
Carolina Siteworks, Inc.

Accepted as Contract:

Carolina Siteworks, Inc.
