



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

**May 13, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. SPECIAL PRESENTATIONS
 - 1. S.T.A.R. Award Presentation
 - 2. Resolution - Martha Honeycutt Melvin.
 - 3. Proclamation - National Public Works Week.
 - 4. Proclamation - National Skilled Nursing Care Week.
 - 5. Proclamation - Poppy Days.
 - 6. FY2020 Manager's Recommended Budget Presentation
- E. 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. To set a public hearing for June 10, 2019 to consider the construction and renovation of Harrisburg Park - Phase 1, the related financing agreement, per N.C.G.S. 160A-20 and adopt a resolution authorizing the filing of an application for approval of a financing agreement authorized by N.C.G.S. 160A-20.
- B. To Set Public Hearing for Consideration of FY2020 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate and Pay Plan for June 10, 2019
- C. To Set a Public Hearing to Consider Renaming Forest Street for June 10, 2019.
- D. Consideration of Amendment to FY2019 Budget Ordinance for Communications Insurance Proceeds

- E. Consider the minutes of the April 8, 2019 Town Council meeting.

3. COMMUNICATIONS

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

4. PUBLIC HEARINGS

- A. H-2018-14 (R) Public Hearing for Conditional Rezoning and Zoning Map Amendment for Town Center Parcels.

5. OLD BUSINESS

6. NEW BUSINESS

- A. Consideration of Awarding of Contract for Harris Square - Veterans Park Capital Project, FY2019-FY2020 Project Ordinance Amendment and FY2019 Budget Ordinance Amendment.
- B. Consider Referendum on On-Premise Malt Beverage and Fortified Wine Sales in Harrisburg
- C. Consideration of Bid Award to Carolina Site Works for Construction of Candystick Circle Water Line Project, Addition of FY2019-2020 Project Ordinance and Amendment to FY2019 Budget Ordinance.
- D. Consideration of Contract With Gavel and Dorn for System A Stormwater Design Services
- E. Consideration of Approval of a Revised Engineering Services Contract with Kimley-Horn for CMAQ Project
- F. To Set a Public Hearing for the Updated Farmington Ridge Parkway Project Development District and Related Financing Plan for June 10, 2019.

7. ACTION ITEMS

8. CLOSED SESSION

9. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



RESOLUTION

Martha (Honeycutt) Melvin

WHEREAS, Martha Honeycutt Melvin was born in Stanly County in 1923 and went on to graduate as valedictorian from Stanly High School in 1939, attended Pfeiffer Junior College for two years and graduated from Women's College in Greensboro, North Carolina in 1943 with a B.S. in Home Economics. Martha moved to the Town of Harrisburg in 1961 where she taught Home Economics at both Harrisburg High School and Central Cabarrus High School. She received a Master's in Education from Georgia College in 1963; and

WHEREAS, in 1972 Martha was one of the members on the steering committee for the incorporation of the Town of Harrisburg and was appointed by the General Assembly as their first mayor. She would go on to complete two unfinished terms of other Harrisburg mayors and be elected to five consecutive terms as mayor of the Town of Harrisburg; and

WHEREAS, Martha also served as President of the Harrisburg Business and Professional Women's Club, VP of Delta Kappa Gamma, taught in her circle at Harrisburg Presbyterian Church, served on the Board of Directors for the United Way and Red Cross, was recognized nationally as Outstanding Secondary Educator, was Teacher of the Year at both Harrisburg High School and Central Cabarrus High School, and was committee chairman of the local chapter of the Boy Scouts of America; and

WHEREAS, Martha was named as one of the five most important women in Cabarrus County in 1978, served as County Commissioner from 1986-1990, was appointed by the Governor in 1989 to the Board of Trustees of UNC-Charlotte and in 1992 was appointed to serve on the first Board of Directors of the Water and Sewer Authority of Cabarrus County; and

WHEREAS, Martha began hosting the local television program "Forever Young" sponsored by the Cabarrus County Senior Center in 1999, was named as one of the "100 Most Influential People in Cabarrus County over the last 100 years" by the Independent Tribune in 2000 and was included as a "Piedmont Pioneer" in Michael Eury's book *Legendary Locals of Cabarrus County*;

NOW, THEREFORE, BE IT RESOLVED by the Harrisburg Town Council, in a meeting duly assembled and by the authority thereof, that we express our deep appreciation and proudly honor the late Martha Honeycutt Melvin. Her love, dedication, commitment and lifelong public service is an important legacy to the Town of Harrisburg and her entire community.

Adopted this 13th day of May 2019.

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



National Public Works Week PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the Town of Harrisburg and,

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

WHEREAS, it is in the public interest for the citizens, civic leaders and children in the Town of Harrisburg to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

WHEREAS, the year 2019 marks the 59th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association,

THEREFORE, I, Steven Sciascia, Mayor of the Town of Harrisburg, North Carolina, do hereby proclaim the week May 19 – 25, 2019 as

National Public Works Week

I urge all citizens to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

This the 13th day of May, 2019

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



National Skilled Nursing Care Week PROCLAMATION

WHEREAS, we honor and respect our elders and citizens of any age with physical or intellectual disabilities who reside in skilled nursing care centers in the Town of Harrisburg; and

WHEREAS, skilled nursing care centers throughout our area are holding events in observance of National Skilled Nursing Care Week, May 12 – 18, 2019 using this year's theme of “**Live Soulfully**”; and

WHEREAS, I urge all citizens to visit a loved one, family member or friend residing in any care setting and offer a kind word, a personal touch, and spend time participating in various activities to unite those from all walks of life in need of our continuing love and support; and

WHEREAS, the Town of Harrisburg is committed to quality health care, we take this moment to embrace the essence of the theme “**Live Soulfully**”. Let's join all residents, patients, caregivers, nurses, other staff, volunteers and visitors in celebrating their special week; and

THEREFORE, I, Steven Sciascia, Mayor of the Town of Harrisburg, North Carolina, do hereby proclaim the week of May 12 – 18, 2019 as

National Skilled Nursing Care Week

A week to honor our vulnerable citizens who receive care and the dedicated ones giving care.

This the 13th day of May, 2019

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



Poppy Days PROCLAMATION

WHEREAS, America is the land of freedom, preserved and protected willingly and freely by citizen soldiers; and

WHEREAS, millions who have answered the call to arms have died on the field of battle; and

WHEREAS, a nation at peace must be reminded of the price of war and the debt owed to those who have died in war; and

WHEREAS, the red poppy has been designated as a symbol of sacrifice of lives in all wars; and

WHEREAS, the American Legion Auxiliary has pledged to remind America annually of this debt through the distribution of the memorial flower;

THEREFORE, I Steven Sciascia, Mayor of the Town of Harrisburg, North Carolina, do hereby proclaim the 24th and 25th days of May 2019, as POPPY DAYS and ask that all citizens pay tribute to those who have made the ultimate sacrifice in the name of freedom by wearing the Memorial Poppy on these days.

This the 13th day of May, 2019

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

FY2020 Manager's Recommended Budget Presentation

Presenting Personnel:

Haynes Brigman, Town Manager

Suggested Motion or Action:

None.

Description/Background:

Haynes Brigman, Town Manager, will present his recommended budget to Town Council and the public. This will include details on revenues and expenditures, capital improvement plan, fee schedule and proposed tax rate.

Questions from the public will be allowed at the conclusion of the presentation.

A Public Hearing will be held during the June 10, 2019 Town Council meeting where a second presentation will be given, a public hearing will be open to the public, and the Town Council will adopt the budget with any necessary changes.

Recommendation:

N/A

Fiscal Impact:

N/A

Attachments:

1. Manager's Recommended Budget FY2020



Mayor and Council Members

Steve Sciascia
Mayor

Council Members

John Booth
Mayor Pro Tem

Christopher Barfield
Benita Conrad
Rick Russo
Troy Selberg
Ron Smith
Diamond Staton-Williams

Haynes Brigman
Town Manager

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

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FY2020 Manager's Budget Message

May 13, 2019

Introduction

Town staff, along with the support and direction of the Town Council, have worked to finalize the proposed 2019-2020 fiscal years budget through the process of five separate Budget Workshops beginning in January 2019. The proposed total budget of \$70,267,145 for General Fund, Water and Sewer Fund, Storm Water Fund, Capital Reserve Funds and Capital Project Funds is presented in a balanced format – conforming to the requirements of North Carolina General Statutes and the Local Government Budget and Fiscal Control Act. After the Town increased taxes by 6.5 cent per \$100 valuation for fiscal year 2019, the priority of this year's budget was to continue executing the priorities outlined for the purposes of the tax increase – including parks and recreation capital projects, the start of Transportation Bond projects, and continued service-level improvement for public safety departments. In addition to these priorities in the fiscal year 2020 budget, the Town continued to exhaust all opportunities for service level improvements while maintaining costs, made direct investments in economic development opportunities for the future, emphasized residential development standards and protections, and sought out avenues for generating additional revenues through investment opportunities. Each measure directly correlates to ensuring Harrisburg remains a vibrant, attractive, safe, and active community for residents, business owners, and visitors to enjoy.

General Fund

Harrisburg has experienced strong residential growth over the past decade, which continues to be the trend going into 2020. In addition to residential growth, Harrisburg is also beginning to see an uptick in commercial growth and redevelopment of commercial property, especially along the Highway 49 corridor. This growth has allowed Harrisburg to maintain low tax rates while at the same time increasing and expanding its service delivery to residents, businesses, and the regional community. The tax increase in fiscal year 2019 was enacted in large part to address the future needs of the community. Three main drivers of the tax increase were an effort to boost public safety, address the growing expansion and service needs of the Parks and Recreation Department, and begin implementing the projects associated with the Transportation Bond that was approved by voters in 2017.

The total proposed General Fund expenses for FY2020 are \$15,794,200, a 3.38% increase over FY2019. The major impact of this increase is related to major capital projects being started in FY2020, specifically the Harrisburg Park expansion project, Veterans Plaza construction, the completion of Fire Station #2, and the start of the Transportation Bond projects. Operational expenses within the General Fund increased by 3.70%, mostly due to additional staffing needs within the Parks and Recreation Department, additional Deputies contracted with the Cabarrus County Sheriff's Department, investments in transportation opportunities, and planning initiatives including an update to the Town's Unified Development Ordinance and planning for aesthetic improvements along Highway 49.

As the Town implemented its first ever 10-year capital plan in FY2019, along with the necessary funding mechanisms to achieve those priorities over that time, we are now prepared to actively move into bringing these priorities to reality in a relatively short period of time. There have been changes made to the 10-year capital plan over the past year, but the Town continues to emphasize the importance of addressing the needs of the community now, and well into the future.

In FY2020, the Town expects to begin construction on the Harrisburg Park expansion project, a \$9 million project that will add multi-purpose fields, shelter and playground amenities, a splash pad, amphitheater, bike and walking trails, and additional parking. This park expansion project is supported by the input received from the residents through the park master plan process, and is necessary to meet the growing youth athletic demands of our community.

General Fund (continued)

The Town Engineering Department is also actively working to initiate projects associated with the 2017 Transportation Bond package that will include street paving, sidewalk construction, and design preparation for intersection improvements throughout Town.

Some of the big changes to our capital plan include the Town choosing to move away from constructing and operating its own Community/Recreational facility (scheduled for 2028) and partnering with the YMCA to construct a multi-use facility in Harrisburg Park that meets the needs of the YMCA members of Harrisburg, but also provides distinct benefits to the Town and non-YMCA members of our community (the YMCA expects to begin construction in 2022). This change means significant cost savings to the Town overall, but it also escalates the timing of the project from 8-10 years out, to 2-3 years out. These types of changes, while beneficial to our community, mean that the Town must carefully manage capital funding over this time period to ensure the Town is at no risk of service-delivery issues or unintended financial or fiscal year consequences as a result.

The Town continues to operate with one of the lowest tax rates in North Carolina for a full-service municipality, and with the added efforts of outlining a ten-year capital plan for the Town, we continue to balance financial stewardship with meeting the ever-growing needs and desires of our community.

Proprietary Funds

The FY2020 Water and Sewer Fund budget is prepared to address the continued growth seen throughout the system, along with the consistent increases in purchase and treatment expenses and capital infrastructure projects needed to maintain portions of an aging system. The total proposed Water and Sewer Fund budget is \$12,516,645, an 18.5% increase from FY2019's budget.

Similar to the General Fund, the Town has introduced a 10-year financial model and capital plan for the Water and Sewer Fund that allows the Town to address not only current needs and demands, but also prepare for the future needs as well. In the past the Town had primarily prepared for Water and Sewer budgets to address the next budget year, and did not forecast out the long-term needs of the water and sewer system.

Having the opportunity to forecast into the future the capital needs and infrastructure improvement projects the Town is facing gives us the ability to recognize a significant funding shortfall on the horizon. The cause of this shortfall is multi-faceted, but it generally comes down to two main factors: the capital replacement needs of the aging portion of our system outpace our ability to fund the projects; and the rising costs of purchasing water and treating waste water (from the City of Concord and Water and Sewer Authority or Cabarrus County (WSACC)), respectfully.

The Town last implemented a water and sewer rate increase in FY2017. Since that time, the Town has absorbed 5% rate increases annually from the City of Concord for water purchases, as well as 5% rate increases for waste water treatment from WSACC. These two increases amount to an average increase of \$140,000 annually that has been absorbed by the Town and not passed along to customers.

The Town has made significant capital investment in water and sewer line replacement projects over the past two years and will continue to make investments into the aging portions of our system over the next 10 years. However, due to the timing and importance of these infrastructure replacement projects some of these capital expenses are unable to be funded without additional revenue sources. The Water and Sewer Fund has benefited greatly from the residential growth over the past decade, as this growth in revenue has allowed the Town to accommodate both capital and operational expenses during that same time. With that being said, the Water and Sewer Fund has reached a tipping point where additional revenues are needed to meet the service delivery demands as well as infrastructure improvement demands of the system.

Proprietary Funds (continued)

For these reasons, the Water and Sewer budget has been prepared with a 9.5% increase in water and sewer rates for all customers (inside and outside residents and commercial rates). In addition, the Town Council intends to adopt a resolution that outlines the anticipated future rate increases on a bi-annual basis for the Water and Sewer Fund that would allow the Town to continue to meet the demands of the system. These rate increases are intended to overcome the expected increased cost in water purchase and treatment, as well as capital planning needs of the Town over the next ten years. The intent behind the resolution is to be transparent with water and sewer customers about the need for bi-annual increases and to establish a plan that prevents large rate hikes into the future.

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

Both of these efforts to increase revenue for the Water and Sewer Fund will put the utility in position to fund the growing needs of our community and ensure safe, high-quality water and sewer services.

Some of the expected capital projects within the Water and Sewer Fund for FY2020 include the construction of a one million gallon elevated water storage tank on Rocky River Road, water line replacement projects along Patricia Avenue, Parallel Drive, Pine Street, Ford Street and sewer pump station decommissioning projects for the Britley subdivision and along Leatherwood Lane.

The Storm Water Fund has a proposed FY2020 budget of \$741,800, which is a 7% increase from FY2019. The most significant increase to the department's budget is related to allocated salary expenses for new Engineering employees who will be responsible for the oversight of the Town's Phase II Stormwater Permit, which is a state-mandated municipal responsibility. In addition to the additional salary expenses, the Town will also be investing in more spot-improvements to properties/rights-of-ways where minor storm water issues occur. This continues our direction and prioritization of projects that were established in FY2019.

The Town also intends to look for avenues of constructing a regional detention pond along the Hwy 49 corridor that will assist with existing and future development along Hwy 49 and Town Center. This project is expected to be funded with private funding from new development. There is no proposed storm water fee increase proposed in the FY2020 budget, but the Town Council has requested that staff begin gathering information for transitioning to a tiered rating system for the FY2021 budget cycle that will base the property owner's fee on the amount of impervious surface area they have on their property.

Conclusion

Additional detail and specifics for each fund and department are included, along with historical budget data for comparison of past revenues and expenses.

The proposed budget represents continued efforts in moving the Town towards achieving its goals outlined in the 10-year capital plan, with continued emphasis on service enhancement and meeting the needs of our community. Progressive, forward-thinking decision-making was used throughout the budget development process, and residents can be assured that decisions being made today represent decisions that will allow for the betterment of Harrisburg into the future.

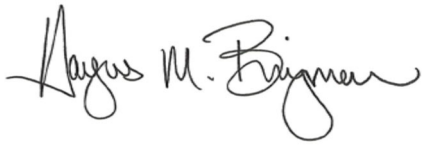
The proposed budget is a concerted effort by staff and the Town Council to weigh all options and prioritize the needs of the community. With such a diverse and growing community, we understand that the entirety of the budget may not represent the visions and direction of all Council members and residents, but we can be assured that it was thoughtfully debated and developed by the Council with the best interests of the Town's citizens in mind.

I would like to personally thank each Town Council member for their direction, feedback, debate, insight, and recommendations in the creation of this budget. It is my opinion that the budget document prepared is a strong step forward in meeting the needs of our community today and into the future, and we are carrying out that mission in a cost-effective and strategically outlined manner.

I would also like to thank the Town staff and Department Managers for their assistance. Over the past three budget seasons, Town staff has continued to improve and refine the budget process, continued to dive deeper into the behind-the-scenes data collection and review, and put policies and practices into place that strengthen the financial stability and direction of the Town. Without their efforts the Town would not have the predictability and confidence necessary to execute a 10-year financial and capital plan for the Town.

Harrisburg has a tremendous future, and I am extremely thankful for the opportunity to serve the Harrisburg Town Council and its citizens.

Respectfully,

A handwritten signature in black ink, reading "Haynes M. Brigman". The signature is fluid and cursive, with the first name "Haynes" and last name "Brigman" clearly legible.

Haynes M. Brigman
Town Manager
Town of Harrisburg



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BUDGET PROCESS AND ORGANIZATION

The budget process, by design, requires the involvement of many stakeholders. FY2020 deliberations began in January as Town staff developed the Capital Improvement Plan, identified staffing needs and operating items. Staff met and worked with Town Council to identify budget goals during this time as well.

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

Document Organization

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

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

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

FUNDS OVERVIEW

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

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

Governmental funds used by the Town include:

- General Fund: used to account for general operations and activities of the Town. It is used to account for all financial resources except those that are required to be accounted for in another fund.
- Capital Reserve Fund: used to accumulate funds to be used for future capital expenditures in the General Fund and/or General Fund Capital Project Funds.
- Capital Reserve Fund – Economic Development: used to accumulate funds to be used for future economic development capital initiatives and incentives.
- Capital Reserve Fund – Parks and Recreation: used to accumulate funds restricted for parks and recreation, such as fee in lieu of payments from developments, and will fund future capital park improvement projects.
- Capital Projects Fund – Public Safety Fund: used to account for construction of capital projects relating to the public safety departments of the Town.
- Capital Projects Fund – Transportation: used to account for the construction of sidewalks through the CMAQ grant program and the 2017 Transportation Bonds.
- Capital Projects Fund – Recreation: used to account for construction of capital projects relating to the Parks & Recreation department of the Town.

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

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

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

GENERAL FUND

GENERAL FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Property taxes	\$ 5,132,000	\$ 5,732,000	\$ 6,085,000	\$ 7,832,000	\$ 8,182,000
Intergovernmental					
Sales tax revenues	1,500,000	1,575,000	1,750,000	2,100,000	2,600,000
Utility sales taxes	766,000	800,000	830,000	830,000	890,000
Powell Bill	375,000	400,000	460,000	498,300	466,300
CC Rural Fire	905,000	982,500	1,055,000	1,160,000	1,210,000
Grants	399,500	814,000	399,500	-	-
Other	87,500	85,500	96,600	89,500	94,300
Permits and fees	163,000	207,000	309,000	448,000	544,000
Charges for services	378,500	401,000	666,300	661,250	664,600
Miscellaneous/interest on investments	172,050	327,813	335,850	356,500	318,000
Installment financing	950,000	3,982,000	155,000	-	-
Transfers	975,750	1,137,100	812,650	1,033,900	825,000
Fund balance appropriated	136,650	11,760	2,871,950	268,664	-
Total revenues and funding sources	\$ 11,940,950	\$ 16,455,673	\$ 15,826,850	\$ 15,278,114	\$ 15,794,200
EXPENDITURES					
Governing Board	\$ 114,750	\$ 95,960	\$ 137,980	\$ 118,950	\$ 115,485
Town Clerk	-	-	98,110	74,355	72,470
Administration	1,093,720	3,217,357	795,685	768,690	408,110
Finance	-	-	246,715	295,530	309,480
Human Resources	-	-	119,980	135,250	101,495
Information Technology	-	-	46,170	121,950	159,690
Communications	358,750	306,739	312,240	316,506	88,610
Planning & Zoning	312,750	572,970	622,110	505,995	565,010
Economic Development	382,600	160,795	49,670	68,500	113,900
Engineering	-	-	213,790	275,660	323,155
Deputies	899,750	874,500	962,970	1,236,535	1,337,915
Fire	3,970,220	4,651,515	5,104,245	4,806,109	5,324,350
Streets	43,000	286,850	364,200	401,350	467,200
Powell Bill	508,650	400,000	460,500	499,800	466,300
Parks & Recreation	2,533,590	3,596,337	1,866,200	2,174,604	2,657,215
Environmental Protection	1,457,265	1,277,145	1,646,325	1,699,925	1,585,800
Transfers	178,500	532,750	2,440,000	1,550,000	1,310,000
Contingency	87,405	482,755	339,960	228,405	388,015
Total expenditures	\$ 11,940,950	\$ 16,455,673	\$ 15,826,850	\$ 15,278,114	\$ 15,794,200

GENERAL FUND CAPITAL RESERVE FUND

GF CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfers	-	-	-	-	1,250,000
Fund balance appropriated	810,750	1,052,600	591,050	918,175	-
Total revenues and funding sources	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,255,000
EXPENDITURES					
Transfers	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,254,175
Contingency	-	-	-	-	825
Total expenditures	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,255,000

GF CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

GF CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Transfers	\$ -	\$ 60,000	\$ 100,000	\$ 100,000	\$ 60,000
Fund balance appropriated	-	-	-	40,000	15,000
Total revenues and funding sources	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ 75,000
EXPENDITURES					
Contingency	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ -
Transfers	-	-	-	-	75,000
Total expenditures	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ 75,000

GF CAPITAL RESERVE FUND – PARKS & RECREATION

GF CAPITAL RESERVE FUND - PARKS & REC	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
Total revenues and funding sources	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
EXPENDITURES					
Transfers	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
Total expenditures	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000

GF CAPITAL PROJECTS FUND – TRANSPORTATION

GF CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Grant proceeds - CMAQ	\$ 451,000	\$ 451,000	\$ 451,000	\$ 2,163,000	\$ 2,163,000
Installment financing	-	-	-	4,000,000	4,000,000
Transfers	113,000	274,000	274,000	274,000	274,000
Total revenues and funding sources	\$ 564,000	\$ 725,000	\$ 725,000	\$ 6,437,000	\$ 6,437,000
EXPENDITURES					
Professional fees	\$ 91,000	\$ 195,000	\$ 195,000	\$ 830,000	\$ 830,000
Construction	473,000	530,000	530,000	5,540,000	5,540,000
Contingency	-	-	-	67,000	67,000
Total expenditures	\$ 564,000	\$ 725,000	\$ 725,000	\$ 6,437,000	\$ 6,437,000

GF CAPITAL PROJECTS FUND – PUBLIC SAFETY

GF CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
Installment financing	2,300,000	2,600,000	2,600,000	5,500,000	6,115,000
Transfers	41,000	772,750	772,750	-	-
Total revenues and funding sources	\$ 2,342,000	\$ 3,373,750	\$ 3,373,750	\$ 5,500,000	\$ 6,115,000
EXPENDITURES					
Professional fees	\$ 150,000	\$ 173,750	\$ 173,750	\$ 300,000	\$ 300,000
Construction	2,192,000	3,200,000	3,200,000	5,200,000	5,815,000
Total expenditures	\$ 2,342,000	\$ 3,373,750	\$ 3,373,750	\$ 5,500,000	\$ 6,115,000

GF CAPITAL PROJECTS FUND – RECREATION

GF CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Installment financing	\$ -	\$ -	\$ -	\$ 6,650,000	\$ 9,000,000
Transfers	-	-	-	875,000	525,000
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 7,525,000	\$ 9,525,000
EXPENDITURES					
Professional fees	\$ -	\$ -	\$ -	\$ 525,000	\$ 525,000
Construction	-	-	-	7,000,000	9,000,000
Total expenditures	\$ -	\$ -	\$ -	\$ 7,525,000	\$ 9,525,000

WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Sales and services	\$ 6,450,000	\$ 7,063,000	\$ 7,822,500	\$ 7,507,500	\$ 8,245,000
Permits and fees	690,000	1,021,600	811,750	199,000	179,000
Miscellaneous/interest on investments	132,000	198,920	260,120	281,620	285,100
Transfers	-	-	610,800	2,502,000	2,192,500
Fund balance appropriated	-	23,975	1,231,600	264,705	1,615,045
Total revenues and funding sources	\$ 7,272,000	\$ 8,307,495	\$ 10,736,770	\$ 10,754,825	\$ 12,516,645
EXPENDITURES					
Administration	\$ 5,472,135	\$ 6,169,380	\$ 7,247,775	\$ 8,021,120	\$ 7,626,680
Debt service	1,000,500	1,077,250	1,609,750	1,678,750	1,913,000
Transfers	146,100	265,000	1,500,000	880,000	2,550,000
Contingency	653,265	525,865	379,245	174,955	426,965
Total expenditures	\$ 7,272,000	\$ 8,037,495	\$ 10,736,770	\$ 10,754,825	\$ 12,516,645

WATER AND SEWER CAPITAL RESERVE FUND

WSF CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Appropriated fund balance	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 252,000
Transfers	-	-	1,500,000	880,000	2,550,000
Total revenues and funding sources	\$ -	\$ -	\$ 1,500,000	\$ 2,530,000	\$ 2,802,000
EXPENDITURES					
Transfers	\$ -	\$ -	\$ 1,330,800	\$ 2,530,000	\$ 2,802,000
Contingency	-	-	169,200	-	-
Total expenditures	\$ -	\$ -	\$ 1,500,000	\$ 2,530,000	\$ 2,802,000

WATER AND SEWER CAPITAL RESERVE FUND - EXPANSION

WSF CAPITAL RESERVE FUND - EXPANSION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Permits and Fees	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500
EXPENDITURES					
Transfers	\$ -	\$ -	\$ -	\$ 1,372,000	\$ 1,392,500
Contingency	-	-	-	20,500	105,000
Total expenditures	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500

WATER AND SEWER CAPITAL PROJECTS FUND

WATER & SEWER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Installment financing	\$ 1,485,000	\$ -	\$ 5,900,000	\$ 2,575,000	\$ 8,045,000
Transfers	338,200	4,445,000	1,970,000	2,260,000	4,013,000
Total revenues and funding sources	\$ 1,823,200	\$ 4,445,000	\$ 7,870,000	\$ 4,835,000	\$ 12,058,000
EXPENDITURES					
Professional fees	\$ 215,100	\$ 291,000	\$ 600,000	\$ 675,000	\$ 1,417,000
Construction	1,608,100	4,154,000	7,270,000	4,160,000	10,641,000
Total expenditures	\$ 1,823,200	\$ 4,445,000	\$ 7,870,000	\$ 4,835,000	\$ 12,058,000

STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Permits and fees	\$ 460,000	\$ 590,000	\$ 624,000	\$ 632,000	\$ 728,000
Miscellaneous/interest on investments	2,500	2,500	5,000	11,000	13,800
Fund balance appropriated	-	-	8,000	50,000	-
Total revenues and funding sources	\$ 462,500	\$ 592,500	\$ 637,000	\$ 693,000	\$ 741,800
EXPENDITURES					
Administration	\$ 200,500	\$ 240,100	\$ 273,450	\$ 385,875	\$ 444,920
Debt service	-	92,000	92,000	-	-
Transfers	225,000	228,000	200,000	280,000	270,000
Contingency	37,000	32,400	63,550	27,125	26,880
Total expenditures	\$ 462,500	\$ 592,500	\$ 629,000	\$ 693,000	\$ 741,800

STORM WATER CAPITAL PROJECTS FUND

STORM WATER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Grants	\$ 1,560,000	\$ -	\$ -	\$ -	\$ -
Installment financing	-	900,000	900,000	-	-
Transfers	485,000	713,000	713,000	900,000	1,200,000
Total revenues and funding sources	\$ 2,045,000	\$ 1,613,000	\$ 1,613,000	\$ 900,000	\$ 1,200,000
EXPENDITURES					
Professional fees	\$ 114,000	\$ 103,000	\$ 103,000	\$ 100,000	\$ 150,000
Construction	1,931,000	1,510,000	1,510,000	800,000	1,050,000
Total expenditures	\$ 2,045,000	\$ 1,613,000	\$ 1,613,000	\$ 900,000	\$ 1,200,000



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REVENUE SOURCES AND ASSUMPTIONS

FISCAL YEAR 2019-2020

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

GENERAL FUND

GENERAL FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Property taxes	\$ 5,132,000	\$ 5,732,000	\$ 6,085,000	\$ 7,832,000	\$ 8,182,000
Intergovernmental					
Sales tax revenues	1,500,000	1,575,000	1,750,000	2,100,000	2,600,000
Utility sales taxes	766,000	800,000	830,000	830,000	890,000
Powell Bill	375,000	400,000	460,000	498,300	466,300
CC Rural Fire	905,000	982,500	1,055,000	1,160,000	1,210,000
Grants	399,500	814,000	399,500	-	-
Other	87,500	85,500	96,600	89,500	94,300
Permits and fees	163,000	207,000	309,000	448,000	544,000
Charges for services	378,500	401,000	666,300	661,250	664,600
Miscellaneous/interest on investments	172,050	327,813	335,850	356,500	318,000
Installment financing	950,000	3,982,000	155,000	-	-
Transfers	975,750	1,137,100	812,650	1,033,900	825,000
Fund balance appropriated	136,650	11,760	2,871,950	268,664	-
Total revenues and funding sources	\$ 11,940,950	\$ 16,455,673	\$ 15,826,850	\$ 15,278,114	\$ 15,794,200

Ad valorem taxes

\$8,182,000 or 51.8% of total General Fund revenue

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

The proposed budget sets the effective tax rate at \$0.355 for FY2020, which is unchanged from the FY2019 tax rate. See Appendix 1 for historical tax rate comparisons. For a reference, a one cent increase on the tax rate increases ad valorem property and motor vehicle taxes by \$230,335.

Harrisburg's estimated taxable property value is \$2,303,345,000. The gross general tax levy on the estimated tax value equals \$8,176,875. For budgeting purposes property tax revenue may not exceed the gross tax levy multiplied by the actual collection rate experienced during the preceding fiscal year. Therefore, based on a 99.64% collection rate, we anticipate \$8,147,438 in revenues from the 2019 levy.

Cabarrus County bills and collects property tax revenue for Harrisburg. The collection fee is approximately \$16,500 to Cabarrus County, or approximately 0.2% of taxes collected. Funds are wired from Cabarrus County to the Town on a monthly basis.

Intergovernmental - sales tax revenues*\$2,600,000 or 16.5% of total General Fund revenue*

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

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

Each county chooses one of two formulae for distribution of these three authorizations of local option sales taxes. Sales taxes returned to Cabarrus County and its municipalities are distributed proportionately to ad valorem taxes of incorporated and unincorporated areas within the County. The proportionate share of sales tax revenues between the County and municipalities may fluctuate based on ad valorem tax increases or decreases. The property tax rate increase for the Town in FY2019 has resulted in a larger percentage of sales tax revenue being allocated to the Town for FY2020.

Intergovernmental - utility sales taxes*\$890,000 or 5.6% of total General Fund revenue*

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

As a result of the tax reform legislation passed by the General Assembly in 2013, the general sales tax rate will now be applied to sales of electricity and piped natural gas. The distribution method to municipalities has changed but with the intent to hold municipalities harmless from the amount cities and towns received in FY2013-14 distributions. Both of these revenues are highly sensitive to weather and can also fluctuate due to loss of industry or other large facilities or annexations of these types of facilities.

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

Intergovernmental – Powell Bill*\$466,300 or 3.0% of total General Fund revenue*

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

The Powell Bill distribution is based largely on the volume of motor fuel taxes collected by the State and on the value of vehicles purchased and titled in North Carolina.

Based on NC State Budget Office estimates, the Town should receive approximately \$445,000 in Powell Bill funding during FY2020. Of the approximate \$75,000 fund balance from Powell Bill, the Town will appropriate \$18,800 of that to use in FY2020.

Intergovernmental – rural fire tax and sales tax*\$1,210,000 or 7.7% of total General Fund revenue*

As part of the Town's agreement with Cabarrus County to provide fire protection in rural areas surrounding the Town's corporate limits, the County provides both property and sales taxes to the Town. Currently, the County has established a special tax district for this rural area and assesses an amount equal to the Town's dedicated fire services portion of the tax rate of \$0.15. This is estimated to provide \$985,000 to the Town, which is dedicated to fire protection. The County also determines the estimated population of the rural district and provides equivalent sales taxes to the Town which is dedicated for fire protection. For FY2020, the estimated amount of these funds is \$225,000.

Intergovernmental – grants*\$0*

The Town constantly looks to identify alternative funding sources for projects within the Town. Grant opportunities are one such way that this is accomplished. There are no General Fund grants that the Town anticipates receiving in FY2020.

Intergovernmental – other*\$94,300 or 0.6% of total General Fund revenue*

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

Permits and fees*\$544,000 or 3.4% of total General Fund revenue*

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

Charges for services*\$664,600 or 4.2% of total General Fund revenue*

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

Miscellaneous/Interest on investments*\$318,000 or 2.0% of General Fund revenue*

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

Installment financing*\$0*

Occasionally, as determined by the size and scope of certain projects, it is in the best financial interest of the Town to borrow funds to pay for a project. There is currently no planned financing within the General Fund projected for FY2020.

Transfers

\$825,000 or 5.2% of total General Fund revenue

Typically, when possible, all capital outlay expenditures that are not being financed are paid for with capital reserve funds. This allows the Town to minimize the current operational impacts of capital projects with excess funds saved from prior years. In FY2020, all non-financed capital outlay items will be funded with capital reserve funds.

Fund Balance Appropriated

\$0 of total General Fund revenue

Fund balance is essentially the Town's savings account balance. There are several reasons for maintaining a healthy fund balance, which is expressed as a percentage of annual expenditures. Even though the law does not prohibit what fund balance is used for, appropriation of fund balance is a one-time revenue source and should not be used to balance reoccurring expenditures. At the beginning of FY2019 the Town's unassigned fund balance – at \$4.7M – equaled 40.16% of expenditures.

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

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

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

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

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

GENERAL FUND CAPITAL RESERVE FUND

GF CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Transfers	-	-	-	-	1,250,000
Fund balance appropriated	810,750	1,052,600	591,050	918,175	-
Total revenues and funding sources	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,255,000

Miscellaneous/Interest on investments*\$5,000 or 0.4% of Capital Reserve Fund revenue*

This includes investment income.

Transfers*\$1,250,000 or 99.6% of Capital Reserve Fund revenue*

At the end of each year, the excess of available fund balance of the General Fund over the 40% threshold that is set by the fund balance policy, is transferred to the capital reserve fund for future General Fund capital expenditures. The annual budget for the General Fund projects a \$1.25M transfer for FY2020.

GF CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

GF CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Transfers	\$ -	\$ 60,000	\$ 100,000	\$ 100,000	\$ 60,000
Fund balance appropriated	-	-	-	40,000	15,000
Total revenues and funding sources	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ 75,000

Transfers

\$60,000 or 80% of total Capital Reserve Fund – Economic Development revenue

Beginning with FY2017, the Town began transferring an annually determined amount to a capital reserve fund dedicated for economic development capital initiatives and incentives from the General Fund. As funds are needed for projects, the appropriate amounts will be transferred back into the General Fund for use.

Fund Balance Appropriated

\$15,000 or 20% of total Capital Reserve Fund – Economic Development revenue

When projects are identified for the utilization of Economic Development reserve funds, the funds are taken out of fund balance and transferred back to the General Fund for use on that specified project.

GF CAPITAL RESERVE FUND – PARKS & RECREATION

GF CAPITAL RESERVE FUND - PARKS & REC	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
Total revenues and funding sources	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000

Miscellaneous/Interest on investments

\$50,000 or 100% of total Capital Reserve Fund – Parks and Recreation revenue

In FY2015, a new Town ordinance went into effect that gives developers options when building a development – those include park/greenway space contributions or paying the Town a fee in lieu of which is based on a formula designated in the ordinance. The \$50,000 represents the charges that are anticipated to be received in FY2020.

GF CAPITAL PROJECTS FUND - TRANSPORTATION

GF CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Grant proceeds - CMAQ	\$ 451,000	\$ 451,000	\$ 451,000	\$ 2,163,000	\$ 2,163,000
Installment financing	-	-	-	4,000,000	4,000,000
Transfers	113,000	274,000	274,000	274,000	274,000
Total revenues and funding sources	\$ 564,000	\$ 725,000	\$ 725,000	\$ 6,437,000	\$ 6,437,000

Grant proceeds - CMAQ

\$2,163,000 or 33.6% of total Capital Projects Fund – Transportation revenue

The Town has been awarded a CMAQ grant to help pay for sidewalk expansion in various sections of Town. This is a federal grant award and is an 80/20 split reimbursement grant. Design is near completion and project construction should begin in FY2020. This portion, or \$463,000, represents the federal reimbursement portion of the grant.

With the 2017 transportation bond project approval by the voters, staff is anticipating obtaining approximately \$1.7M in CMAQ or other related transportation grants to add to the bond funding to accomplish the projects in this fund.

Installment financing

\$4,000,000 or 62.1% of total Capital Projects Fund – Transportation revenue

Voters approved a \$4M bond issue relating to transportation projects included in this fund. It is anticipated that \$1M will be issued for these projects in FY2020.

Transfers

\$274,000 or 4.3% of total Capital Projects Fund – Transportation revenue

As part of the 80/20 split, the Town's 20% portion of the grant is \$274,000 and will be transferred from the General Fund and General Fund Capital Reserve Fund into this fund.

GF CAPITAL PROJECTS FUND – PUBLIC SAFETY

GF CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Miscellaneous/interest on investments	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
Installment financing	2,300,000	2,600,000	2,600,000	5,500,000	6,115,000
Transfers	41,000	772,750	772,750	-	-
Total revenues and funding sources	\$ 2,342,000	\$ 3,373,750	\$ 3,373,750	\$ 5,500,000	\$ 6,115,000

Installment financing

\$6,115,000 or 100% of total Capital Projects Fund – Public Safety revenue

The Town is currently using this fund to build a new Fire Station #2 which is totally financed with installment financing dollars. The Fire Station will be completed in early FY2020. This fund will also be used to purchase a Luverne Fire Engine. Most fire engines require 12-18 months build time from the date of the order, meaning the order must be placed in FY2020 to be received in FY2021. The engine will be totally financed with installment financing dollars.

GF CAPITAL PROJECTS FUND – RECREATION

GF CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Installment financing	\$ -	\$ -	\$ -	\$ 6,650,000	\$ 9,000,000
Transfers	-	-	-	875,000	525,000
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 7,525,000	\$ 9,525,000

Installment financing

\$9,000,000 or 94.5% of total Capital Projects Fund – Recreation revenue

The Town will be using this fund to renovate Harrisburg Park. The first phase, shown in FY2020, will be funded primarily with installment financing.

Transfers

\$525,000 or 5.5% of total Capital Projects Fund – Recreation revenue

In addition to the Harrisburg Park Renovation – Phase 1, the Town is also planning for the development of a section of land in the Harris Square development that is currently being referred to as Harrisburg Veterans Plaza. The total funding for the Harrisburg Veterans Plaza is planned to be provided by transfers from the General Fund Capital Reserve Fund.

Note: These costs and funding mechanisms are subject to change once final project costs are determined and analyzed.

WATER AND SEWER FUND

WATER AND SEWER FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Sales and services	\$ 6,450,000	\$ 7,063,000	\$ 7,822,500	\$ 7,507,500	\$ 8,245,000
Permits and fees	690,000	1,021,600	811,750	199,000	179,000
Miscellaneous/interest on investments	132,000	198,920	260,120	281,620	285,100
Transfers	-	-	610,800	2,502,000	2,192,500
Fund balance appropriated	-	23,975	1,231,600	264,705	1,615,045
Total revenues and funding sources	\$ 7,272,000	\$ 8,307,495	\$ 10,736,770	\$ 10,754,825	\$ 12,516,645

Sales and services

\$8,245,000 or 65.9% of total Water and Sewer Fund revenue

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

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

Sales and services include water sales, sewer charges and meter sales. There is a 9.5% proposed increase to water and sewer usage rates for FY2020 for both inside and outside customers. The Town last implemented a water and sewer rate increase in FY2017. Since that time, the Town has absorbed 5% rate increases annually from the City of Concord for water purchases and WSACC for sewer treatment.

Permits and fees

\$179,000 or 1.4% of total Water and Sewer Fund revenue

As customers come onto the system, there is routinely a cost to the customer to tap into the system. The Town charges a fee for any customer that is not currently tapped into the system and is not providing the infrastructure and related installation. Other system development charges are recorded in the Water and Sewer Capital Reserve Fund – Expansion and are no longer recorded in the Water and Sewer Fund.

Miscellaneous/Interest on investments

\$285,100 or 2.3% of total Water and Sewer Fund revenue

This category is made of three main accounts: interest on investments, cell tower lease revenue and proceeds from sale of assets. The Town currently has three companies that lease tower space for cellular equipment use. These leases generate approximately \$83,000 for the Water and Sewer Fund, annually. As aged Town equipment is replaced, the Town uses Govdeals to provide a format to auction this equipment to generate funds to help offset the cost of new purchases.

Transfers

\$2,192,500 or 17.5% of total Water and Sewer Fund revenue

Typically, when possible, all capital outlay expenditures that are not being financed, are paid for with capital reserve funds. This allows the Town to minimize the current operational impacts of capital projects with excess funds saved from prior years. Also, per State Statute, regarding water and sewer system development charges, these revenues can be transferred into the Water and Sewer Fund to pay for expansion projects and related debt service payments on such projects. In FY2020, all non-financed capital outlay items will be funded with capital reserve funds. All system development charges will fund expansion-related debt service payments and expansion-related capital outlay.

Fund Balance Appropriated

\$1,615,045 or 12.9% of total Water and Sewer Fund revenue

Fund balance in the Water and Sewer Fund plays the same role described earlier for Fund Balance within the General Fund, essentially a savings account. Just as in the General Fund, there are several reasons for maintaining a healthy fund balance, which is expressed as a percentage of annual expenditures. A water and sewer enterprise has inherent risks that it must save funds for. The Town owns water and sewer distribution lines, pump stations, and other relatively small pieces of infrastructure in comparison with a water or sewer treatment plant. The potential for a major leak with a serious environmental impact is the Town's greatest risk associated with its water and sewer operations. Even though the law does not prohibit what fund balance is used for, appropriation of fund balance is a one-time revenue source and should not be used to balance reoccurring expenditures. At the beginning of FY2019 the Water and Sewer Fund's available fund balance – at \$3.0M – equaled 40.54% of expenditures.

The Town has established a fund balance policy for the Water and Sewer Fund, whereby a minimum available fund balance of 30% is required to be maintained. Any fund balance in excess of this amount is transferred to the capital reserve fund for use on future capital projects.

The recommended budget appropriates \$1,615,045 from fund balance for FY2020.

WATER AND SEWER CAPITAL RESERVE FUND

WSF CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Appropriated fund balance	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 2,802,000
Transfers	-	-	1,500,000	880,000	-
Total revenues and funding sources	\$ -	\$ -	\$ 1,500,000	\$ 2,530,000	\$ 2,802,000

Appropriated fund balance

\$2,802,000 or 100% of total Water and Sewer Capital Projects Fund revenue

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

WATER AND SEWER CAPITAL RESERVE FUND - EXPANSION

WSF CAPITAL RESERVE FUND - EXPANSION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Permits and Fees	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500
Total revenues and funding sources	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500

Permits and fees

\$1,497,500 or 100% of total Water and Sewer Capital Projects Fund - Expansion revenue

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

WATER AND SEWER CAPITAL PROJECTS FUND

WATER & SEWER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Installment financing	\$ 1,485,000	\$ -	\$ 5,900,000	\$ 2,575,000	\$ 8,045,000
Transfers	338,200	4,445,000	1,970,000	2,460,000	4,013,000
Total revenues and funding sources	\$ 1,823,200	\$ 4,445,000	\$ 7,870,000	\$ 5,035,000	\$ 12,058,000

Installment financing

\$8,045,000 or 66.7% of total Water and Sewer Capital Projects Fund revenue

The Town will be using this fund to build a new elevated water storage tank, expand sewer infrastructure into the Morehead West area, and replace various waterlines throughout Town. \$4.2M of the water storage tank, \$2.6M of the Morehead sewer expansion, and \$1.24M of the waterline replacement projects will be paid for with installment financing proceeds. The fund also contains waterline upgrades, sewer rehabilitations, and a pump station decommissioning that will be financed with transfers from the operating budget.

Transfers

\$4,013,000 or 33.3% of total Water and Sewer Capital Projects Fund revenue

The two primary methods of funding multi-year water and sewer capital projects is typically either through installment financing or transfers from the Water and Sewer Fund. During FY2018, the Town put a fund balance policy in place with the Water and Sewer Fund to put aside fund balance in excess of a 30% threshold which is aimed at funding all capital projects. While this policy is only recently put in place, there has not been enough reserves set aside to fully realize this goal, however, it is the goal of staff for most projects in the planning horizon to be funded with these transfers.

STORM WATER FUND

STORM WATER FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Permits and fees	\$ 460,000	\$ 590,000	\$ 624,000	\$ 632,000	\$ 728,000
Miscellaneous/interest on investments	2,500	2,500	5,000	11,000	13,800
Fund balance appropriated	-	-	8,000	50,000	-
Total revenues and funding sources	\$ 462,500	\$ 592,500	\$ 637,000	\$ 693,000	\$ 741,800

Permits and fees

\$728,000 or 98.1% of total Storm Water Fund revenue

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

To fund this directive, the Town adopted a storm water fee in FY2011 to offset the costs of storm water repairs and maintenance of its storm drainage system. Currently, the monthly charge is \$5.62 per home or Equivalent Residential Unit (ERU), which represents the impervious space that directly impacts storm water runoff. There is no proposed increase to these fees for FY2020.

Miscellaneous/Interest on investments

\$13,800 or 1.9% of total Storm Water Fund revenue

This includes investment income and plan reviews.

STORM WATER CAPITAL PROJECTS FUND

STORM WATER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
REVENUE					
Grants	\$ 1,560,000	\$ -	\$ -	\$ -	\$ -
Installment financing	-	900,000	900,000	-	-
Transfers	485,000	713,000	713,000	900,000	1,200,000
Total revenues and funding sources	\$ 2,045,000	\$ 1,613,000	\$ 1,613,000	\$ 900,000	\$ 1,200,000

Transfers

\$1,200,000 or 100% of total Storm Water Capital Projects Fund revenue

This budget includes a transfer of \$1,200,000 from the Storm Water Fund to fund the System A – Phase 2 project and the Town Center Regional Detention Pond. In FY2019, the Town revised its System A approach to focus more on smaller projects that will have the most potential for significant impact to the System A area. This phase will be fully funded with transfers that have been accumulated annually for the last few years. The Regional Detention Pond will be paid for with transfers from fees received from developers within and around Town Center.

Note: These costs and funding mechanisms are subject to change once final project costs are determined and analyzed.

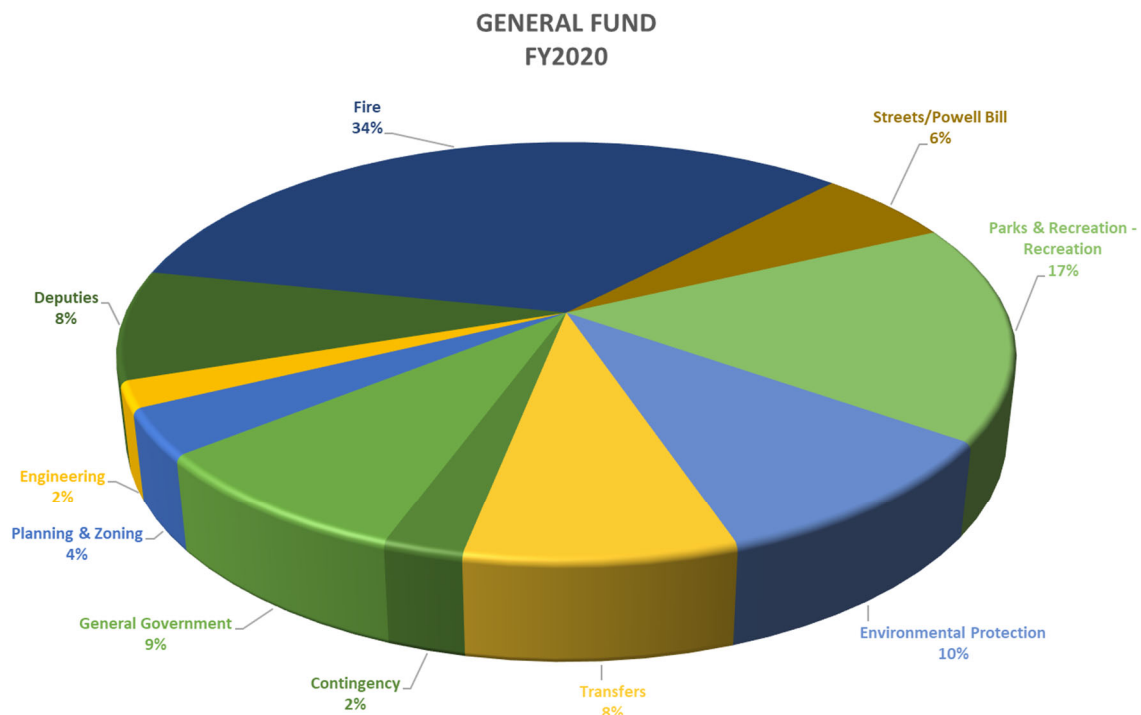


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EXPENDITURE SUMMARY FISCAL YEAR 2019-2020

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

GENERAL FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Governing Board	\$ 114,750	\$ 95,960	\$ 137,980	\$ 118,950	\$ 115,485
Town Clerk	-	-	98,110	74,355	72,470
Administration	1,093,720	3,217,357	795,685	768,690	408,110
Finance	-	-	246,715	295,530	309,480
Human Resources	-	-	119,980	135,250	101,495
Information Technology	-	-	46,170	121,950	159,690
Communications	358,750	306,739	312,240	316,506	88,610
Planning & Zoning	312,750	572,970	622,110	505,995	565,010
Economic Development	382,600	160,795	49,670	68,500	113,900
Engineering	-	-	213,790	275,660	323,155
Deputies	899,750	874,500	962,970	1,236,535	1,337,915
Fire	3,970,220	4,651,515	5,104,245	4,806,109	5,324,350
Streets	43,000	286,850	364,200	401,350	467,200
Powell Bill	508,650	400,000	460,500	499,800	466,300
Parks & Recreation	2,533,590	3,596,337	1,866,200	2,174,604	2,657,215
Environmental Protection	1,457,265	1,277,145	1,646,325	1,699,925	1,585,800
Transfers	178,500	532,750	2,440,000	1,550,000	1,310,000
Contingency	87,405	482,755	339,960	228,405	388,015
Total expenditures	\$ 11,940,950	\$ 16,455,673	\$ 15,826,850	\$ 15,278,114	\$ 15,794,200



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

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

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

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

Personal services

\$6,111,185 or 38.7% of total General Fund expenditures

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

This budget includes a recommended 5.0% merit pool for implementation in FY2020. This amounts to approximately \$190,000 (total salaries and benefits). This budget also provides an increase in the employer match to the 401(k)/457(b) plan from 3.0% to 4.0% and a salary range adjustment in conjunction with related compression adjustments resulting in increases to salaries and benefits of \$35,000 and \$38,000, respectively. These changes are being made in order for the Town to stay competitive with the regional employment market.

This budget also includes a State-mandated increase in employer pension contributions from 7.75% to 8.95% of salaries. This results in an increase \$50,000. A 5% increase in health insurance premiums accounts for approximately \$25,000 in increased expense to the Town.

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

- Facility Maintenance Specialist (Parks and Recreation)
- Help Desk Technician - PT (Information Technology)
- Engineering Technician – Mid-year (Engineering)
- Engineer in Training (Engineering)
- Grading Inspector (Engineering)

Employee relations and education expenditures*\$251,975 or 1.6% of total General Fund expenditures*

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

FY2019 employee and education expenditures for the General Fund are estimated to total \$233,000, while budgeted employee relations and education costs budgeted for FY2020 are \$251,975. These additional expenditures will allow staff to continue to stay on top of industry-specific issues and also cover the expanded training needs that will be necessary for new employees hired both in FY2019 and throughout FY2020.

Supplies and materials expenditures*\$375,925 or 2.4% of total General Fund expenditures*

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

FY2019 supplies and materials expenditures for the general fund are estimated to total \$371,000, while budgeted supplies and materials costs budgeted for FY2020 are \$375,925.

Current obligations and services expenditures*\$1,921,995 or 12.2% of total General Fund expenditures*

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

FY2019 current obligations and services expenditures for the General Fund are estimated to total \$1.91 million, while budgeted current obligations and services expenditures for FY2020 are \$1.92 million.

Fixed charges and other services expenditures*\$3,140,520 or 19.9% of total General Fund expenditures*

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

FY2019 fixed charges and other services expenditures for the Town are estimated to total \$2.99 million, while budgeted fixed charges and other services expenditures for FY2020 are \$3.14 million.

Indirect cost allocation*(\$344,815) or (2.2)% of total General Fund expenditures*

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

For FY2020, the indirect cost allocation from the General Fund to the enterprise funds of the Town total \$344,815. Of this total, \$311,745 is allocated to the Water and Sewer Fund and \$33,070 is allocated to the Storm Water Fund.

Capital expenditures

\$1,100,000 or 7% of total General Fund expenditures

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

Proposed capital expenditures for FY2020 include:

- Information Technology
 - \$7,500 – Town Hall Surveillance System
 - \$7,500 – Electronic Card Access in Municipal Complex
 - \$15,000 – Email Archive Exchange Server
 - \$25,000 – Backup and Disaster Recovery
- Engineering
 - \$35,000 – Grading Inspector Vehicle
- Deputies
 - \$50,000 – Replacement of vehicle #4006 – H13 2012 Charger
 - \$50,000 – Replacement of vehicle #4007 – H12 2013 Charger
 - \$50,000 – Replacement of vehicle #4008 – H6 2013 Charger
- Fire
 - \$6,000 – SCBA Masks (Year 1 of 2)
 - \$7,000 – Swiftwater Boat Motor
 - \$10,000 – 2003 Ford F-450 – Swiftwater Boat Towing
 - \$20,000 – AEDs (Year 1 of 3)
 - \$22,000 – Station Alerting Equipment
 - \$60,000 – HVAC Replacement Station #3
 - \$69,000 – Portable Radios (Year 1 of 5)
- Powell Bill
 - \$400,000 – Street resurfacing
- Environmental Protection (Public Works)
 - \$10,000 – Zero Turn Mower
- Parks & Recreation
 - \$15,000 – Zero Turn Mower
 - \$20,000 – Greenway Easements
 - \$21,000 – Pharr Mill Fence
 - \$50,000 – Nets for Harrisburg Elementary School ball fields
 - \$150,000 – Back Creek Greenway Phase 1 – Natural Surface

Debt service expenditures

\$1,539,400 or 9.7% of General Fund expenditures

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

Debt service payments resulting from new debt issuances in FY2020 are associated with the 2017 Transportation Bonds and Harrisburg Park Phase 1.

Transfers out*\$1,310,000 or 8.3% of General Fund expenditures*

Beginning with FY2017, the Town began determining a certain amount of funds to be transferred each year into a capital reserve fund for future economic development initiatives and/or incentives. For FY2020, this amount is \$60,000. As needs arise for these funds, the Town will transfer the funds back into the General Fund for use, based on budget amendments approved by Council.

The Town has established a fund balance policy, whereby a minimum available fund balance of 40% is required to be maintained. Any fund balance in excess of this amount is transferred to capital reserve funds for use on future capital projects. This amount is anticipated to be \$1.25M for FY2020.

Contingency*\$388,015 or 2.5% of General Fund expenditures*

Contingency funding for the General Fund is budgeted in FY2020 for those currently unknown costs or opportunities that may arise during the course of the year. As exact amounts are known, funds will be transferred to the appropriate line items through budget amendments approved by Council.

DEPARTMENT SUMMARIES

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

General Fund

General Government

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

Planning & Zoning

Public Safety

- Deputies
- Fire

Transportation

- Powell Bill
- Streets

Environmental Protection

- Public Works

Cultural and Recreation

- Recreation and Sports

Non-departmental

- Transfers
- Contingency

Capital Reserve Funds

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

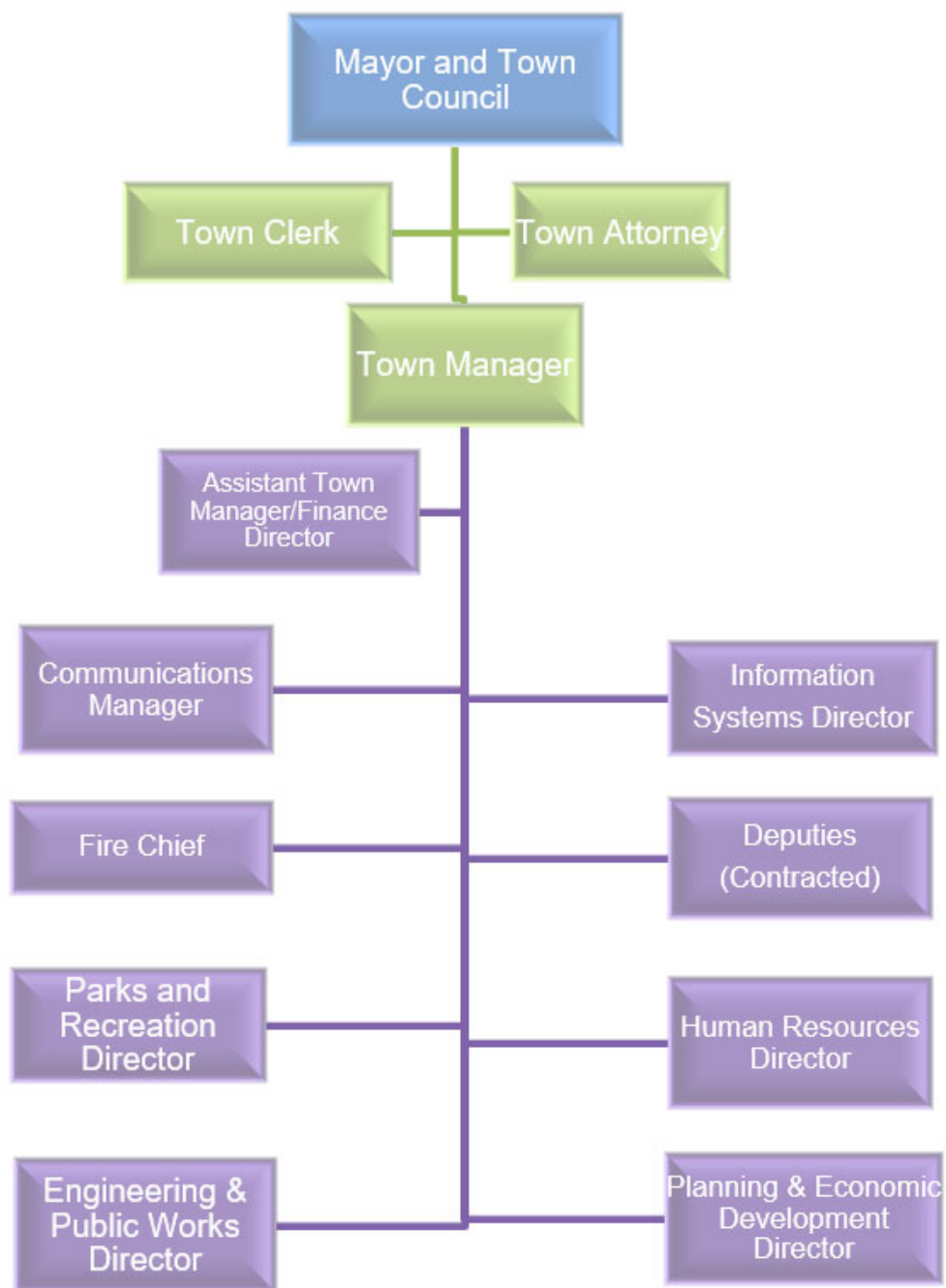
Capital Projects Funds

- GF Capital Projects Fund – Public Safety
- GF Capital Projects Fund – Transportation
- GF Capital Projects Fund – Recreation

Enterprise Funds

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

ORGANIZATION CHART



Note: Planning and Economic Development Director and Engineering and Public Works Director report directly to the Assistant Town Manager.

GOVERNING BOARD

Overview:

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

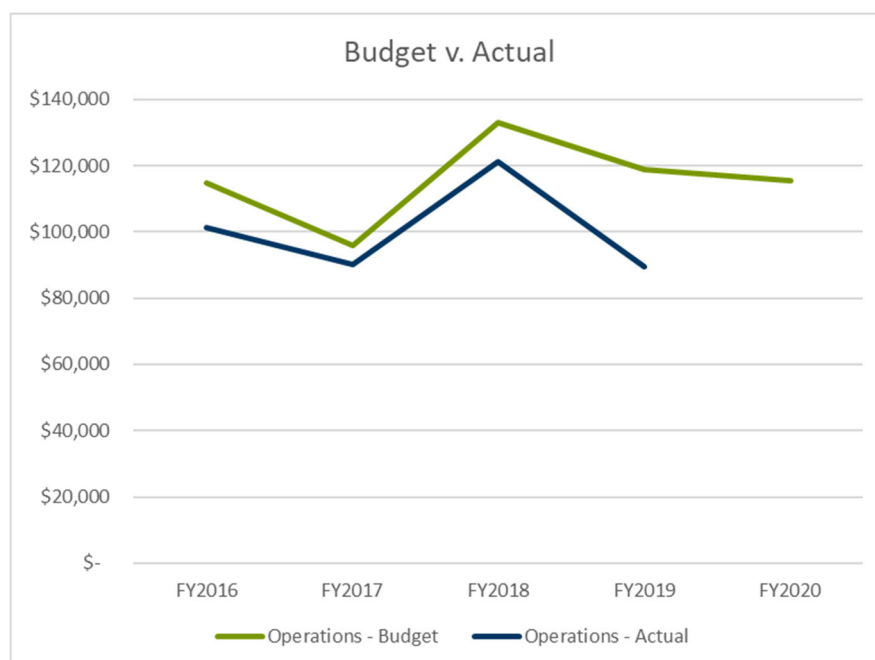
Notable changes:

- \$16,000 – additional costs associated with the November 2019 elections
- \$6,000 – addition of advisory board stipends. These were previously reported under the board's respective departmental budget
- \$6,000 – replacement of IT equipment
- \$13,000 – additional costs of increasing advisory board stipends and governing board salaries
- (\$42,800) – addition of indirect cost allocation to better reflect costs in the appropriate funds

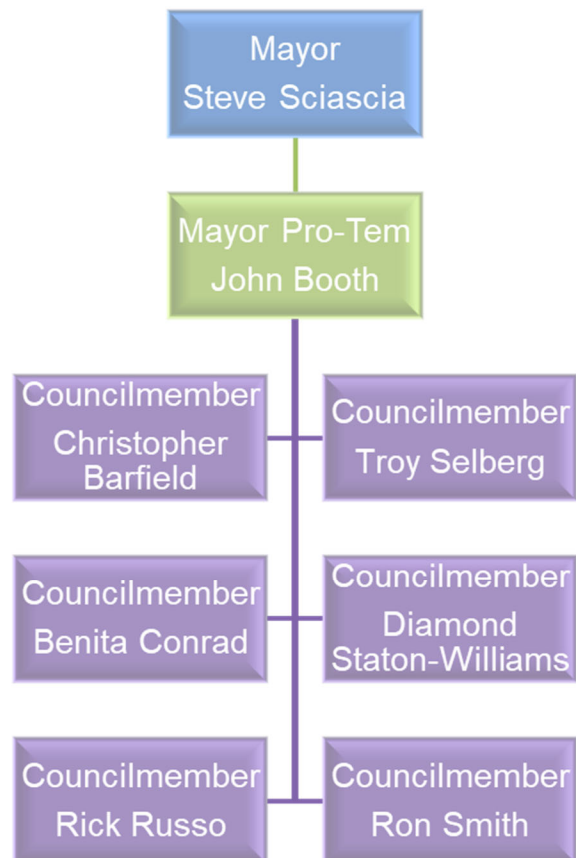
Five-year budgeted expenditures:

GOVERNING BOARD (COUNCIL)	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 49,700	\$ 50,100	\$ 52,150	\$ 50,150	\$ 72,685
Employee relations and education	5,500	5,500	6,000	6,500	6,500
Supplies and materials	1,400	1,400	4,900	6,900	6,900
Current obligations and services	43,350	32,500	60,020	34,700	50,800
Fixed charges and other services	14,800	6,460	9,910	20,700	21,400
Indirect cost allocation	-	-	-	-	(42,800)
Total budgeted expenditures	\$ 114,750	\$ 95,960	\$ 132,980	\$ 118,950	\$ 115,485

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 114,750	\$ 95,960	\$ 132,980	\$ 118,950	\$ 115,485
Operations - Actual	\$ 101,444	\$ 90,108	\$ 121,131	\$ 89,539	



GOVERNING BOARD
ORGANIZATION CHART



TOWN CLERK

Overview:

The Town Clerk is responsible for maintaining and preserving the legal and permanent records of the Town, executing legal documents with the Town seal, drafting meeting agendas and taking minutes, issuing public notifications, providing information to the public and administering the Town's property and liability insurance. The Town Clerk also assists the HR Director with various HR functions, including benefits administration, safety and wellness programs, recruitment, selection and orientation of new employees and other related tasks as deemed necessary. Prior to FY2018, this department was included in Administration.

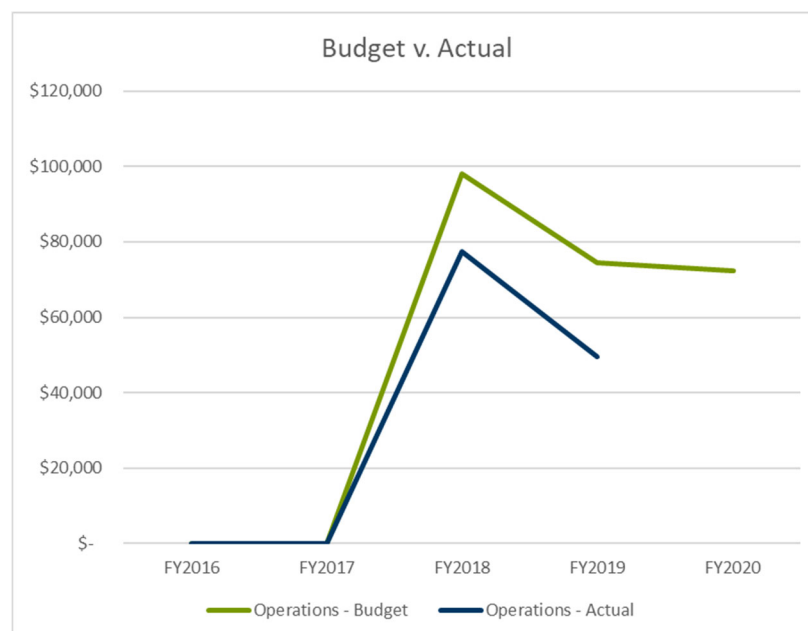
Notable changes:

- (\$1,520) – reduction for workstation purchased in FY2019
- (\$4,880) – addition of indirect cost allocation to better reflect costs in the appropriate funds

Five-year budgeted expenditures:

TOWN CLERK	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ -	\$ -	\$ 74,600	\$ 60,250	\$ 64,750
Employee relations and education	-	-	1,625	1,625	1,625
Supplies and materials	-	-	6,350	4,200	4,200
Current obligations and services	-	-	4,125	4,570	4,570
Fixed charges and other services	-	-	11,410	3,710	2,205
Indirect cost allocation	-	-	-	-	(4,880)
Total budgeted expenditures	\$ -	\$ -	\$ 98,110	\$ 74,355	\$ 72,470

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ -	\$ -	\$ 98,110	\$ 74,355	\$ 72,470
Operations - Actual	\$ -	\$ -	\$ 77,510	\$ 49,575	





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ADMINISTRATION

Overview:

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

Prior to FY2018, the following departments were included in Administration and subsequently moved to their own individual departments: Town Clerk, Finance, Human Resources and Information Technology.

Notable changes:

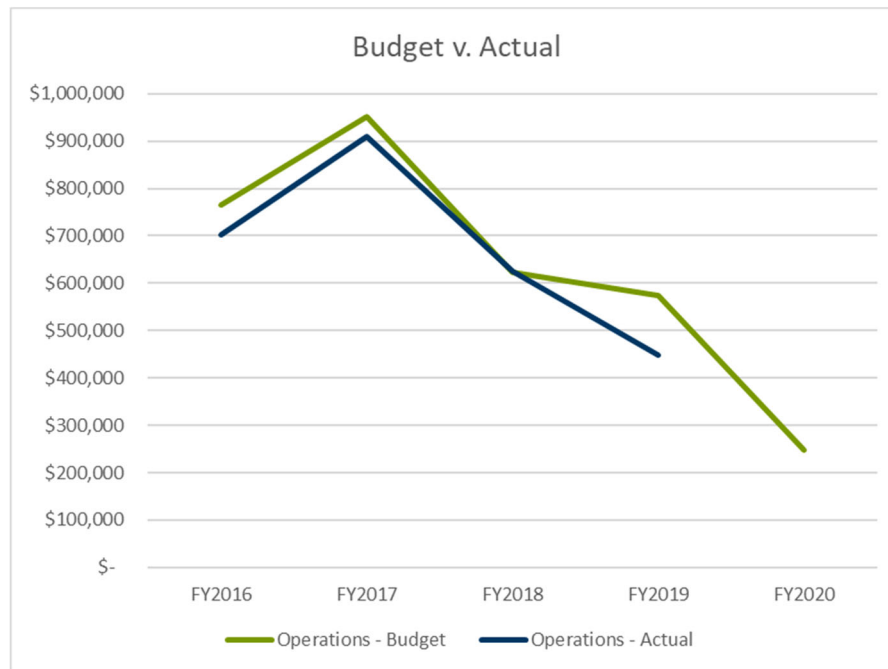
- \$10,000 – increase in personnel expenses relating to increase in health insurance rates, State mandated pension contributions and increase in 401(k)/457(b) match
- (\$14,000) – reclassification of audit fees from Administration to Finance
- (\$20,000) – reduction in maintenance and repairs for HVAC work performed for Town Hall in FY2019
- (\$22,500) – reduction for Town Hall renovation which was completed in FY2019
- (\$159,115) – addition of indirect cost allocation to better reflect costs in the appropriate funds
- (\$98,000) – reduction for the reclassification of Buildings and Grounds to Parks and Recreation

Five-year budgeted expenditures:

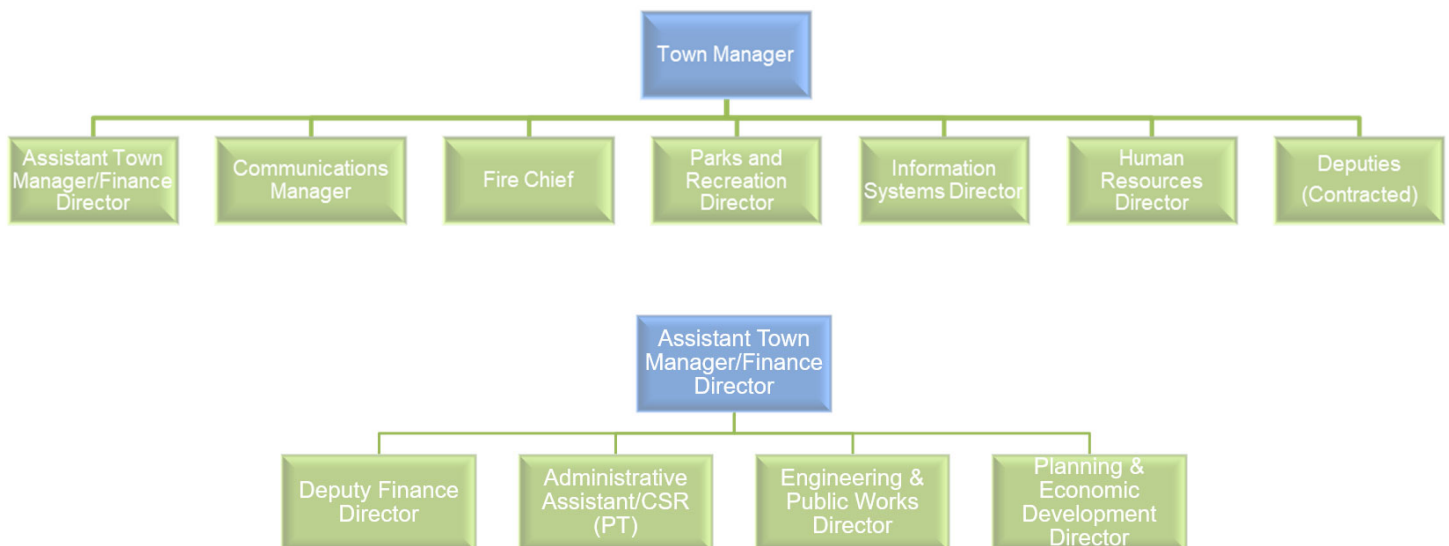
ADMINISTRATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 391,200	\$ 451,500	\$ 229,950	\$ 219,875	\$ 165,500
Employee relations and education	15,475	32,505	12,000	18,750	17,950
Supplies and materials	45,250	44,470	65,950	27,700	25,350
Current obligations and services	118,015	216,140	148,695	197,050	102,390
Fixed charges and other services	194,480	206,992	165,895	111,065	95,635
Indirect cost allocation	-	-	-	-	(159,115)
Capital outlay	56,500	2,035,000	149,140	22,500	-
Debt service	136,000	125,500	172,750	171,750	160,400
Total budgeted expenditures	\$ 956,920	\$ 3,112,107	\$ 944,380	\$ 768,690	\$ 408,110

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 764,420	\$ 951,607	\$ 622,490	\$ 574,440	\$ 247,710
Operations - Actual	\$ 702,630	\$ 908,638	\$ 625,581	\$ 447,428	

ADMINISTRATION (continued)



ADMINISTRATION ORGANIZATION CHART



FINANCE

Overview:

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

Prior to FY2018, this department was included in Administration.

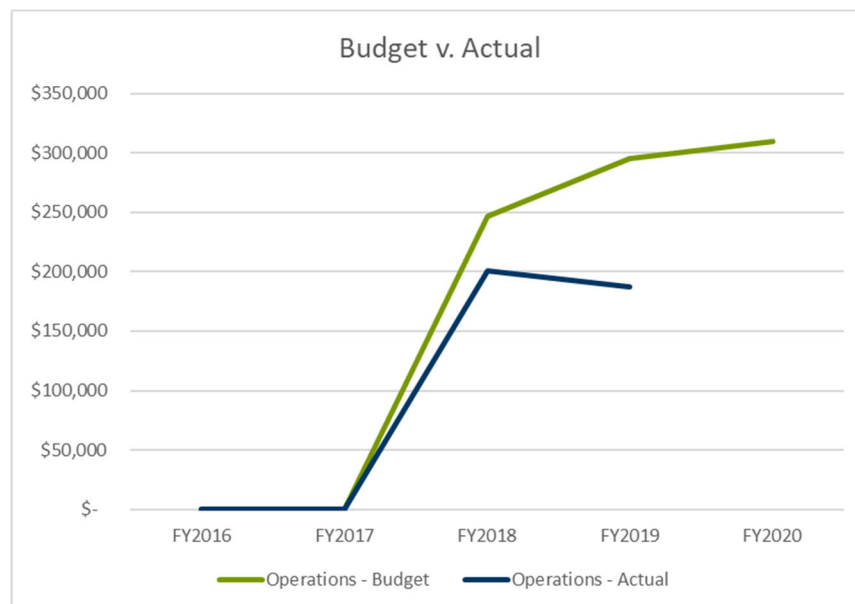
Notable changes:

- \$21,500 – increase in personnel expenses relating to increase in health insurance rates, State mandated pension contributions, increase in 401(k)/457(b) match and salary rate adjustments
- \$14,000 – reclassification of audit fees from Administration to Finance
- (\$22,000) – addition of indirect cost allocation to better reflect costs in the appropriate funds

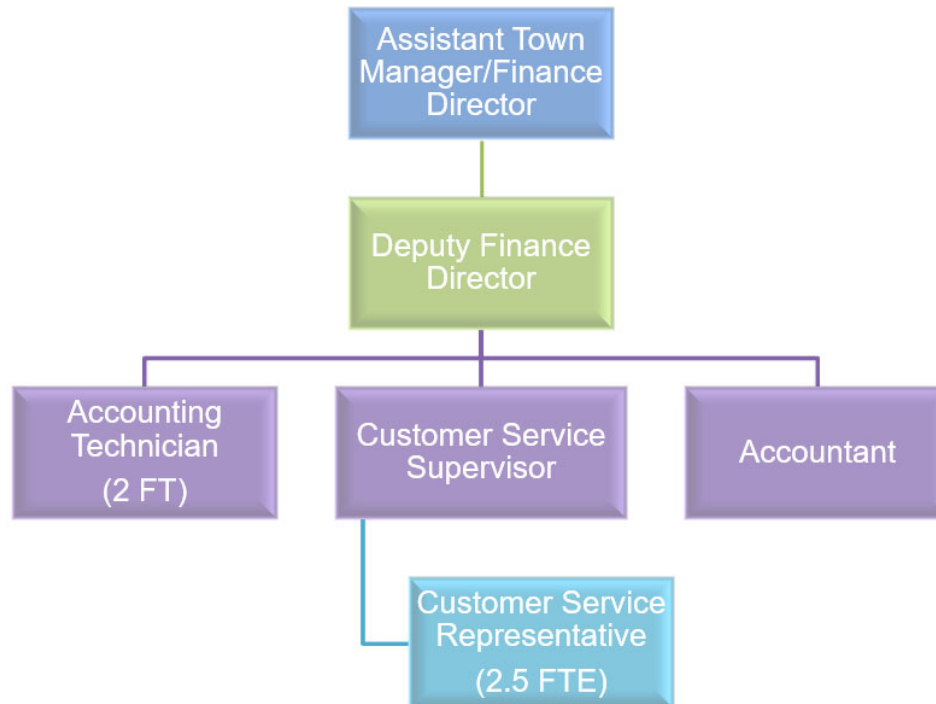
Five-year budgeted expenditures:

FINANCE	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ -	\$ -	\$ 212,050	\$ 233,375	\$ 245,700
Employee relations and education	-	-	6,850	14,650	13,775
Supplies and materials	-	-	3,550	12,200	21,000
Current obligations and services	-	-	5,825	5,545	6,085
Fixed charges and other services	-	-	17,940	29,760	45,540
Indirect cost allocation	-	-	-	-	(22,620)
Total budgeted expenditures	\$ -	\$ -	\$ 246,215	\$ 295,530	\$ 309,480

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ -	\$ -	\$ 246,215	\$ 295,530	\$ 309,480
Operations - Actual	\$ -	\$ -	\$ 200,798	\$ 186,902	



FINANCE
ORGANIZATION CHART



HUMAN RESOURCES

Overview:

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

Prior to FY2018, this department was included in Administration.

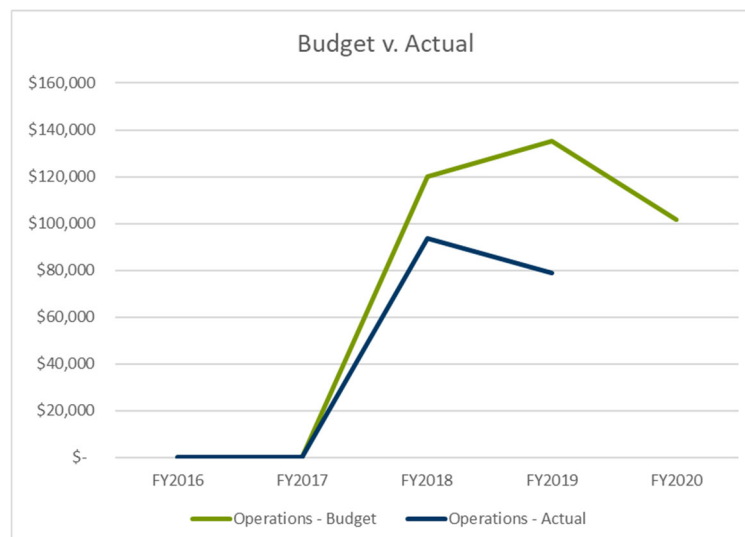
Notable changes:

- \$6,800 – addition of consultative services with training
- \$10,700 – addition of management training program
- \$50,000 – increase in 401(k)/457(b) match from 3% to 4% (included with each departments' personal services)
- \$56,000 – adjustment of salaries to new market rates (included with each departments' personal services)
- (\$4,000) – reduction for intern – will utilize existing staffing
- (44,000) – addition of indirect cost allocation to better reflect costs in the appropriate funds

Five-year budgeted expenditures:

HUMAN RESOURCES	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ -	\$ -	\$ 47,350	\$ 57,750	\$ 56,750
Employee relations and education	-	-	56,600	59,470	74,500
Supplies and materials	-	-	8,700	6,380	5,100
Current obligations and services	-	-	3,250	2,790	2,790
Fixed charges and other services	-	-	4,080	8,860	6,755
Indirect cost allocation	-	-	-	-	(44,400)
Total budgeted expenditures	\$ -	\$ -	\$ 119,980	\$ 135,250	\$ 101,495

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ -	\$ -	\$ 119,980	\$ 135,250	\$ 101,495
Operations - Actual	\$ -	\$ -	\$ 93,808	\$ 78,961	





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INFORMATION TECHNOLOGY

Overview:

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

Prior to FY2018, this department was included in Administration.

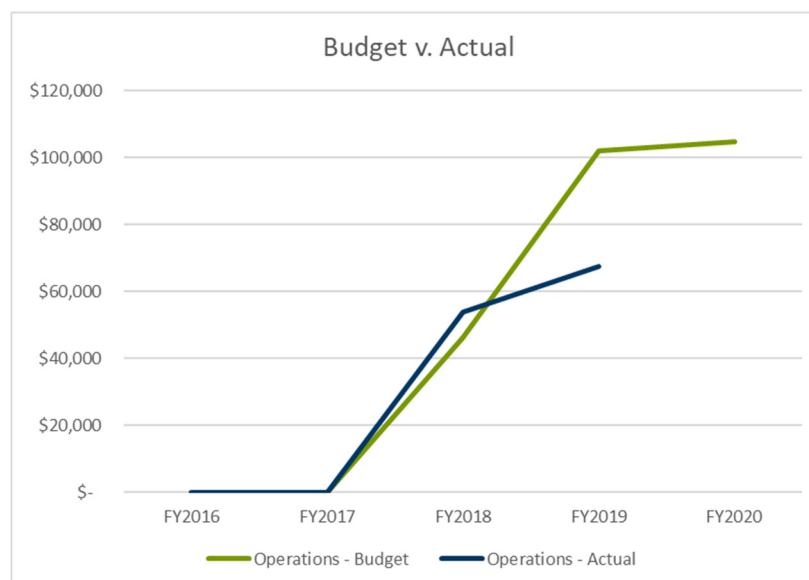
Notable changes:

- \$61,000 – addition of capital items such as the Backup and Disaster recovery system, electronic card access to Town Hall, email exchange server, surveillance systems, and other small projects
- \$36,290 – addition of part time Help Desk Technician (\$20,665 to General Fund and \$15,625 to Water and Sewer Fund)
- (\$23,250) – addition of indirect cost allocation to better reflect costs in the appropriate funds

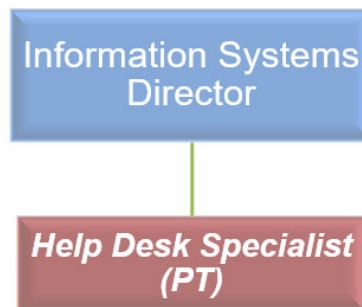
Five-year budgeted expenditures:

INFORMATION TECHNOLOGY	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ -	\$ -	\$ 40,600	\$ 56,250	\$ 72,500
Employee relations and education	-	-	-	3,000	3,500
Supplies and materials	-	-	-	3,650	6,300
Current obligations and services	-	-	-	1,140	5,300
Fixed charges and other services	-	-	5,570	37,910	40,340
Indirect cost allocation	-	-	-	-	(23,250)
Capital outlay	-	-	-	20,000	55,000
Total expenditures	\$ -	\$ -	\$ 46,170	\$ 121,950	\$ 159,690

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ -	\$ -	\$ 46,170	\$ 101,950	\$ 104,690
Operations - Actual	\$ -	\$ -	\$ 53,907	\$ 67,471	



**INFORMATION TECHNOLOGY
ORGANIZATION CHART**



COMMUNICATIONS

Overview:

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

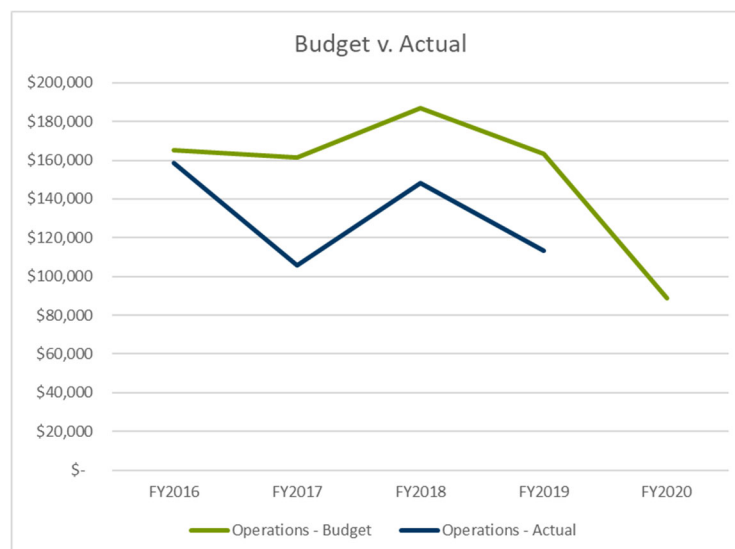
Notable changes:

- \$13,120 – addition of Hwy 49 banner replacements
- (\$12,000) – reduction for Town promo videos completed in FY2019
- (\$33,000) – reduction for new website implemented in FY2019
- (\$73,000) – reduction for wayfinding signs completed in FY2019
- (\$80,000) – reduction for facility monument signs completed in FY2019
- (\$47,750) – addition of indirect cost allocation to better reflect costs in the appropriate funds

Five-year budgeted expenditures:

COMMUNICATIONS	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 57,300	\$ 59,400	\$ 75,600	\$ 33,150	\$ 36,750
Employee relations and education	4,200	4,200	3,950	3,000	3,500
Supplies and materials	13,650	22,150	22,350	13,740	13,400
Current obligations and services	28,900	31,600	24,450	14,230	28,495
Fixed charges and other services	61,200	44,119	60,390	99,386	54,215
Indirect cost allocation	-	-	-	-	(47,750)
Capital outlay	193,500	145,270	30,000	153,000	-
Total expenditures	\$ 358,750	\$ 306,739	\$ 216,740	\$ 316,506	\$ 88,610

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 165,250	\$ 161,469	\$ 186,740	\$ 163,506	\$ 88,610
Operations - Actual	\$ 158,368	\$ 105,853	\$ 148,326	\$ 113,207	



ECONOMIC DEVELOPMENT

Overview:

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

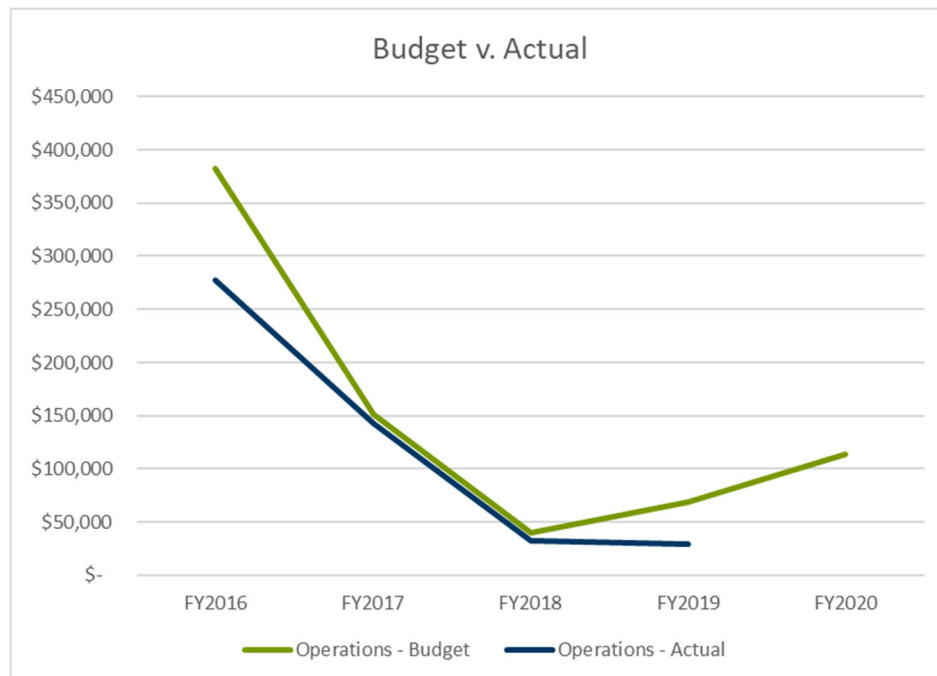
Notable changes:

- \$75,000 – addition of Hwy 49 Corridor Plan/Façade Grants
- \$12,000 – Planning Director was combined with Economic Development Director resulting in a portion of their salary being shown in this department

Five-year budgeted expenditures:

ECONOMIC DEVELOPMENT	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 97,800	\$ 99,450	\$ -	\$ -	\$ 12,000
Employee relations and education	4,750	4,750	4,500	7,500	7,500
Supplies and materials	1,300	800	-	-	-
Current obligations and services	274,900	41,975	31,150	19,000	17,400
Fixed charges and other services	3,850	3,820	4,420	42,000	77,000
Capital outlay	-	10,000	-	-	-
Total expenditures	\$ 382,600	\$ 160,795	\$ 40,070	\$ 68,500	\$ 113,900

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 382,600	\$ 150,795	\$ 40,070	\$ 68,500	\$ 113,900
Operations - Actual	\$ 277,271	\$ 142,336	\$ 32,325	\$ 28,819	



PLANNING & ZONING

Overview:

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

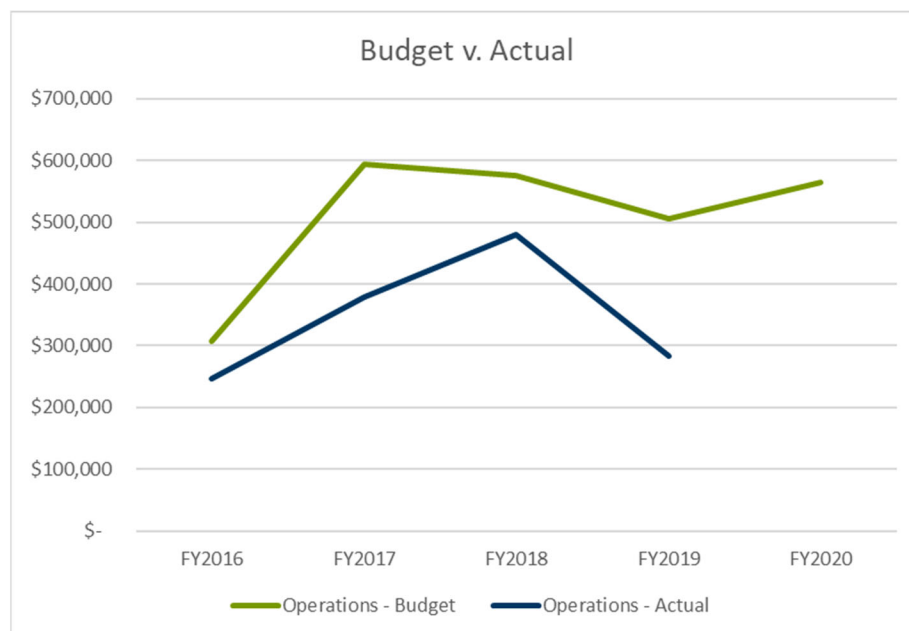
Notable changes:

- \$150,000 – addition of the Unified Development Ordinance (UDO) update
- (\$40,000) – reduction for Town Center Marketing Analysis completed in FY2019
- (\$61,300) – reduction for interim planning services utilized in FY2019

Five-year budgeted expenditures:

PLANNING & ZONING	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 174,900	\$ 274,150	\$ 312,850	\$ 274,250	\$ 260,500
Employee relations and education	6,900	8,400	9,350	10,500	14,850
Supplies and materials	6,050	4,550	7,300	8,500	7,325
Current obligations and services	11,500	14,950	15,500	13,100	12,240
Fixed charges and other services	107,900	291,570	231,010	199,645	270,095
Capital outlay	5,500	-	30,000	-	-
Total expenditures	\$ 312,750	\$ 593,620	\$ 606,010	\$ 505,995	\$ 565,010

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 307,250	\$ 593,620	\$ 576,010	\$ 505,995	\$ 565,010
Operations - Actual	\$ 245,818	\$ 379,059	\$ 479,822	\$ 284,033	



PLANNING & ECONOMIC DEVELOPMENT
ORGANIZATION CHART



ENGINEERING

Overview:

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

Prior to FY2018, this department was included in Water and Sewer/Public Works.

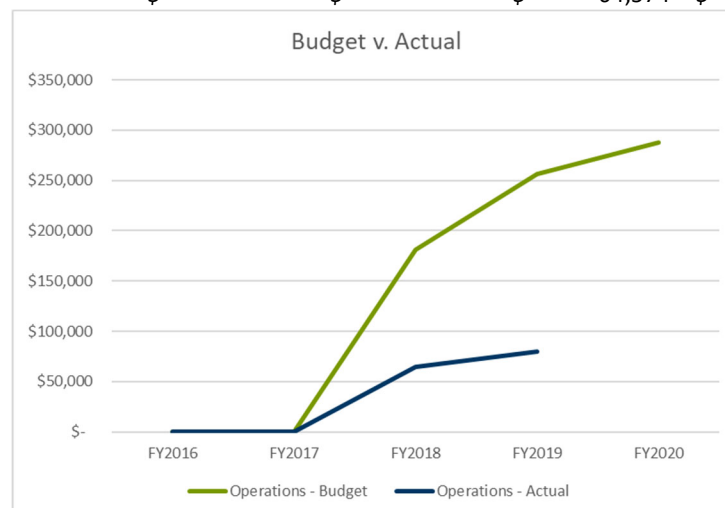
Notable changes:

- \$100,000 – addition of State-mandated ADA plan
- \$83,150 – addition of Engineer in Training (\$14,150 GF, \$61,000 WSF and \$8,000 to SWF)
- \$35,950 – addition of Engineering Technician mid-year (\$11,950 GF, \$15,000 WSF and \$9,000 to SWF)
- \$122,550 – addition of Grading Inspector and a vehicle (\$68,750 GF, \$33,625 WSF, \$20,175 SWF)
- (\$75,000) – Transportation Plan completed in FY2019
- (\$26,000) – reduction for GIS services moved to Water and Sewer Fund

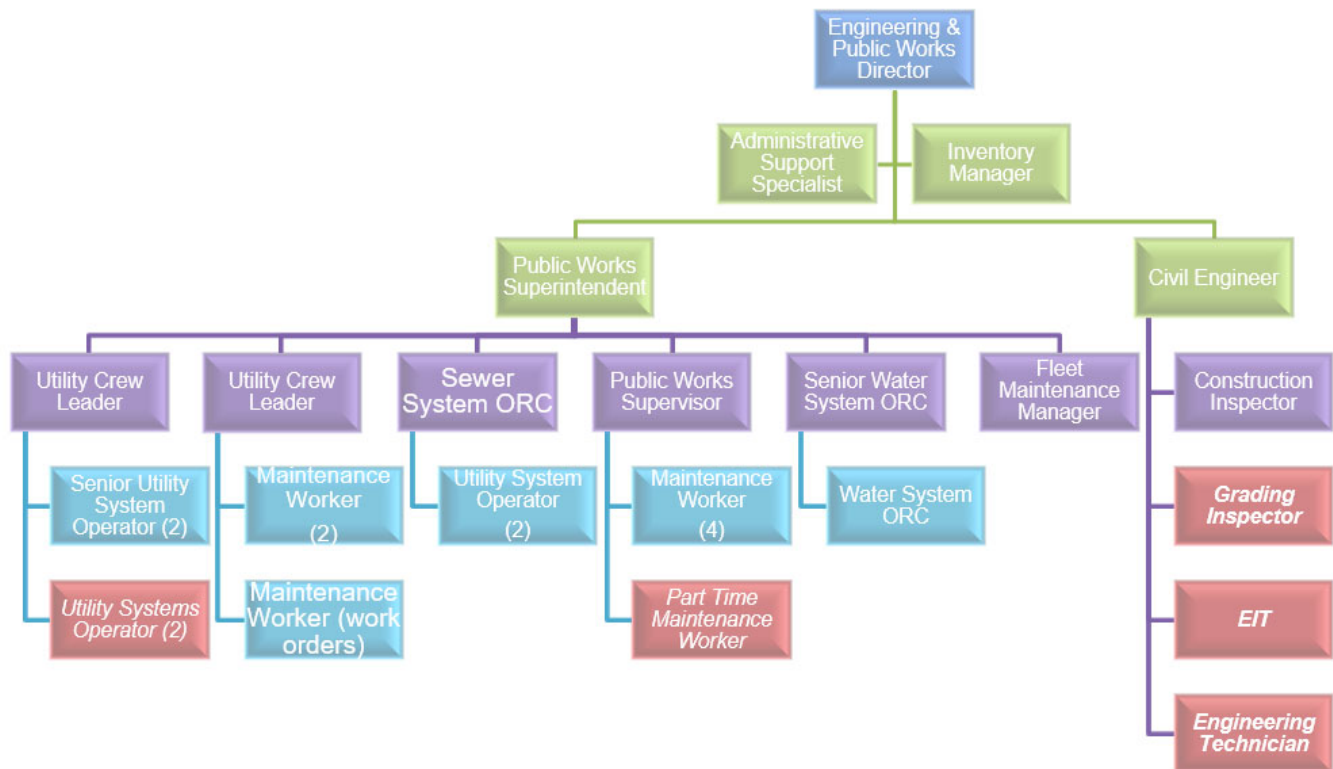
Five-year budgeted expenditures:

ENGINEERING	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ -	\$ -	\$ 13,900	\$ 47,950	\$ 66,200
Employee relations and education	-	-	5,500	6,600	9,750
Supplies and materials	-	-	3,050	3,450	14,400
Current obligations and services	-	-	2,870	6,250	12,965
Fixed charges and other services	-	-	155,320	192,410	184,840
Capital outlay	-	-	32,500	19,000	35,000
Total expenditures	\$ -	\$ -	\$ 213,140	\$ 275,660	\$ 323,155

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ -	\$ -	\$ 180,640	\$ 256,660	\$ 288,155
Operations - Actual	\$ -	\$ -	\$ 64,574	\$ 79,590	



ENGINEERING ORGANIZATION CHART



DEPUTIES

Overview:

The Town contracts its law enforcement with the Cabarrus County Sheriff's Office. The Town funds thirteen deputies and the County provides two additional deputies. The Town provides vehicles and select equipment to the deputies and reimburses the Sheriff's Office for salary and benefits.

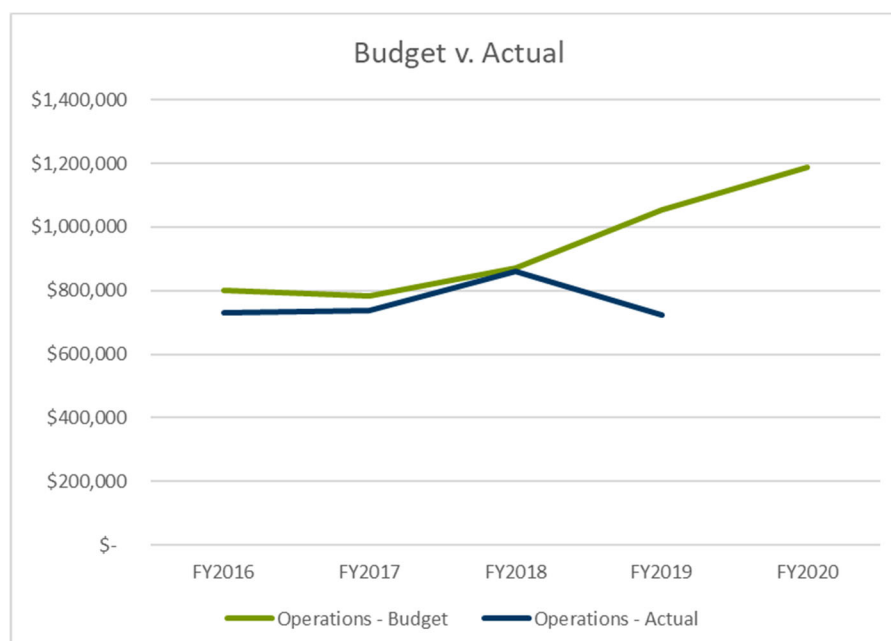
Notable changes:

- \$51,000 – increase of contract costs relating to salary and benefits increases
- \$72,500 – addition of salary and benefits for a full year for the 12th and 13th deputies compared to a half year utilization in FY2019
- \$150,000 – replacement of three vehicles

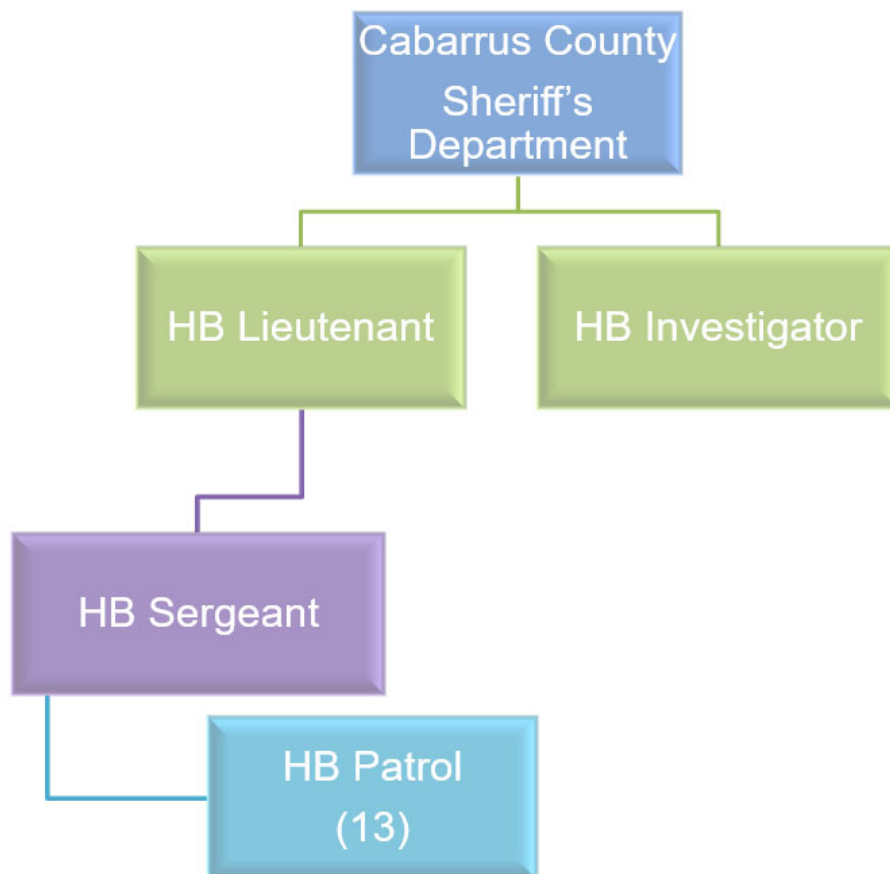
Five-year budgeted expenditures:

DEPUTIES	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Employee relations and education	\$ -	\$ -	\$ 1,600	\$ -	\$ 3,500
Supplies and materials	13,500	9,400	9,500	9,500	10,400
Current obligations and services	75,850	64,530	58,700	67,760	71,890
Fixed charges and other services	712,400	708,570	802,920	975,275	1,102,125
Capital outlay	98,000	92,000	92,000	184,000	150,000
Total budgeted expenditures	\$ 899,750	\$ 874,500	\$ 964,720	\$ 1,236,535	\$ 1,337,915

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 801,750	\$ 782,500	\$ 872,720	\$ 1,052,535	\$ 1,187,915
Operations - Actual	\$ 731,609	\$ 736,264	\$ 861,071	\$ 724,833	



DEPUTIES
ORGANIZATION CHART



FIRE

Overview:

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

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

Notable changes:

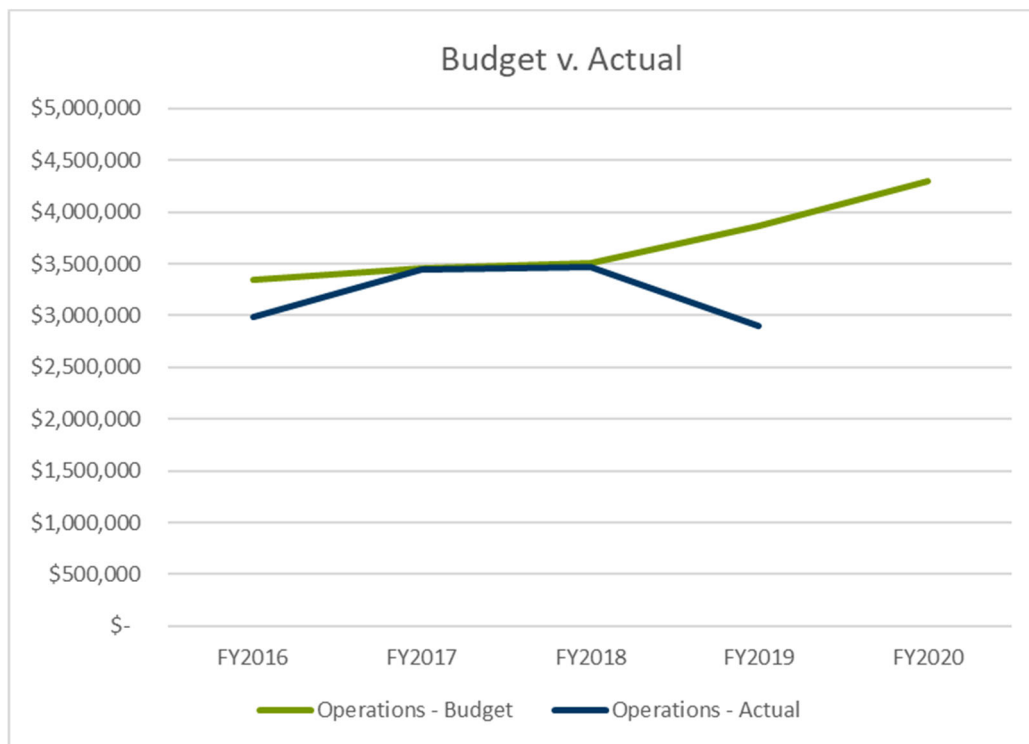
- \$300,000 – increase in personal services resulting from salary increases, salary range adjustments in conjunction with related compression adjustments, state mandated pension increase, health insurance increase, 401(k)/457(b) match increase, and overtime adjustments
- \$113,000 – increase in OT to ensure full staffing levels on a consistent basis
- \$26,000 – addition of dispatch services for Fire Communications
- \$46,250 – addition Swiftwater boat certification classes, OT, tools, boat motor, and accessories
- \$480,000 – addition of debt service for the new Fire Station #2
- (\$25,500) – reduction for Class A uniforms purchased in FY2019

Five-year budgeted expenditures:

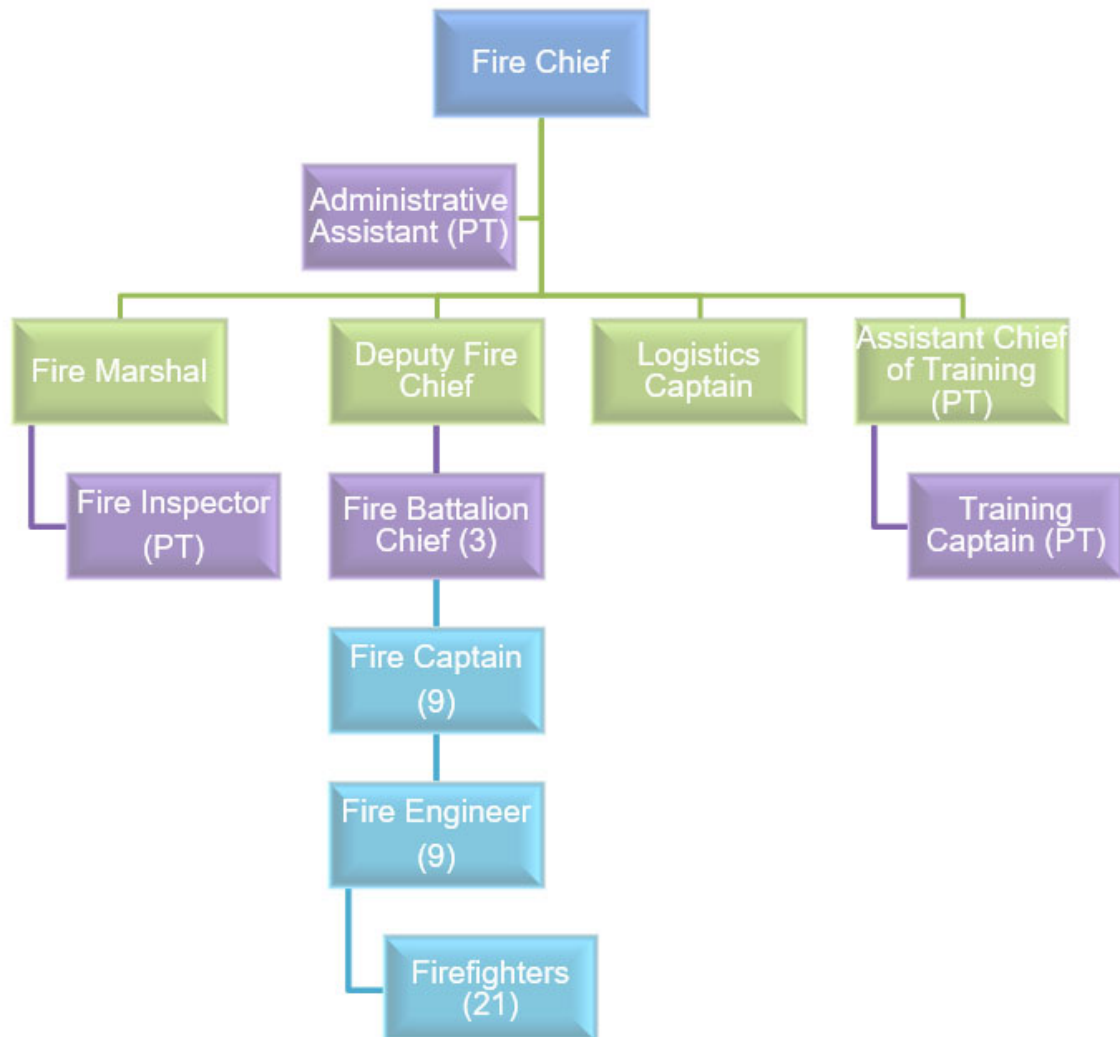
FIRE	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 2,752,100	\$ 2,848,625	\$ 2,911,500	\$ 3,185,875	\$ 3,614,750
Employee relations and education	54,060	63,600	63,350	89,120	82,125
Supplies and materials	164,400	109,368	141,800	201,150	187,400
Current obligations and services	272,360	305,807	275,640	286,730	302,300
Fixed charges and other services	96,650	123,790	110,205	104,390	117,275
Capital outlay	128,500	793,250	654,500	124,844	194,000
Debt service	502,150	538,450	905,300	814,000	826,500
Total expenditures	\$ 3,970,220	\$ 4,782,890	\$ 5,062,295	\$ 4,806,109	\$ 5,324,350

BUDGET V. ACTUAL - OPERATIONS					
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 3,339,570	\$ 3,451,190	\$ 3,502,495	\$ 3,867,265	\$ 4,303,850
Operations - Actual	\$ 2,992,897	\$ 3,440,744	\$ 3,469,605	\$ 2,901,611	

FIRE (continued)



FIRE
ORGANIZATION CHART





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POWELL BILL

Overview:

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

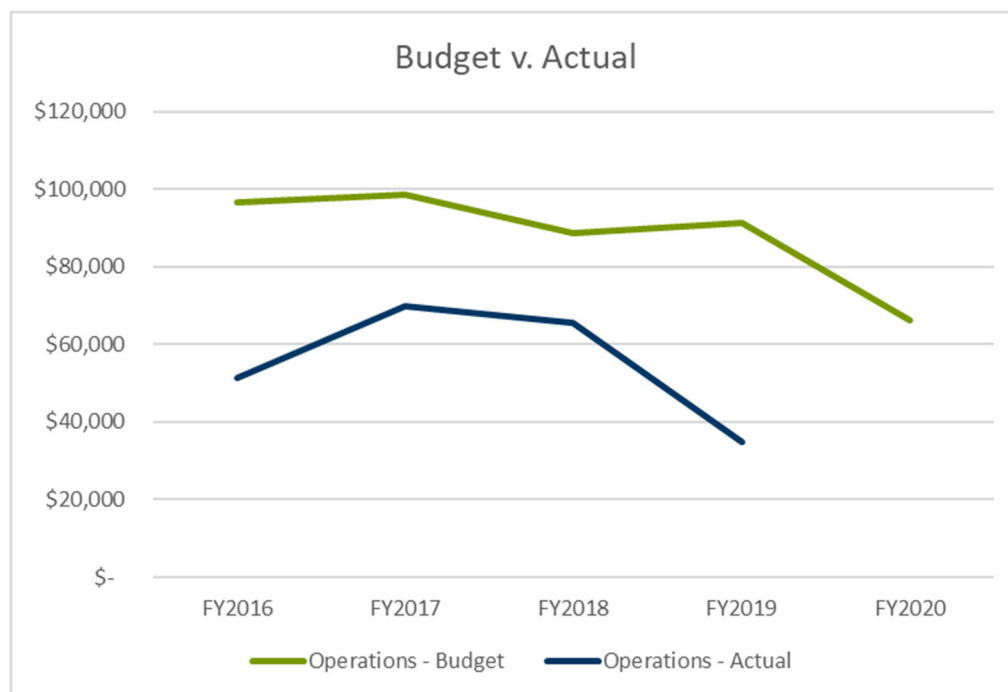
Notable changes:

- The reduction of Powell Bill reserve use from \$73,300 in FY2019 to \$18,800 in FY2020 will result in less alternative street maintenance such as crack sealing and slurry sealing.

Five-year budgeted expenditures:

POWELL BILL	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Supplies and materials	\$ 10,150	\$ 15,150	\$ 15,150	\$ 17,300	\$ 17,300
Current obligations and services	73,500	70,500	60,500	61,000	36,000
Fixed charges and other services	13,000	13,000	13,000	13,000	13,000
Capital outlay	410,000	301,350	371,850	408,500	400,000
Total expenditures	\$ 506,650	\$ 400,000	\$ 460,500	\$ 499,800	\$ 466,300

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 96,650	\$ 98,650	\$ 88,650	\$ 91,300	\$ 66,300
Operations - Actual	\$ 51,444	\$ 69,720	\$ 65,615	\$ 34,996	



STREETS

Overview:

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

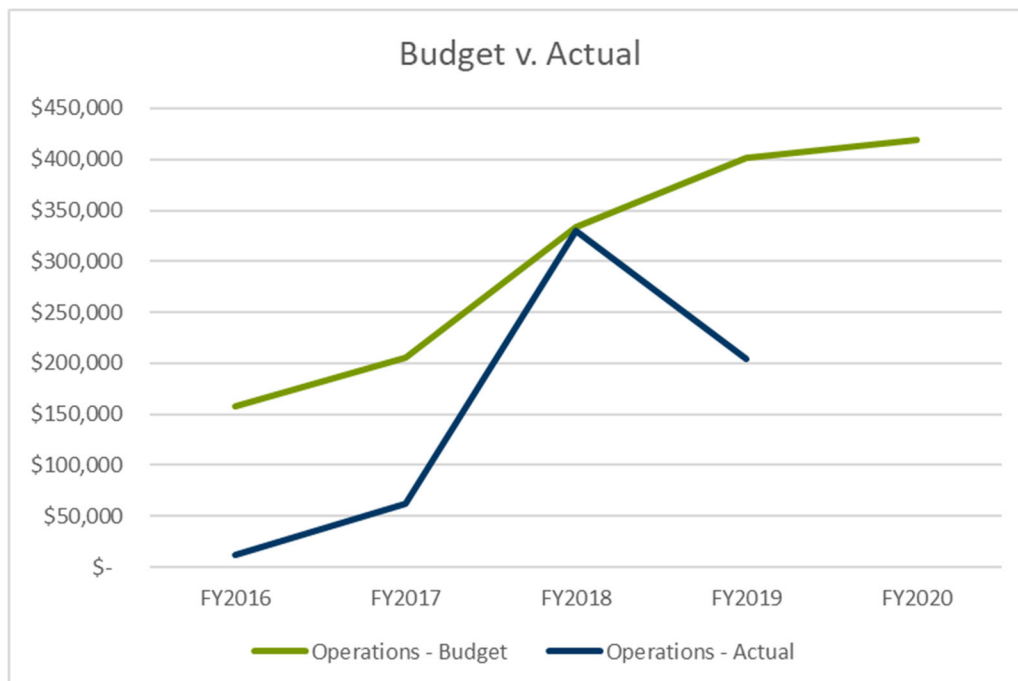
Notable changes:

- \$47,500 – addition of debt service payments for the Transportation bond projects
- \$42,000 – increase in street light expense for neighborhoods accepted by the Town during FY2019 and projected for FY2020

Five-year budgeted expenditures:

STREETS	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Supplies and materials	\$ -	\$ 2,500	\$ -	\$ -	\$ 2,500
Current obligations and services	147,300	203,350	325,200	363,150	387,200
Fixed charges and other services	10,000	-	9,000	38,200	30,000
Capital outlay	47,500	222,000	30,000	-	-
Debt service	-	-	-	-	47,500
Total expenditures	\$ 204,800	\$ 427,850	\$ 364,200	\$ 401,350	\$ 467,200

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 157,300	\$ 205,850	\$ 334,200	\$ 401,350	\$ 419,700
Operations - Actual	\$ 11,575	\$ 62,868	\$ 330,155	\$ 203,798	



ENVIRONMENTAL PROTECTION

Overview:

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

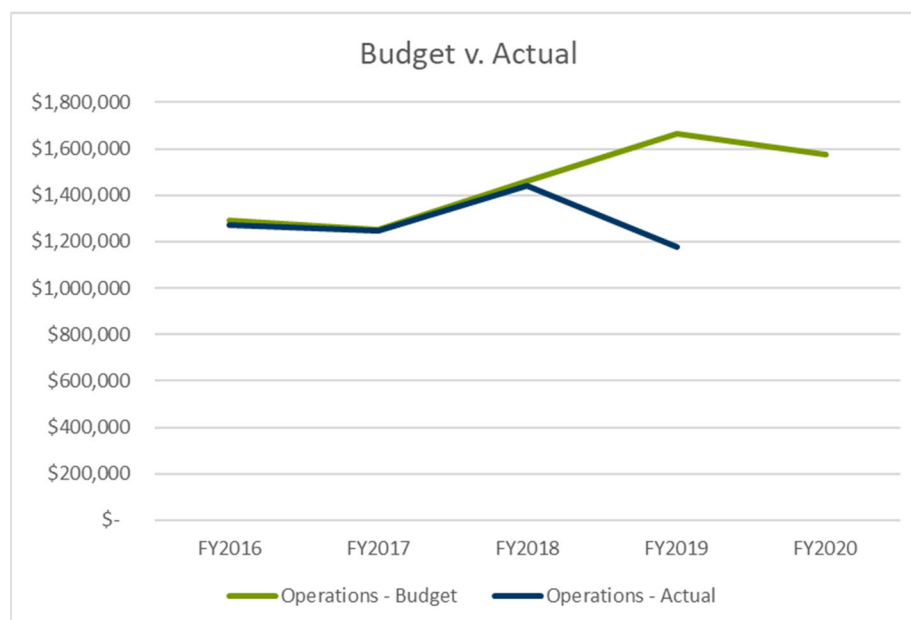
Notable changes:

- \$100,000 – addition to sanitation cost for increased contract rates and new home construction
- (\$100,000) – reduction for compactor pad that was planned to be constructed in FY2019. The pad will be constructed in the future if Town Center development does not take care of the need

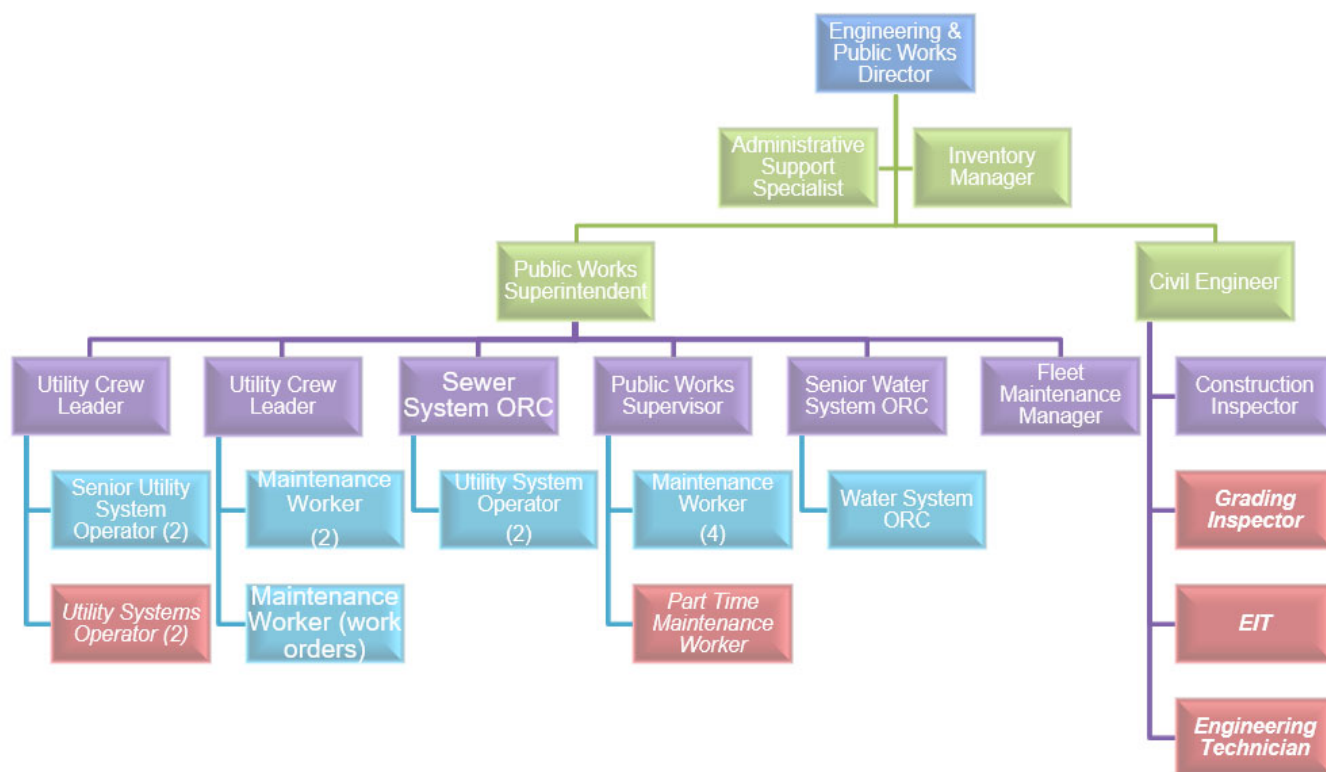
Five-year budgeted expenditures:

ENVIRONMENTAL PROTECTION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 512,550	\$ 488,500	\$ 564,000	\$ 584,500	\$ 518,000
Employee relations and education	2,250	2,100	2,600	3,100	3,650
Supplies and materials	13,595	5,250	5,225	4,825	4,950
Current obligations and services	45,870	43,670	45,000	37,700	35,500
Fixed charges and other services	718,000	714,525	846,800	1,033,300	1,013,700
Capital outlay	165,000	23,100	155,000	36,500	10,000
Debt service	-	-	25,500	-	-
Total expenditures	\$ 1,457,265	\$ 1,277,145	\$ 1,644,125	\$ 1,699,925	\$ 1,585,800

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 1,292,265	\$ 1,254,045	\$ 1,463,625	\$ 1,663,425	\$ 1,575,800
Operations - Actual	\$ 1,269,450	\$ 1,246,625	\$ 1,442,712	\$ 1,179,235	



PUBLIC WORKS ORGANIZATIONAL CHART



PARKS & RECREATION

Overview:

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

Notable changes:

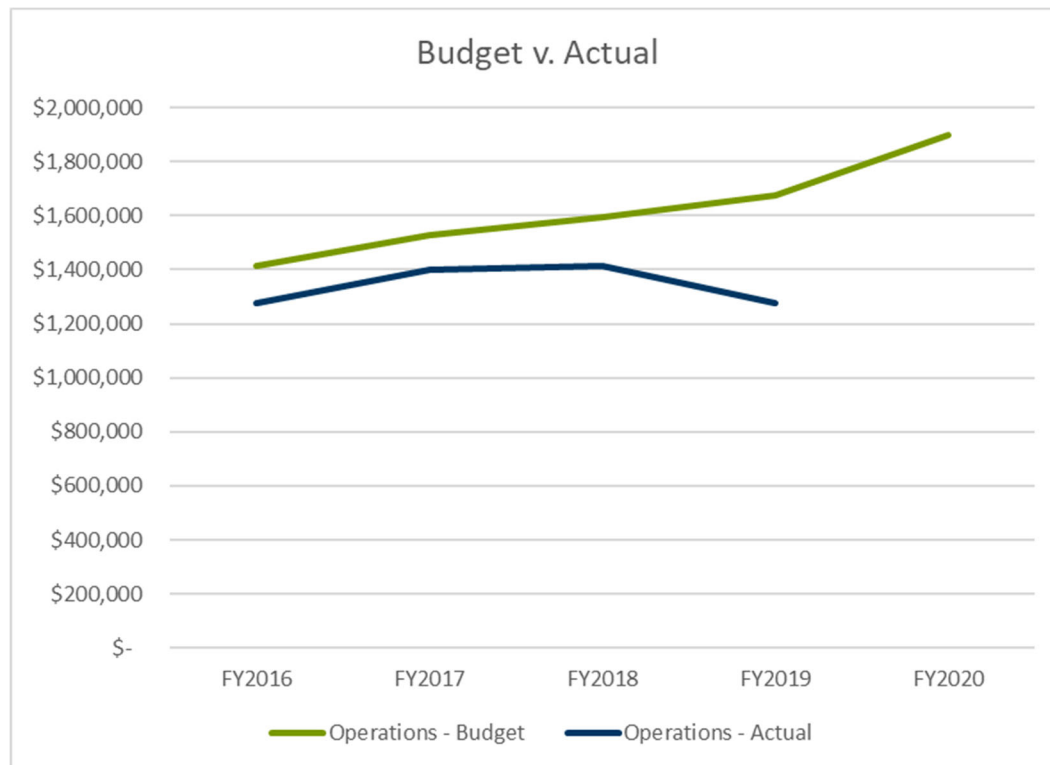
- \$95,000 - increase in personal services resulting from salary increases, salary range adjustments in conjunction with related compression adjustments, state mandated pension increase, health insurance increase and 401(k)/457(b) match increase
- \$150,000 – addition of Back Creek Greenway – Phase 1 (Natural Surface)
- \$50,000 – addition of nets for the ball fields at Harrisburg Elementary School
- \$450,000 – addition for debt service payments for the Harrisburg Park Renovation – Phase 1
- \$49,250 – addition of Facilities Maintenance Specialist
- \$98,130 – reclassification of Buildings and Grounds – Facilities Maintenance from Administration to Parks and Recreation

Five-year budgeted expenditures:

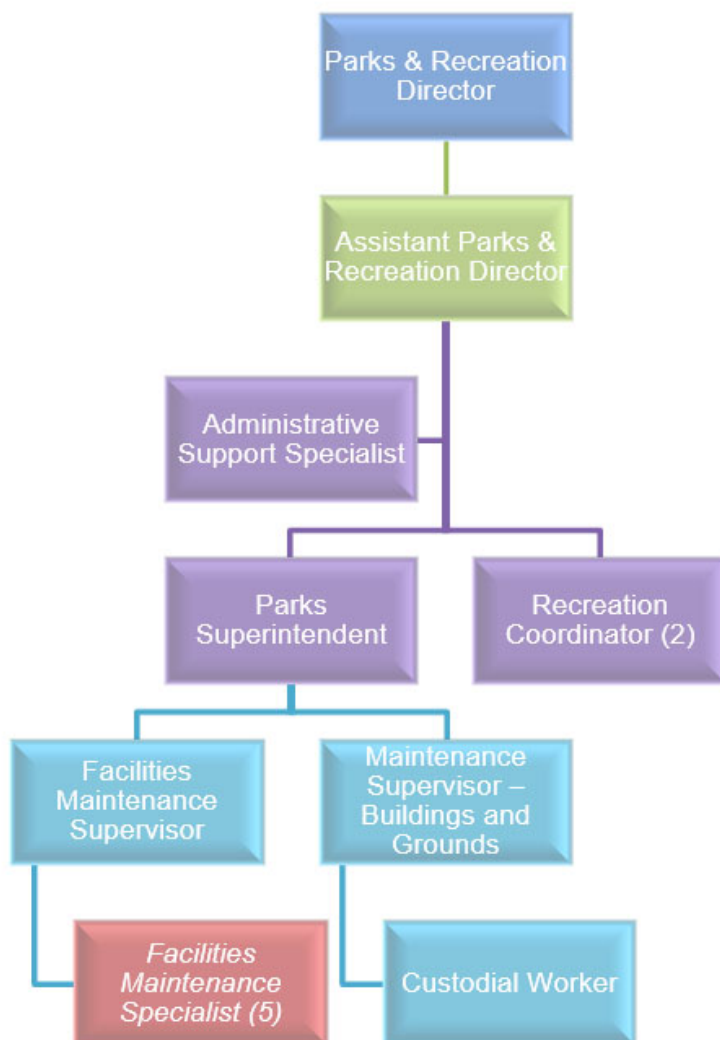
PARKS & RECREATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 590,750	\$ 692,175	\$ 715,000	\$ 744,000	\$ 925,100
Employee relations and education	14,150	5,850	6,900	9,000	9,250
Supplies and materials	47,950	51,944	42,150	51,675	49,400
Current obligations and services	723,890	733,243	767,910	791,319	846,070
Fixed charges and other services	35,100	43,290	61,240	80,710	66,395
Capital outlay	1,084,750	1,961,000	334,000	497,900	256,000
Debt service	82,000	132,000	-	-	505,000
Total expenditures	\$ 2,578,590	\$ 3,619,502	\$ 1,927,200	\$ 2,174,604	\$ 2,657,215

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 1,411,840	\$ 1,526,502	\$ 1,593,200	\$ 1,676,704	\$ 1,896,215
Operations - Actual	\$ 1,275,831	\$ 1,398,263	\$ 1,413,090	\$ 1,276,393	

PARKS & RECREATION (continued)



**PARKS & RECREATION
ORGANIZATION CHART**





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NON-DEPARTMENTAL

Overview:

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

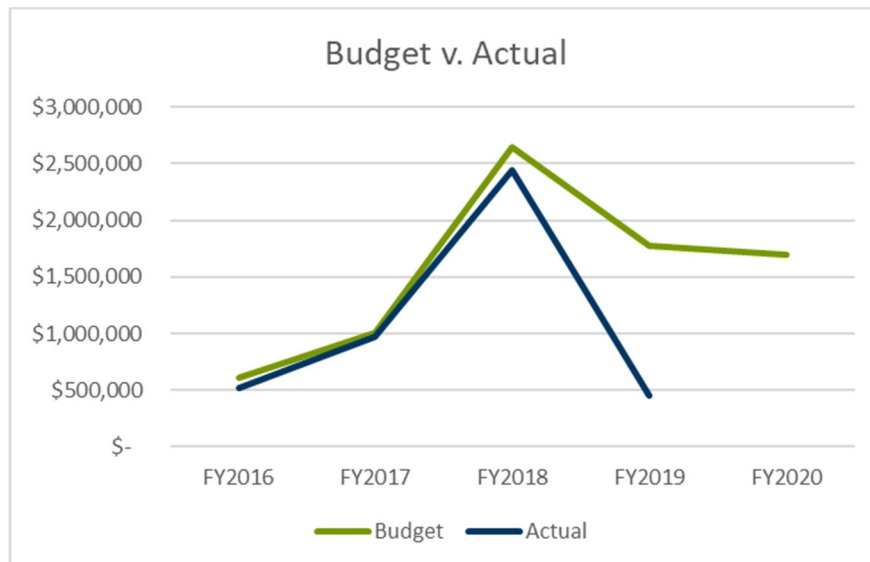
Notable changes:

- \$60,000 – transfer to Capital Reserve Fund dedicated to Economic Development initiatives and incentives
- \$1,250,000 – transfers to GF Capital Reserve Fund based on 40% fund balance policy
- \$388,015 – remaining contingency for the General Fund, currently undedicated to any particular purpose

Five-year budgeted expenditures:

NON-DEPARTMENTAL	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ 525,000	\$ 974,000	\$ 2,440,000	\$ 1,550,000	\$ 1,310,000
Contingency	87,405	34,385	204,155	228,405	388,015
Total expenditures	\$ 612,405	\$ 1,008,385	\$ 2,644,155	\$ 1,778,405	\$ 1,698,015

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 612,405	\$ 1,008,385	\$ 2,644,155	\$ 1,778,405	\$ 1,698,015
Actual	\$ 525,000	\$ 974,000	\$ 2,440,000	\$ 450,000	



GF CAPITAL RESERVE FUND

Overview:

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

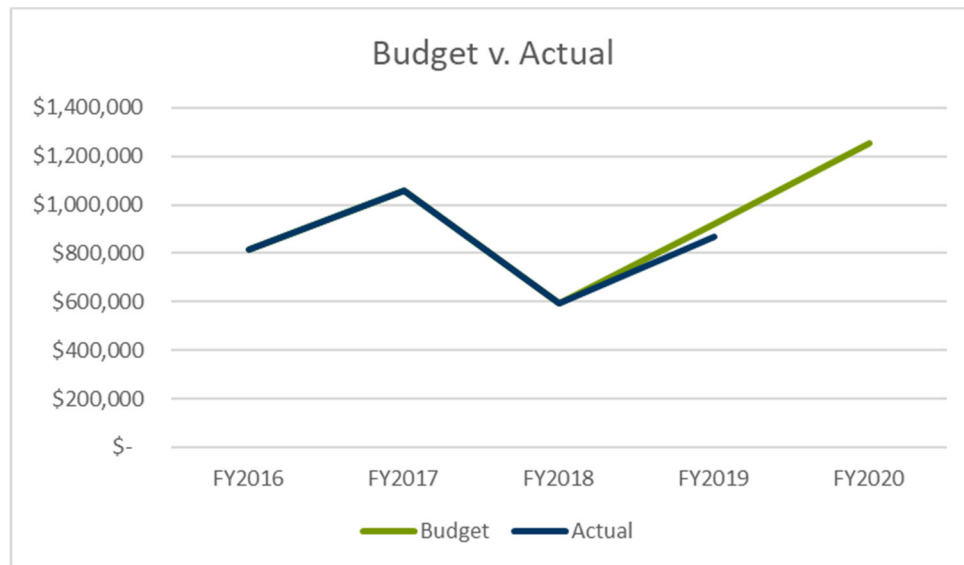
Notable changes:

- \$700,000 – this includes a transfer to the General Fund for capital projects
- \$54,175 – final year of CMAQ grant matching funds
- \$500,000 – construction costs associated with new Veterans Park

Five-year budgeted expenditures:

GF CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,254,175
Contingency	-	-	-	-	825
Total expenditures	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,255,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 923,175	\$ 1,255,000
Actual	\$ 815,750	\$ 1,057,600	\$ 596,050	\$ 868,900	



GF CAPITAL RESERVE FUND – ECONOMIC DEVELOPMENT

Overview:

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

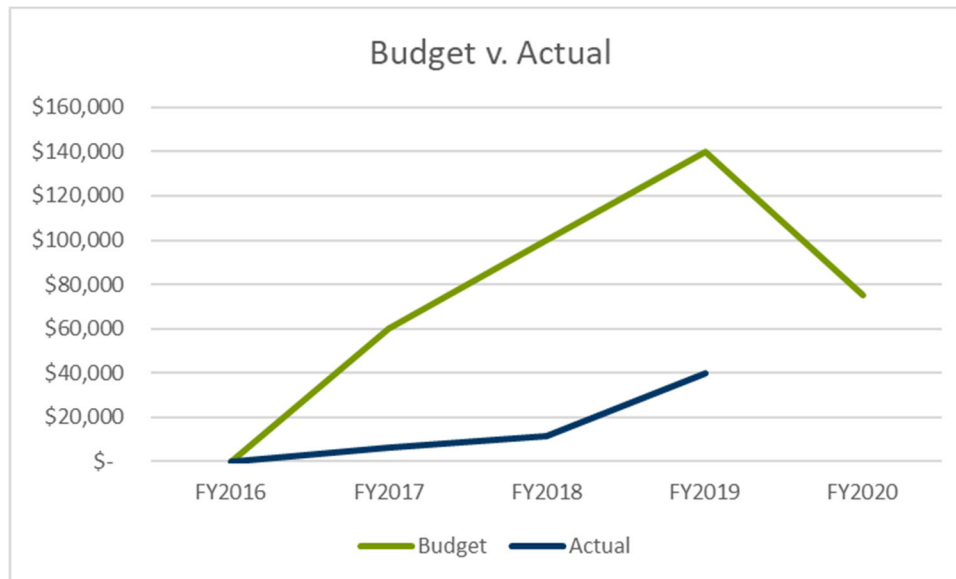
Notable changes:

- \$75,000 – accounts for the transfer of funds to the Economic Development department within the General Fund for the Hwy 49 Corridor Plan

Five-year budgeted expenditures:

GF CAPITAL RESERVE FUND - ECON DEV	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ -	\$ 26,500	\$ 14,150	\$ 140,000	\$ 75,000
Contingency	-	33,500	85,850	-	-
Total expenditures	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ 75,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ -	\$ 60,000	\$ 100,000	\$ 140,000	\$ 75,000
Actual	\$ -	\$ 6,500	\$ 11,550	\$ 40,000	



GF CAPITAL RESERVE FUND – PARKS AND RECREATION

Overview:

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

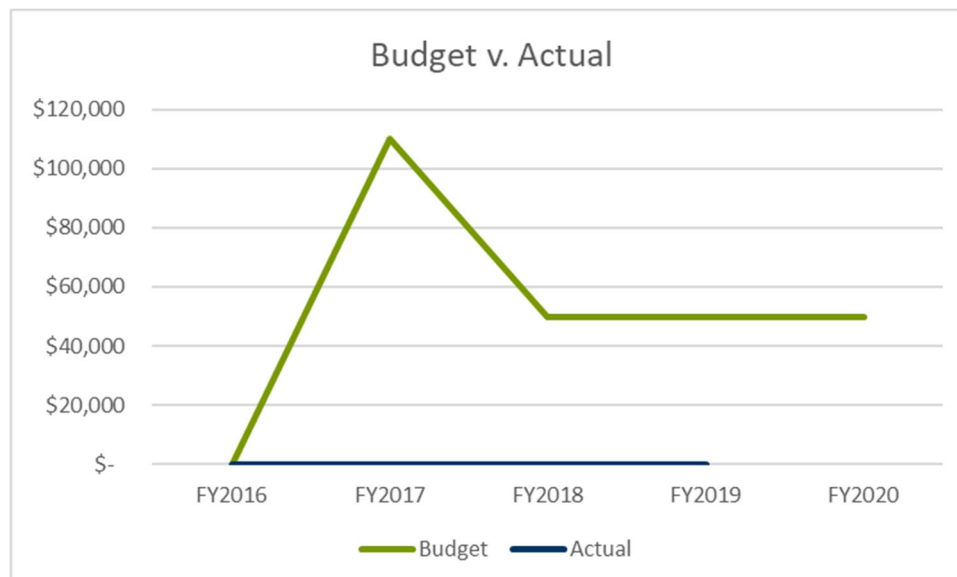
Notable changes:

- \$50,000 – this includes funds that will be transferred to the General Fund to fund a portion of land purchases for future park land or greenway easements

Five-year budgeted expenditures:

GF CAPITAL RESERVE FUND - RECREATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
Total expenditures	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ -	\$ 110,000	\$ 50,000	\$ 50,000	\$ 50,000
Actual	\$ -	\$ -	\$ -	\$ -	\$ -



GF CAPITAL PROJECTS FUND – PUBLIC SAFETY

Overview:

This fund was established to account for the costs associated with the capital projects that span multiple years. For FY2018, the design and construction of the new Fire Station #2 was included and is anticipated to be completed in FY2020. Fire engines take between 12-18 months from order to delivery and will now be shown in this fund beginning in FY2020.

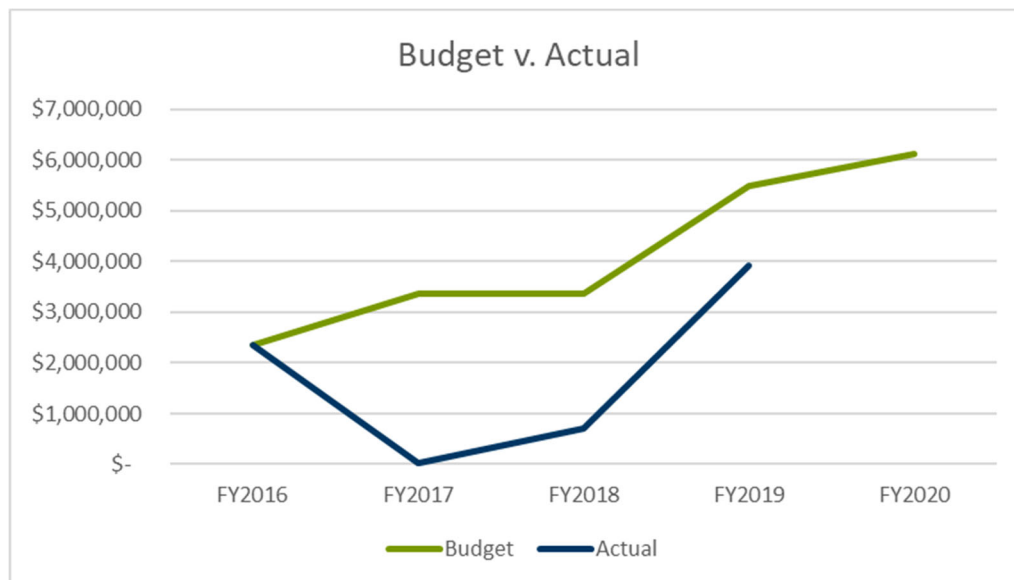
Notable changes:

- \$615,000 – addition for the purchase of a Luverne Fire Engine. The Engine will be ordered in FY2020 and received in FY2021 due to build time

Five-year budgeted expenditures:

GF CAPITAL PROJECTS FUND - PUBLIC SAFETY	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Fixed charges and other services	\$ 150,000	\$ 173,750	\$ 173,750	\$ 300,000	\$ 300,000
Capital outlay	2,192,000	3,200,000	3,200,000	5,200,000	5,815,000
Total expenditures	\$ 2,342,000	\$ 3,373,750	\$ 3,373,750	\$ 5,500,000	\$ 6,115,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 2,342,000	\$ 3,373,750	\$ 3,373,750	\$ 5,500,000	\$ 6,115,000
Actual	\$ 2,342,849	\$ 25,390	\$ 702,804	\$ 3,908,916	



GF CAPITAL PROJECTS FUND – TRANSPORTATION

Overview:

This fund was established to account for the costs associated with the capital projects that span multiple years relating to streets and sidewalks. For FY2013-2014, the design and construction of the Roberta Road sidewalk was included. For FY2015, both the Roberta Road sidewalk and the CMAQ sidewalk project were included. Due to project design delays, this project will span FY2018-2020. The design and construction of the CMAQ sidewalk project is included.

In the fall of 2017, Harrisburg voters approved a \$4M transportation bond referendum. Projects with these bonds include sidewalks, street resurfacing and intersection/roadway improvements throughout Town.

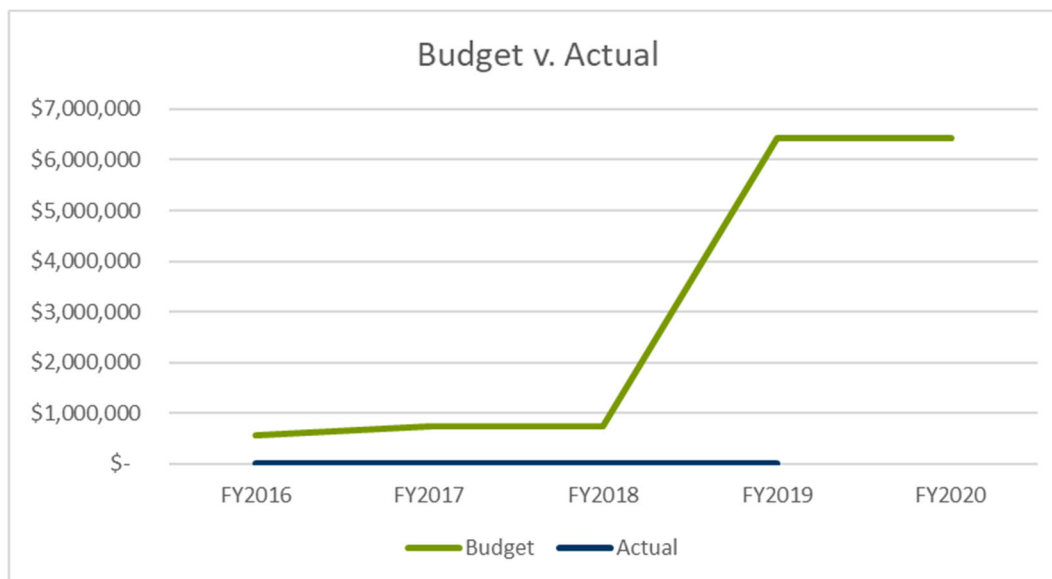
Notable changes:

- None

Five-year budgeted expenditures:

GF CAPITAL PROJECTS FUND - TRANSPORTATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Fixed charges and other services	\$ 91,000	\$ 195,000	\$ 195,000	\$ 830,000	\$ 830,000
Capital outlay	473,000	530,000	530,000	5,540,000	5,540,000
Contingency	-	-	-	67,000	67,000
Total expenditures	\$ 564,000	\$ 725,000	\$ 725,000	\$ 6,437,000	\$ 6,437,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 564,000	\$ 725,000	\$ 725,000	\$ 6,437,000	\$ 6,437,000
Actual	\$ -	\$ -	\$ -	\$ -	\$ -



GF CAPITAL PROJECTS FUND – RECREATION

Overview:

This fund was established to account for the costs associated with the renovation of Harrisburg Park. The first phase of this project will include renovated, expanded and new field space, additional parking, splashpad, amphitheater, new and expanded playgrounds and other improvements.

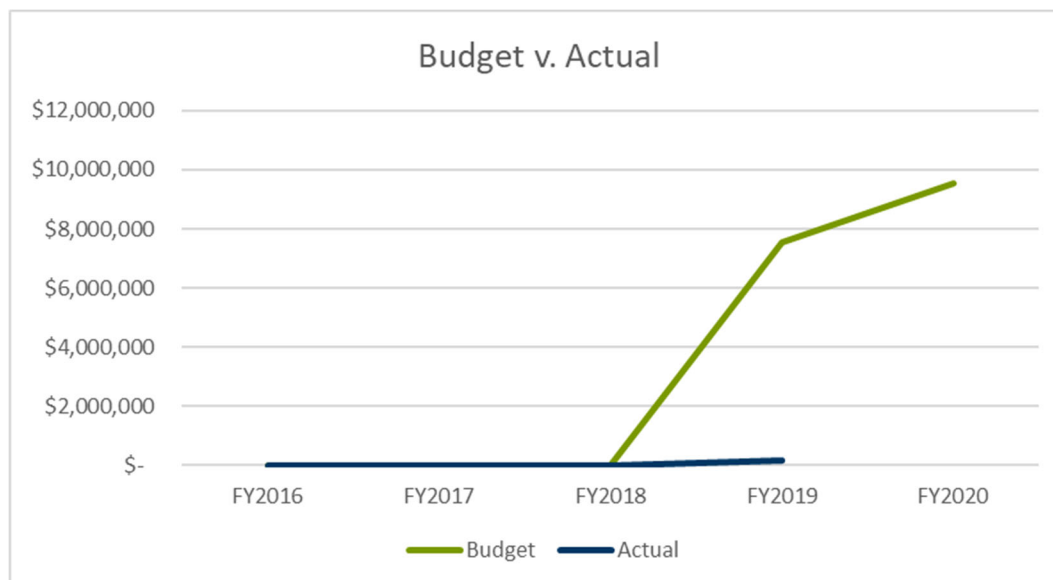
Notable changes:

- \$2,000,000 – additional cost of the first phase of Harrisburg Park Renovation project based on updated engineer's estimates and a preliminary guaranteed maximum price based on the scope of the project (total current project cost is \$9.5M)

Five-year budgeted expenditures:

GF CAPITAL PROJECTS FUND - RECREATION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Fixed charges and other services	\$ -	\$ -	\$ -	\$ 552,450	\$ 525,000
Capital outlay	-	-	-	6,972,550	9,000,000
Total expenditures	\$ -	\$ -	\$ -	\$ 7,525,000	\$ 9,525,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ -	\$ -	\$ -	\$ 7,525,000	\$ 9,525,000
Actual	\$ -	\$ -	\$ -	\$ 180,780	





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WATER AND SEWER FUND

Overview:

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

Notable changes:

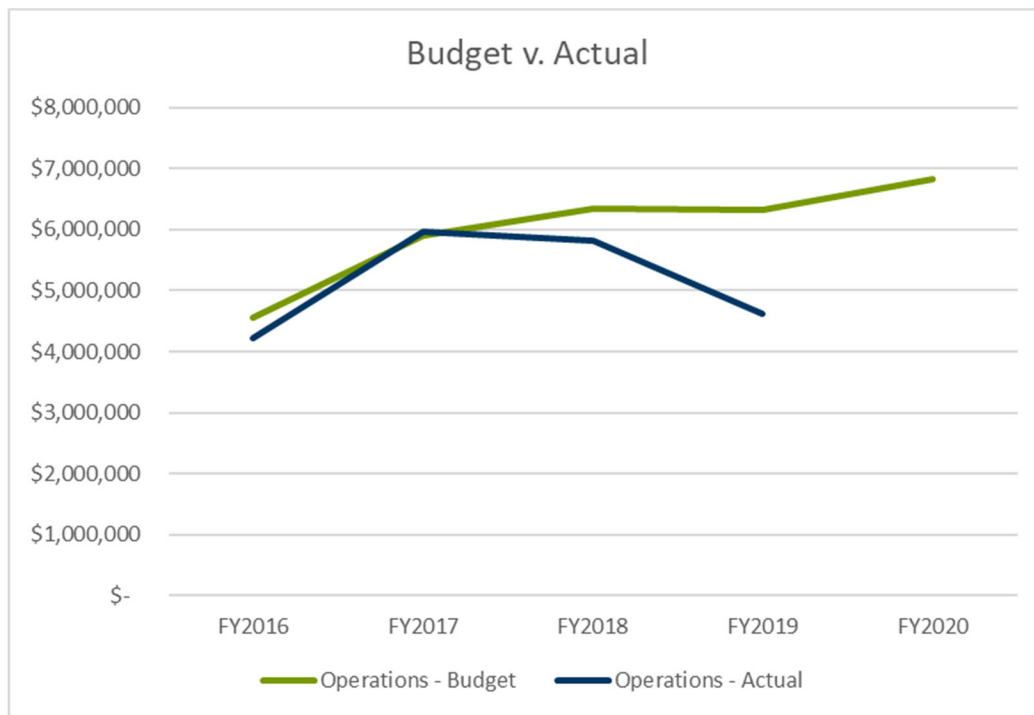
- \$155,000 - increase in personal services resulting from salary increases, salary range adjustments in conjunction with related compression adjustments, state mandated pension increase, health insurance increase and 401(k)/457(b) match increase
- \$312,000 – reallocation of salaries and benefits for more accurate reporting in the appropriate funds
- \$265,000 – addition of debt service payments for the elevated water storage tank and sewer improvements
- \$169,900 – additional water purchases and sewer treatment costs due to additional residents and rate increases
- \$53,350 – addition of 2 Utility System Operators (\$27,150 WSF, \$26,200 SWF)
- \$24,000 – addition of maintenance worker – PT (\$6,000 GF, \$18,000 WSF)
- \$311,745 – addition of indirect cost allocation from the General Fund to better reflect costs in the appropriate funds
- (\$479,000) – reduction in lawsuit payouts from FY2019 for System Development Fees
- (\$75,000) – reduction in Morehead West Sewer Model completed in FY2019
- (\$75,000) – reduction for Water and Sewer Master Plan update completed in FY2019
- Capital outlay includes:
 - \$60,000 – Utility Relocation – Rail (Year 3 of 7)
 - \$15,000 – Office remodel
 - \$75,000 – Venture Church Shared Water Line Project
 - \$45,000 – Britley Fire Hydrants
 - \$140,000 – Emergency gas generator
 - \$80,000 – Mini Backhoe
 - \$87,000 – Skidsteer
 - \$125,000 – Freightliner with Snow Plow and Spreader
 - \$70,000 – Maintenance Truck
 - \$65,000 – Crew Truck
 - \$38,000 – Replacement of vehicle #7013 – Chevrolet Silverado
- \$2,550,000 – transfer to Water and Sewer Capital Reserve Fund for future capital projects, which is larger than normal due to change in fund balance policy from 40% to 30%

WATER AND SEWER FUND (continued)

Five-year budgeted expenditures:

WATER AND SEWER	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 1,121,400	\$ 1,263,625	\$ 1,409,100	\$ 1,692,000	\$ 2,068,400
Employee relations and education	22,300	25,100	18,300	15,900	21,950
Supplies and materials	218,000	305,000	211,850	210,500	219,240
Current obligations and services	2,952,135	4,061,796	4,478,310	4,088,350	3,953,425
Fixed charges and other services	238,800	238,532	220,665	317,045	251,920
Indirect cost allocation	-	-	-	-	311,745
Capital outlay	919,500	1,120,402	909,550	1,502,615	800,000
Debt service	1,000,500	1,077,250	1,609,750	1,678,750	1,913,000
Transfers	146,100	1,515,000	1,500,000	880,000	2,550,000
Contingency	653,265	475,790	379,245	174,955	426,965
Total expenditures	\$ 7,272,000	\$ 10,082,495	\$ 10,736,770	\$ 10,560,115	\$ 12,516,645

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 4,552,635	\$ 5,894,053	\$ 6,338,225	\$ 6,323,795	\$ 6,826,680
Operations - Actual	\$ 4,223,235	\$ 5,960,268	\$ 5,814,160	\$ 4,619,792	



WATER AND SEWER CAPITAL RESERVE FUND

Overview:

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

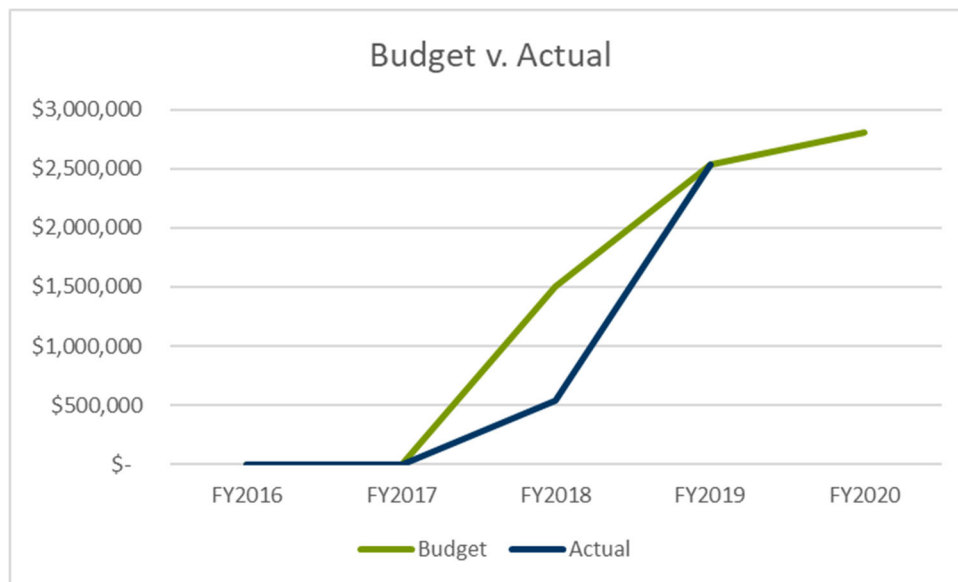
Notable changes:

- \$800,000 – this includes a transfer to Water and Sewer Fund for capital projects
- \$2,002,000 – this includes a transfer to Capital Projects Fund for multi-year water and sewer capital projects

Five-year budgeted expenditures:

WSF - CAPITAL RESERVE FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ -	\$ -	\$ 1,405,800	\$ 2,530,000	\$ 2,802,000
Contingency	-	-	94,200	-	-
Total expenditures	\$ -	\$ -	\$ 1,500,000	\$ 2,530,000	\$ 2,802,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ -	\$ -	\$ 1,500,000	\$ 2,530,000	\$ 2,802,000
Actual	\$ -	\$ -	\$ 535,800	\$ 2,530,000	



WATER AND SEWER CAPITAL RESERVE FUND - EXPANSION

Overview:

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

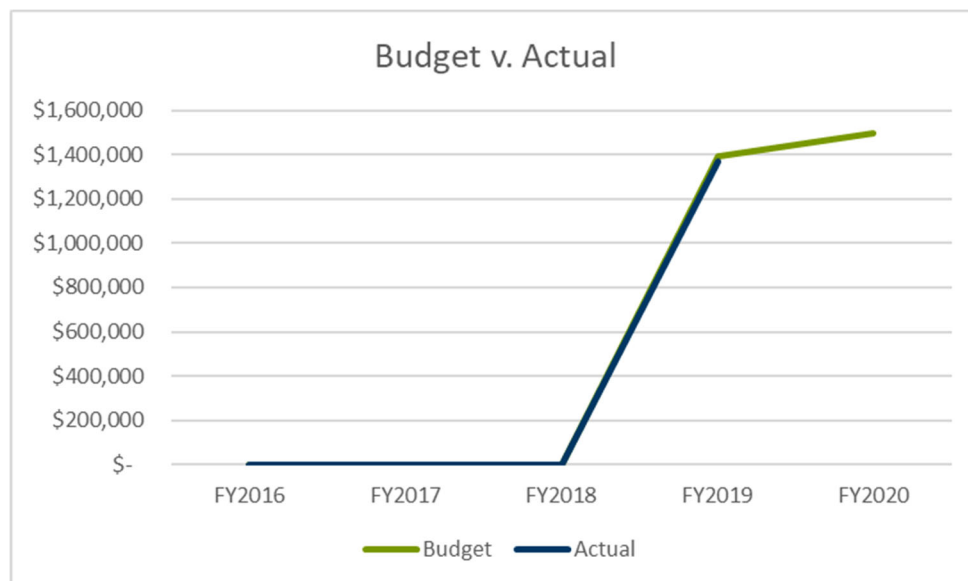
Notable changes:

- \$1,392,500 – this includes a transfer to Water and Sewer Fund for debt service payments relating to water and sewer expansion projects

Five-year budgeted expenditures:

WSF - CAPITAL RESERVE FUND EXPANSION	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Transfers	\$ -	\$ -	\$ -	\$ 1,372,000	\$ 1,392,500
Contingency	-	-	-	20,500	105,000
Total expenditures	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ -	\$ -	\$ -	\$ 1,392,500	\$ 1,497,500
Actual	\$ -	\$ -	\$ -	\$ 1,372,000	



WATER AND SEWER CAPITAL PROJECTS FUND

Overview:

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

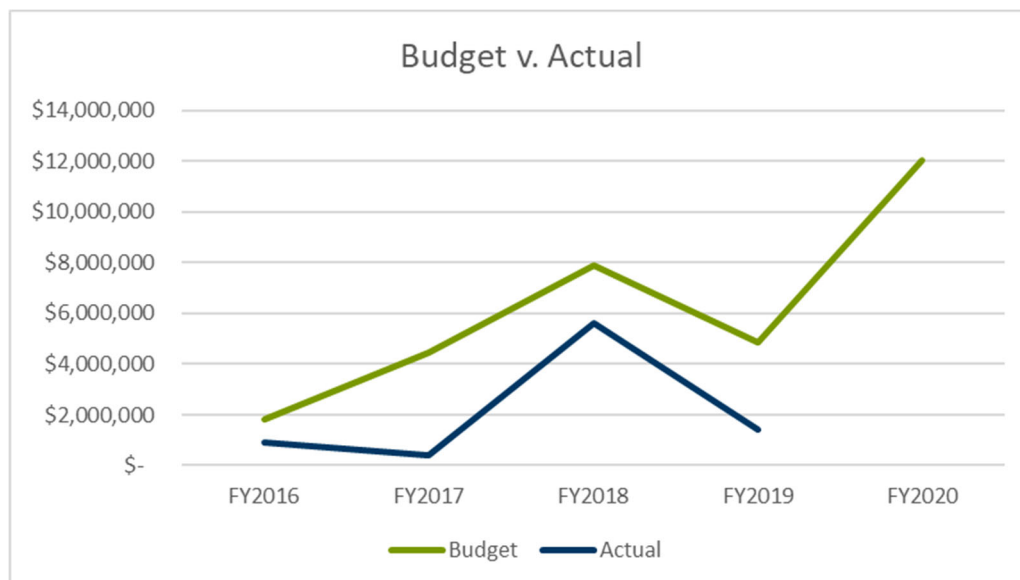
Notable changes:

- \$1,240,000 – addition of FY20/21 water line upgrades
- \$1,700,000 – increase in previous estimated cost of the elevated water storage tank
- \$2,605,000 – addition of Morehead West Sewer Phase 1 and Leatherwood Pump Station Decommissioning
- \$986,000 – addition of Britley Pump Station Decommissioning
- \$692,000 – addition of Francis Haven and Farmington Pump Station Decommissioning
- \$750,000 – addition of annual sanitary sewer rehabilitation

Five-year budgeted expenditures:

WATER AND SEWER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Fixed charges and other services	\$ 215,100	\$ 291,000	\$ 600,000	\$ 675,000	\$ 1,417,000
Capital outlay	1,608,100	4,154,000	7,270,000	4,160,000	10,641,000
Total expenditures	\$ 1,823,200	\$ 4,445,000	\$ 7,870,000	\$ 4,835,000	\$ 12,058,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 1,823,200	\$ 4,445,000	\$ 7,870,000	\$ 4,835,000	\$ 12,058,000
Actual	\$ 928,614	\$ 390,469	\$ 5,629,939	\$ 1,425,349	



STORM WATER FUND

Overview:

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

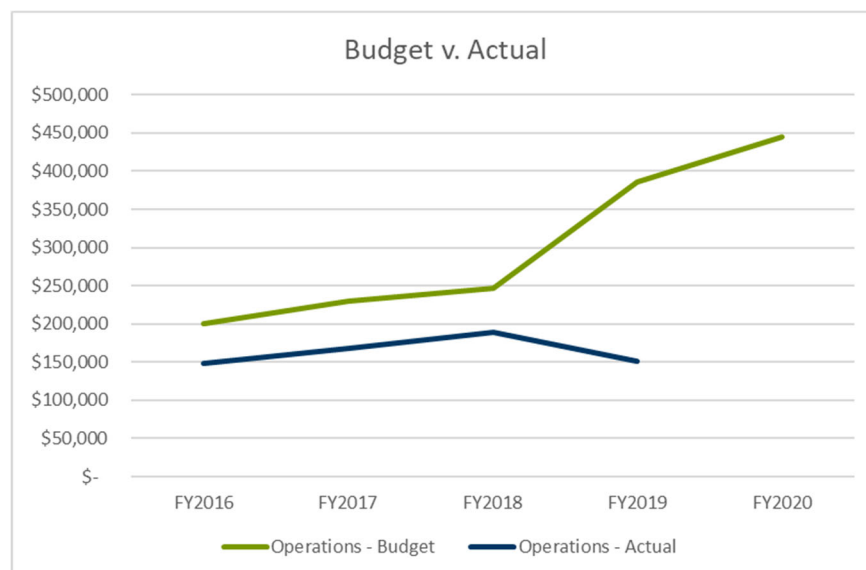
Notable changes:

- \$47,600 – reallocation of salaries and benefits for more accurate reporting
- \$25,000 – addition of spot repairs for System A and B
- \$33,070 – addition of indirect cost allocation from the General Fund to better reflect costs in the appropriate fund
- (\$48,000) – reduction in Phase II Storm Water compliance cost which began in FY2019

Five-year budgeted expenditures:

STORM WATER	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Personal services	\$ 96,500	\$ 122,000	\$ 122,000	\$ 172,550	\$ 220,150
Employee relations and education	4,250	4,250	4,000	4,000	4,600
Supplies and materials	5,300	5,300	7,100	7,125	8,150
Current obligations and services	41,050	37,050	36,350	36,700	62,950
Fixed charges and other services	53,400	61,292	77,500	165,500	116,000
Indirect cost allocation	-	-	-	-	33,070
Capital outlay	-	18,000	35,500	-	-
Debt service	-	92,000	92,000	-	-
Transfers	225,000	228,000	200,000	280,000	270,000
Contingency	37,000	32,400	62,550	27,125	26,880
Total expenditures	\$ 462,500	\$ 600,292	\$ 637,000	\$ 693,000	\$ 741,800

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Operations - Budget	\$ 200,500	\$ 229,892	\$ 246,950	\$ 385,875	\$ 444,920
Operations - Actual	\$ 148,433	\$ 167,626	\$ 188,963	\$ 151,612	



STORM WATER CAPITAL PROJECTS FUND

Overview:

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

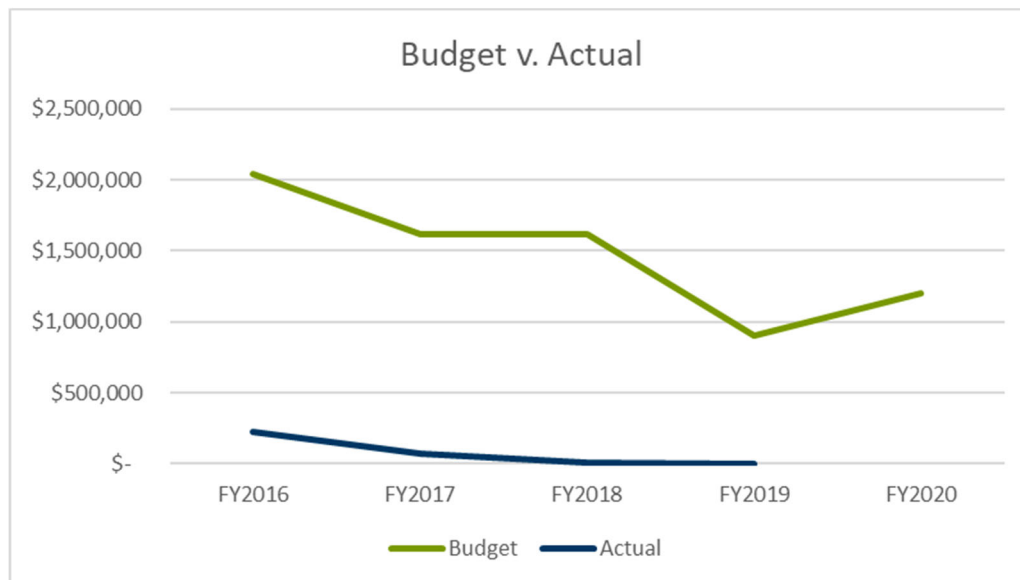
Notable changes:

- \$300,000 – addition of the Regional Detention Pond

Five-year budgeted expenditures:

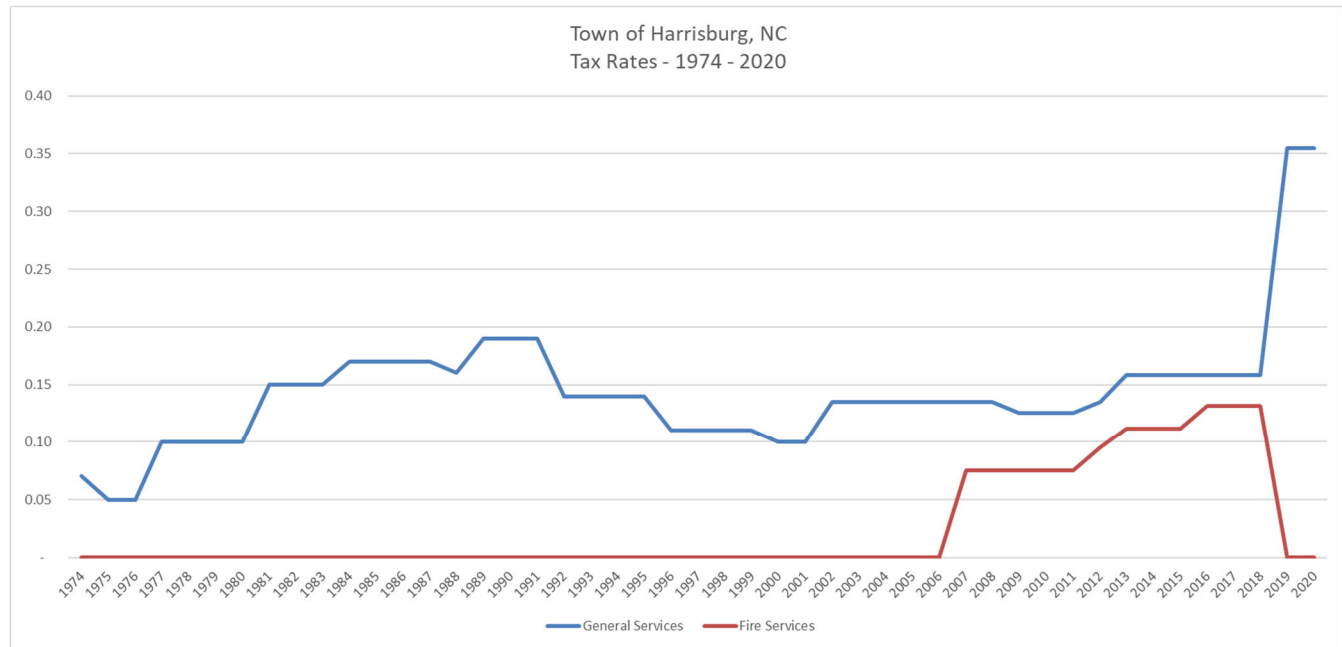
STORM WATER CAPITAL PROJECTS FUND	BUDGET				
	FY2016	FY2017	FY2018	FY2019	FY2020
EXPENDITURES					
Fixed charges and other services	\$ 114,000	\$ 103,000	\$ 103,000	\$ 100,000	\$ 150,000
Capital outlay	1,931,000	1,510,000	1,510,000	800,000	1,050,000
Total expenditures	\$ 2,045,000	\$ 1,613,000	\$ 1,613,000	\$ 900,000	\$ 1,200,000

	BUDGET V. ACTUAL - OPERATIONS				
	FY2016	FY2017	FY2018	FY2019	FY2020
Budget	\$ 2,045,000	\$ 1,613,000	\$ 1,613,000	\$ 900,000	\$ 1,200,000
Actual	\$ 226,105	\$ 70,445	\$ 5,780	\$ -	



Appendix 1: Tax Rates

Historical Tax Rates – FY1974 to FY2019 and Proposed FY2020



Total property valuation for the Town in FY2019 was \$2,215,633,205 and a projected value for FY2020 is \$2,303,345,000. That is approximately a 3.96% increase in valuation from the prior year. The FY2020 tax levy is anticipated to be \$8,176,875. This is approximately \$310,000 more than FY2019.

The current tax rate for FY2019 is \$0.355/\$100 of property valuation. Prior to FY2019, the tax rate was \$0.29/\$100 of property valuation, which was split \$0.1585 for general services and \$0.1315 for fire services. The FY2020 tax rate is not proposed to change.

The value of one cent on the tax rate is calculated at \$230,335.

As an example, a \$300,000 home will generate a Town of Harrisburg tax bill of \$1,065.



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Appendix 2: Debt Service Payments

Below are the debt service payments currently scheduled for all current debt and those capital expenditures in FY2020 that are budgeted to be financed with debt proceeds.

	Fiscal Year										
	2020	2021	2022	2023	2024	2025-2029	2030-2034	2035-2039	2040	Total	
General Fund Debt											
Library - FY01	\$ 27,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,378	
Town Hall - FY09 (50% WSF)	40,609	39,111	37,613	35,915	-	-	-	-	-	153,248	
Town Hall - FY17 (50% WSF)	91,251	89,278	87,304	85,331	83,358	387,189	203,077	-	-	1,026,788	
Fire Engine - FY14	80,741	34,358	-	-	-	-	-	-	-	115,099	
Fire Station #3 - FY15	172,689	168,956	165,222	161,489	157,756	732,778	135,353	-	-	1,694,243	
Fire Engine #3 - FY17	89,158	89,158	89,158	89,158	51,684	-	-	-	-	408,316	
Fire Station #2 - FY18	479,775	466,320	455,556	444,792	434,028	2,007,680	1,730,653	1,192,174	-	7,210,978	
Fire Engine - Luverne - FY20	-	89,000	86,000	83,000	80,000	362,000	64,000	-	-	764,000	
Transportation Bonds - FY20	47,500	94,000	92,000	89,000	87,000	402,000	346,000	289,000	26,000	1,472,500	
Harrisburg Park											
Redevelopment Phase 1 - FY20	505,000	985,000	958,000	931,000	904,000	4,115,000	3,440,000	307,000	-	12,145,000	
	1,534,101	2,055,181	1,970,853	1,919,685	1,797,826	8,006,647	5,919,083	1,788,174	26,000	25,017,550	
Water and Sewer Fund											
CMU Project - FY12	495,444	495,444	495,444	495,444	495,457	-	-	-	-	2,477,233	
Town Hall - FY09 (50% GF)	40,609	39,111	37,613	35,915	-	-	-	-	-	153,248	
Town Hall - FY17 (50% GF)	91,251	89,278	87,304	85,331	83,358	387,189	203,077	-	-	1,026,788	
Well Project - FY12	148,488	148,488	148,488	148,488	148,488	617,025	-	-	-	1,359,465	
W&S Lines - FY13	126,818	123,615	120,411	117,208	114,004	353,586	-	-	-	955,642	
Rocky River Rd Water Line & Decommissions - FY14	149,376	149,376	149,376	149,376	149,376	689,317	-	-	-	1,436,197	
Pharr Mill Rd Water Line & Decommissions- FY16	146,649	146,685	146,667	146,649	146,611	244,343	-	-	-	977,604	
Public Works Facility - FY18	470,422	470,422	470,422	470,422	470,422	2,352,111	1,564,792	-	-	6,269,013	
Elevated Water Storage Tank - FY20	235,000	460,000	447,000	435,000	422,000	1,922,000	1,607,000	144,000	-	5,672,000	
	1,904,057	2,122,419	2,102,725	2,083,833	2,029,716	6,565,571	3,374,869	144,000	-	20,327,190	
Total	\$ 3,438,158	\$ 4,177,600	\$ 4,073,578	\$ 4,003,518	\$ 3,827,542	\$14,572,218	\$ 9,293,952	\$ 1,932,174	\$ 26,000	\$45,344,740	

(A) Note: There are three new proposed debt financings in the General Fund and one proposed new debt financing in the Water and Sewer Fund scheduled for FY2020.



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Appendix 3: Staffing/FTEs

Below are all of the full-time equivalents (FTEs), per department. The FY2019 column includes all currently funded positions. The proposed positions are based on the FY2020 proposed budget.

Department	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020 Proposed
Town Clerk	1.0	1.0	1.0	1.0	1.0	1.0
① Administration	1.0	1.0	1.5	2.5	4.0	2.0
Finance	6.5	6.5	7.0	7.0	7.5	7.5
Human Resources	-	-	1.0	1.0	1.0	1.0
② Information Technology	-	-	-	1.0	1.0	1.5
Communications	1.0	1.0	1.0	1.0	1.0	1.0
Economic Development	1.0	1.0	1.0	-	-	-
Planning and Zoning	2.0	2.5	4.0	4.0	4.0	4.0
③ Engineering	2.0	2.0	2.0	2.0	2.5	5.5
Fire	28.5	43.5	43.5	43.5	47.5	47.5
④ Parks & Recreation	10.0	11.0	11.0	11.0	11.0	14.0
⑤ Public Works	20.0	19.0	22.0	23.0	21.5	24.0
	<u>73.0</u>	<u>88.5</u>	<u>95.0</u>	<u>97.0</u>	<u>102.0</u>	<u>109.0</u>

- ① Reclassification of Buildings and Grounds Supervisor and Custodial Worker from Administration to Parks and Recreation.
- ② Addition of PT Help Desk Technician.
- ③ Addition of Engineering Technician, Engineer in Training, and Grading Inspector.
- ④ Reclassification of Buildings and Grounds Supervisor and Custodial Worker from Administration and the addition of a Facility Maintenance Specialist.
- ⑤ Addition of two Utility System Operators and one PT Maintenance Worker.

Appendix 4: Budget Ordinance & Fee Schedule



BUDGET ORDINANCE OF THE TOWN OF HARRISBURG FOR THE FISCAL YEAR BEGINNING JULY 1, 2019 AND ENDING JUNE 30, 2020

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

SECTION 1. The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2019, and ending June 30, 2020, in accordance with the chart of accounts heretofore established for this Town:

General government:		
Town Council	\$	115,485
Town Clerk		72,470
Administration		247,710
Finance		309,480
Human Resources		101,495
Information Technology		159,690
Communications		88,610
Planning and Zoning		565,010
Economic Development		113,900
Engineering		323,155
Public safety:		
Deputies		1,337,915
Fire		4,497,850
Transportation:		
Powell Bill		466,300
Streets		419,700
Environmental protection:		
Public Works		1,585,800
Cultural and recreation:		
Parks and Recreation		2,152,215
Debt service		1,539,400
Transfers:		
GF Capital Reserve Fund		1,250,000
GF Capital Reserve Fund - Economic Development		60,000
Contingency appropriation		388,015
Total appropriations	\$	<u>15,794,200</u>

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Taxes	\$ 8,182,000
Interest earnings	187,500
Powell Bill	463,800
Sales and franchise tax	3,490,000
Fire unincorporated taxes	1,210,000
Other revenues	1,435,900
Transfers from General Fund Capital Reserve Fund - ED	75,000
Transfers from General Fund Capital Reserve Fund - Recreation	50,000
Transfers from General Fund Capital Reserve Fund	700,000
Total estimated revenues	<u>\$ 15,794,200</u>

SECTION 3. The following amounts are hereby appropriated in the General Fund Capital Reserve for the fiscal year beginning July 1, 2019, and ending June 30, 2020 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	\$ 700,000
Transfer to General Fund Capital Projects Fund - Transportation	54,175
Transfer to General Fund Capital Projects Fund - Recreation	500,000
Contingency appropriation	825
	<u>\$ 1,255,000</u>

SECTION 4. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Transfers from General Fund	\$ 1,250,000
Interest earnings	5,000
Total estimated revenues	<u>\$ 1,255,000</u>

SECTION 5. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2019, and ending June 30, 2020 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	<u>\$ 75,000</u>
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SECTION 6. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Appropriated fund balance	\$ 15,000
Transfer from General Fund	60,000
Total estimated revenues	<u>\$ 75,000</u>

SECTION 7. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2019, and ending June 30, 2020 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	<u>\$ 50,000</u>
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SECTION 8. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Fee in Lieu of Payments	<u>\$ 50,000</u>
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SECTION 9. The following amounts are hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2019, and ending June 30, 2020, in accordance with the chart of accounts heretofore established for this Town:

Water and sewer operations	\$ 7,626,680
Debt service	1,913,000
Transfer to Water and Sewer Capital Reserve Fund	2,550,000
Contingency appropriation	426,965
Total appropriations	<u>\$ 12,516,645</u>

SECTION 10. It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Usage charges:	
Water	\$ 4,215,000
Sewer	3,865,000
Transfers from:	
Water and Sewer Capital Reserve Fund	800,000
Water and Sewer Capital Reserve Fund - Expansion	1,392,500
Other revenues	629,100
Appropriated Fund Balance	1,615,045
Total estimated revenues	<u>\$ 12,516,645</u>

SECTION 11. The following amounts are hereby appropriated in the Storm Water Fund for the operation of the storm water mitigation for the fiscal year beginning July 1, 2019, and ending June 30, 2020, in accordance with the chart of accounts heretofore established for this Town:

Storm Water operations	\$ 444,920
Transfer to Storm Water Capital Projects Fund	270,000
Contingency appropriation	<u>26,880</u>
Total appropriations	<u>\$ 741,800</u>

SECTION 12. It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Storm water fees	\$ 716,000
Other revenues	<u>25,800</u>
Total estimated revenues	<u>\$ 741,800</u>

SECTION 13. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 800,000
Water and Sewer Capital Projects Fund	<u>2,002,000</u>
	<u>\$ 2,802,000</u>

SECTION 14. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Transfer from Water and Sewer Fund	\$ 2,550,000
Appropriated Fund Balance	<u>252,000</u>
	<u>\$ 2,802,000</u>

SECTION 15. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2019, and ending June 30, 2020 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 1,392,500
Contingency	<u>105,000</u>
	<u>\$ 1,497,500</u>

SECTION 16. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2019, and ending June 30, 2020:

Permits and fees:	
Water system development charges	\$ 885,000
Sewer system development charges	<u>612,500</u>
	<u>\$ 1,497,500</u>

SECTION 17. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Water and Sewer Capital Project Fund. The projects authorized are an elevated storage tank and water main upgrades at Ford Street, Parallel Drive, Patricia Avenue and Pine Street and shall span the fiscal years beginning July 1, 2019 and ending June 30, 2021.

Project - FY20/21 Water Line Upgrades:	
Professional fees	90,000
Construction	1,150,000
Project - Morehead West Sewer Phase 1 Upgrades:	
Professional fees	490,000
Construction	2,115,000
Project - Britley #2 Pump Station Decommissioning:	
Professional fees	125,000
Construction	861,000
Project - Francis Haven and Farmington Pump Station Decommissionings:	
Professional fees	92,000
Construction	600,000
Project - Annual Sanitary Sewer Rehabilitation:	
Professional fees	70,000
Construction	<u>680,000</u>
Total appropriations	<u>\$ 6,273,000</u>

SECTION 18. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2019 and ending June 30, 2021 as they relate to the Water and Sewer Capital Project Fund:

Project - FY20/21 Water Line Upgrades:	
Proceeds from installment financing	1,240,000
Project - Morehead West Sewer Phase 1 Upgrades:	
Proceeds from installment financing	2,605,000
Project - Britley #2 Pump Station Decommissioning:	
Transfer from Water and Sewer Capital Reserve Fund	986,000
Project - Francis Haven and Farmington Pump Station Decommissionings:	
Transfer from Water and Sewer Capital Reserve Fund	692,000
Project - Annual Sanitary Sewer Rehabilitation:	
Transfer from Water and Sewer Capital Reserve Fund	750,000
Total estimated revenues	<u>\$ 6,273,000</u>

SECTION 19. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Storm Water Capital Project Fund. The project authorized is a Regional Storm Water Detention Pond which shall span the fiscal years beginning July 1, 2019 and ending June 30, 2021.

Project - Regional Detention Pond:	
Professional fees	50,000
Construction	250,000
Total appropriations	<u>\$ 300,000</u>

SECTION 20. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2019 and ending June 30, 2021 as they relate to the Storm Water Capital Project Fund:

Project - Regional Detention Pond:	
Transfers from Storm Water Fund	<u>\$ 300,000</u>

SECTION 21. Tax Levy

There is hereby levied a tax at the following rates per one hundred dollars (\$100) valuation of property, as listed for taxes as of January 1, 2019 for the purpose of raising the revenue from current year's property tax, as set forth in the foregoing estimate of revenue.

General Fund

--\$ 0.3550

The rate is based on a total valuation of property for the purposes of taxation of \$2,303,345,000 and an estimated rate of collection of 99.64%. The estimated rate of collection is based on historical collection trends.

SECTION 22. Funds appropriated in the FY2018-2019 budget and encumbered at June 30, 2019, shall be authorized as part of the FY2019-2020 budget appropriation by adoption of this budget ordinance.

SECTION 23. The Town Manager or a designee is hereby authorized to transfer appropriations as contained herein under the following conditions:

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

SECTION 24. The Town Manager or a designee may make cash advances between funds for periods not to exceed 60 days without reporting to the Town Council. Any advances that extend beyond 60 days must be approved by the Town Council. All advances that will be outstanding at the end of the fiscal year must be approved by the Town Council.

SECTION 25. Copies of this Budget Ordinance shall be furnished to the Clerk to the Town Council and to the Budget Officer and Finance Officer, to be kept on file by them for their direction in the disbursement of funds. No purchases or budget revisions shall be made until reviewed and pre-audited by the Finance Officer.

SECTION 26. The accompanying Schedule of Fees for Fiscal Year 2020 is hereby adopted and all references to these fees in the Town Code of Ordinances are amended to reflect these schedules and fees as appropriate.

SECTION 27. The accompanying Capital Improvement Plan for Fiscal Years 2020 - 2029 is hereby adopted.

SECTION 28. That this ordinance shall be effective upon its passage. Adopted this 10th day of June 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



Town of Harrisburg, North Carolina

Schedule of Fees

Fiscal Year 2020

GENERAL FEES

Copy Machine Fee	\$0.25 per copy
Passport Acceptance Fee	\$35 per Application
Electric Vehicle Charging Station	\$0.50 per hour
Credit Card Fees	Convenience Fee - \$2.50 per transaction Surcharge - 2.50% of amount of charge
Copy of Town Council or Planning and Zoning Board Meeting (DVD)	\$5

Miscellaneous Zoning Fees

Copy of UDO	\$35
Map Fees	
17" x 22" Maps (ANSI C)	\$10
22" x 34" Maps (ANSI D)	\$15
34" x 44" Maps (ANSI E)	\$20

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

PLANNING

Subdivision Case Fees

Conveyance Plat	\$10 per new lot
Preliminary Plat Review	\$1,000 plus \$25 per lot
Preliminary Plat	Applicant Appeal to Elected Board - \$100
Preliminary Plat	Minor Revision - \$500 (no board hearing required)
Preliminary Plat	Major Revision - \$1,000 (board hearing required)
Final Plat Review (Major Subdivision)	\$200 per map sheet (If a third submittal is required an additional review fee will be collected)
Final Plat Review (Minor Subdivision)	\$50 per map sheet (If a third submittal is required an additional review fee will be collected)
Recombination Plats	\$50 per map sheet
Letter of Credit Review	\$200 + Engineer's cost (Includes partial release requests)
Time Extension for Plat Approval	\$150
Sketch Plat Review	\$100
Construction Plans	\$2,000 plus \$50 per acre

ZONING

Zoning Case Fees

Vested Rights	\$400
Vested Rights Extension	\$150
Zoning Atlas Amendment (Residential - less than 10 acres)	\$400 plus \$5 per acre
Zoning Atlas Amendment (Residential - 10 or more acres)	\$2,500 plus \$25 per acre
Combined Residential Rezoning/Preliminary Plat Expedited Request	\$4,000 plus \$25 per lot
Non-Residential/Mixed Use	\$1,000 plus \$25 per acre
Text Amendment to UDO	\$500
Applicant Appeal to Elected Board	\$300 plus advertised costs
Conditional District Rezoning	\$2,500 plus \$25 per acre*
Appeal to Elected Board by Applicant	\$300 plus advertising costs
Re-advertising Cost (due to applicant action)	\$200 or cost of advertisements (if greater)
Appeal of Planning and Zoning Board Decision Regarding Architectural Review	\$250
Architectural Review	\$150
Street Name Change Petition (privately initiated)	\$500 + cost of new street sign(s)

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

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

ZONING

Zoning Permit Fees

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

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

WATER & SEWER

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

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

Residential Water Rates	0-2,000 - \$11.00 (first 2,000 gallons)
	2,001-6,000 - \$6.75 per additional 1,000 gallons
	6,001-9,000 - \$7.83 per additional 1,000 gallons
	9,001 and above - \$9.02 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$8.78 (first 2,000 gallons)
	2,001 and above - \$7.43 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$22.65 (first 2,000 gallons)
	2,001-15,000 - \$8.01 per additional 1,000 gallons
	15,001 and above - \$9.36 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$15.11 (first 2,000 gallons)
	2,001 and above - \$8.76 per additional 1,000 gallons

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

Residential Water Rates	0-2,000 - \$15.73 (first 2,000 gallons)
	2,001 and above - \$10.40 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$12.96 (first 2,000 gallons)
	2,001 and above - \$10.60 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$32.43 (first 2,000 gallons)
	2,001-15,000 - \$10.02 per additional 1,000 gallons
	15,001 and above - \$10.97 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$22.23 (first 2,000 gallons)
	2,001 and above - \$11.85 per additional 1,000 gallons
Flat Sewer Rates	\$55.35

Storm Water Charge

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

Other Water and Sewer Charges and Fees

Reconnection Charge

Charge for reconnection of water/sewer service after disconnection due to nonpayment	\$100
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Late Fee

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

After customer has been charged an NSF fee three times, the town will no longer accept checks from that customer.	\$25
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Water and Sewer Deposit/Set-up Fee

W/S Deposit (refundable)	\$45
W/S Set-up fee (one-time fee, non-refundable)	\$25

Meter Tampering

Meter tampering fee (any misuse of meter by	\$500
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Meter Test Charges

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

Other Water and Sewer Charges

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

Fees for Violations of Mandatory Water Restrictions

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

WATER & SEWER

Water Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8	\$3,540	\$520	\$0	\$4,060	\$1,060
1	\$8,850	\$725	\$0	\$9,575	\$1,110
1 1/2	\$17,700	\$910	\$0	\$18,610	\$1,800
2	\$28,320	\$1,345	\$0	\$29,665	\$2,040
3	\$56,640	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$88,500	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$177,000	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$283,200	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. Charges can be waived if connections and services installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Sewer Charges

Meter Size (in.)	Sewer Service Size (in.)	Sewer System Development Fees	Connection Charge ²
5/8	4	\$2,450	\$1,060
1	4	\$6,125	\$1,110
1 1/2	4	\$12,250	\$1,800
2	4	\$19,600	\$2,040
3	4	\$39,200	To Be Determined
4	4	\$61,250	To Be Determined
6	4	\$122,500	To Be Determined
8	4	\$196,000	To Be Determined

² Time and Materials. Charges can be waived if connections and services installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

WATER & SEWER

Irrigation Service Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8" T-Splice	\$3,540	\$520	\$0	\$4,060	\$0
5/8	\$3,540	\$520	\$0	\$4,060	\$1,060
1	\$8,850	\$725	\$0	\$9,575	\$1,110
1 1/2	\$17,700	\$910	\$0	\$18,610	\$1,800
2	\$28,320	\$1,345	\$0	\$29,665	\$2,040
3	\$56,640	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$88,500	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$177,000	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$283,200	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. Charges can be waived if connections and services installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Temporary Hydrant Meter Charge

Construction use for 60 days or less

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

Monthly charges consist of:

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

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

Meter Size (in.)	Fee
<4	\$52
4	\$52
6	\$95
8	\$145
10	\$217
12	\$334

Traffic Control

Temporary traffic control for parades, block parties and special events

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

ENGINEERING

Residential Construction Plans

Water and Sewer	\$2,500 plus \$100/acre of entire site
Roadway and Storm Water System	\$2,500 plus \$100/acre of entire site
Storm Water Quality and Detention	\$2,000 plus \$100/acre of entire site

Commercial Construction Plans

Water and Sewer	\$2,500 plus \$100/acre of entire site
Roadway and Storm Water System	\$2,500 plus \$100/acre of entire site
Storm Water Quality and Detention	\$2,000 plus \$100/acre of entire site

Other Engineering Review Fees

Grading Plan	\$500 plus \$100 per acre
Expedited Review Fee	\$2,150 Minor Commercial Plan \$6,500 Residential Subdivision/Major Commercial Plan
Revision to Approved Plan	20% of original review fee
Harrisburg Encroachment Application Review	\$250
NC Utility Encroachment Application Review	\$100
NCDOT Driveway Permit Review	\$50
NCDENR - Division of Water Quality Application Review/Execution	\$100
NCDENR - Division of Public Water Supply Application Review/Execution	\$100
"Letter of Intent to Serve" with Water and Sewer (If the proposed site requires a Water Model be run, the fee will be assessed)	\$500
Conditional Re-zoning Plat Review	\$200
Preliminary Plat Review	\$300

ENGINEERING

Other Engineering Review Fees

Annual Storm Water BMP Inspection/Certification Review	\$300
Infrastructure Inspections	
Roadway	\$0.50 per foot
Storm Sewer	\$0.50 per foot
Water Line	\$0.75 per foot
Sanitary Sewer	\$0.75 per foot
Final Grading	\$25 per acre
Bridge or Culvert, 42" or greater	\$10 per foot
Greenway	\$0.10 per foot
Lot Grading	
Permit	\$250
Inspection	\$150
Third Part Testing / Inspections	Actual cost incurred by Town

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

PARKS & RECREATION

Shelter and Field Rental

	County	
	Resident/Non-Profit	Non-Resident/For Profit
Shelter Rental^①		
Hourly Rate	\$20	\$30
Half Day	\$80	\$120
Full Day	\$120	\$180
Field Rental		
Harrisburg Park - Field Rental Per Field Hourly Rate	\$25	\$50
Stallings Park - Field Rental Per Field Hourly Rate	\$25	\$50
Light Fee per Field	\$15	\$25

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

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

PARKS & RECREATION

Facilities Rental

Municipal Complex	\$25 per hour + Cleaning Deposit (non-refundable)
Meeting space - 800 square feet	Key deposit - \$25 (refundable)
Occupancy Max - 50	Set-up/Breakdown & Cleaning Fee - \$50
Audio/Visual	\$25 (laptop not included)
8 Foot Table	\$5 each
6 Foot Table	\$4 each
4 Foot Table	\$3 each
Chairs	\$1.25 each

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

Athletics

	County	
	Resident ^②	Non-Resident
Pewee Sports (Age 3/4)	\$50	\$80
Baseball	\$90	\$120
Basketball	\$90	\$120
Cheerleading	\$130	\$160
Flag Football (Age 5/6)	\$90	\$120
Football	\$160	\$190
Soccer	\$90	\$120
Softball	\$90	\$120
Late Registration Fee	\$25	\$25

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

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

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

FIRE

Fire Inspection Program Fees

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

Commercial Building and Site Plan Review Fees

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

Less than 4,999	\$200
5,000 to 9,999	\$250
10,000 to 24,999	\$350
25,000 to 49,000	\$500
50,000 or greater	\$0.020 per Sq Ft
Fire Site Review for Rezoning Commercial/Subdivisions	\$200
Fire Site Review for Commercial / Subdivisions	\$200

Note: For Multi-Tenant Buildings, Fees are per Tenant

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

Plans Review

Fixed Fire Suppression System (Hood Systems-Ansul)	\$200 - plus \$100 performance test
Fire Alarm System	\$250 - plus \$100 performance test
Sprinkler System①	\$250 - plus \$100 performance test
Residential Sprinkler System (1 & 2 Family Dwellings)	\$200 - plus \$100 performance test
Stand Pipe System	\$200 - plus \$100 performance test
Fire Pump & Related Equipment	\$200 - plus \$100 performance test

Note: For Multi-Tenant Buildings, Fees are per Tenant

FIRE

Fire Prevention Education Program Fees

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

Installation, Construction and Operation Permit Fees

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

FIRE

Fines

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

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



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Appendix 5: Capital Improvement Plan

The following pages include the ten-year capital improvement plan from FY2020 – FY2029. The projects in FY2020 have been included in this budget.

Item	Fiscal Year										Totals
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:											
General Fund	12,245,000	1,172,500	2,747,000	5,032,000	3,093,000	6,601,000	1,541,500	2,518,500	14,240,000	3,257,000	52,447,500
Water and Sewer Fund	7,582,000	5,855,000	2,808,000	2,831,000	4,941,000	3,861,000	5,329,000	5,654,000	5,586,000	3,436,000	47,883,000
Storm Water Fund	850,000	320,000	650,000	1,000,000	1,290,000	-	-	-	-	-	4,110,000
Total project expenditures	20,677,000	7,347,500	6,205,000	8,863,000	9,324,000	10,462,000	6,870,500	8,172,500	19,826,000	6,693,000	104,440,500
Financing Sources:											
Operating revenues	812,500	137,500	650,000	-	290,000	-	-	-	-	-	1,890,000
Capital Reserve Fund	4,202,000	3,261,500	2,376,000	1,898,000	3,117,000	1,386,000	1,759,500	1,223,500	1,160,000	885,000	21,268,500
Fund balance	-	-	-	-	-	-	-	-	-	-	-
Installment financing	14,895,000	3,361,000	2,770,000	6,551,000	5,498,000	6,941,000	4,683,000	6,517,000	18,229,000	5,366,000	74,811,000
Grants	330,000	-	-	-	-	1,712,000	-	-	-	-	2,042,000
Powell Bill	400,000	405,000	409,000	414,000	419,000	423,000	428,000	432,000	437,000	442,000	4,209,000
Fee in lieu of parks	-	-	-	-	-	-	-	-	-	-	-
Other sources	37,500	182,500	-	-	-	-	-	-	-	-	220,000
Total financing sources	20,677,000	7,347,500	6,205,000	8,863,000	9,324,000	10,462,000	6,870,500	8,172,500	19,826,000	6,693,000	104,440,500
Impact on operating budget:											
Installment financing payments	757,500	1,728,000	2,075,000	2,920,000	3,663,000	4,091,500	4,588,500	5,627,500	6,546,500	7,074,500	39,072,000
Increased operating costs	-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs	-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues	-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact	757,500	1,728,000	2,075,000	2,920,000	3,663,000	4,091,500	4,588,500	5,627,500	6,546,500	7,074,500	39,072,000

Appendix 5: Capital Improvement Plan (continued)

General Fund

Item	Fiscal Year										Totals
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:											
Administration, Engineering, IT & Communications	90,000	30,000	35,000	370,000	2,120,000	125,000	97,000	35,000	70,000	110,000	3,082,000
Planning & Economic Development	-	-	-	-	35,000	-	20,000	-	-	-	55,000
Public Safety	959,000	382,500	1,787,000	820,000	349,000	885,000	381,500	661,500	13,193,000	2,390,000	21,808,500
Environmental Protection	10,000	65,000	210,000	215,000	-	-	200,000	70,000	75,000	45,000	890,000
Streets and Transportation	1,930,000	405,000	409,000	414,000	419,000	5,068,000	428,000	432,000	437,000	442,000	10,384,000
Parks and Recreation	9,256,000	290,000	306,000	3,213,000	170,000	523,000	415,000	1,320,000	465,000	270,000	16,228,000
Total project expenditures	12,245,000	1,172,500	2,747,000	5,032,000	3,093,000	6,601,000	1,541,500	2,518,500	14,240,000	3,257,000	52,447,500
Financing Sources:											
Operating revenues	-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund	1,400,000	767,500	838,000	728,000	599,000	848,000	1,113,500	786,500	808,000	515,000	8,403,500
Fund balance	-	-	-	-	-	-	-	-	-	-	-
Installment financing	10,115,000	-	1,500,000	3,890,000	2,075,000	3,618,000	-	1,300,000	12,995,000	2,300,000	37,793,000
Grants	330,000	-	-	-	-	1,712,000	-	-	-	-	2,042,000
Powell Bill	400,000	405,000	409,000	414,000	419,000	423,000	428,000	432,000	437,000	442,000	4,209,000
Fee in lieu of parks	-	-	-	-	-	-	-	-	-	-	-
Other sources	-	-	-	-	-	-	-	-	-	-	-
Total financing sources	12,245,000	1,172,500	2,747,000	5,032,000	3,093,000	6,601,000	1,541,500	2,518,500	14,240,000	3,257,000	52,447,500
Impact on operating budget:											
Installment financing payments	522,500	1,118,000	1,268,000	1,798,000	2,113,000	2,238,000	2,359,000	2,876,000	3,429,000	3,574,000	21,295,500
Increased operating costs	-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs	-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues	-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact	522,500	1,118,000	1,268,000	1,798,000	2,113,000	2,238,000	2,359,000	2,876,000	3,429,000	3,574,000	21,295,500

Appendix 5: Capital Improvement Plan (continued)

Administration

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Upfit Town Hall, both floors (50% WSF) (CPF)		-	-	-	250,000	2,000,000	-	-	-	-	-	2,250,000
Vehicles												
Replacement of Vehicle 1001 (Taurus)		-	-	-	35,000	-	-	-	-	-	40,000	75,000
Replacement of Vehicle 1004 (Explorer)		-	-	-	-	40,000	-	-	-	-	-	40,000
Replacement of Vehicle 1005 (Chevy 1500)		-	30,000	-	-	-	-	-	35,000	-	-	65,000
Replacement of Vehicle 1006 (Charger)		-	-	35,000	-	-	-	-	-	40,000	-	75,000
Total project expenditures		-	30,000	35,000	285,000	2,040,000	-	-	35,000	40,000	40,000	2,505,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		-	30,000	35,000	35,000	40,000	-	-	35,000	40,000	40,000	255,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	250,000	2,000,000	-	-	-	-	-	2,250,000
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	30,000	35,000	285,000	2,040,000	-	-	35,000	40,000	40,000	2,505,000
Impact on operating budget:												
Installment financing payments		-	-	-	130,000	250,000	240,000	235,000	230,000	225,000	220,000	1,530,000
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	130,000	250,000	240,000	235,000	230,000	225,000	220,000	1,530,000

CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.

Appendix 5: Capital Improvement Plan (continued)

Information Technology

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Equipment												
Exchange Server - Email Archive	2020-1175-001	15,000	-	-	-	-	-	-	-	-	-	15,000
Card Access - Municipal Complex	2020-1175-002	7,500	-	-	-	-	-	-	-	-	-	7,500
Backup & Disaster Recovery	2020-1175-003	25,000	-	-	30,000	-	-	35,000	-	-	40,000	130,000
Server Replacement		-	-	-	25,000	-	-	-	-	30,000	-	55,000
Surveillance System - Town Hall	2020-1175-004	7,500	-	-	-	-	-	-	-	-	-	7,500
Vehicles												
Replacement of Vehicle 1003 (Charger)		-	-	-	30,000	-	-	-	-	-	30,000	60,000
Total project expenditures		55,000	-	-	85,000	-	-	35,000	-	30,000	70,000	275,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		55,000	-	-	85,000	-	-	35,000	-	30,000	70,000	275,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		55,000	-	-	85,000	-	-	35,000	-	30,000	70,000	275,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Communications

Item	Project Number	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Totals
Project and acquisition expenditures by function:												
Projects												
Branded Gateway Sign - Rocky River Road		-	-	-	-	-	125,000	-	-	-	-	125,000
Wayfinding Signs Update		-	-	-	-	45,000	-	-	-	-	-	45,000
Total project expenditures		-	-	-	-	45,000	125,000	-	-	-	-	170,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		-	-	-	-	45,000	125,000	-	-	-	-	170,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	-	-	-	45,000	125,000	-	-	-	-	170,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Planning & Economic Development

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Equipment												
Plotter		-	-	-	-	-	-	20,000	-	-	-	20,000
Vehicles												
Replacement of Vehicle #13 - P&Z Truck		-	-	-	-	35,000	-	-	-	-	-	35,000
Total project expenditures		-	-	-	-	35,000	-	20,000	-	-	-	55,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		-	-	-	-	35,000	-	20,000	-	-	-	55,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	-	-	-	35,000	-	20,000	-	-	-	55,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Engineering

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Equipment												
Plotting Printer/Scanner (50% w/ WSF)		-	-	-	-	-	-	10,000	-	-	-	10,000
Survey Equipment		-	-	-	-	-	-	12,000	-	-	-	12,000
Vehicles												
Replacement of Vehicle #10 - Construction Inspector		-	-	-	-	35,000	-	-	-	-	-	35,000
New Vehicle for Grading Inspector	2020-1500-001	35,000	-	-	-	-	-	40,000	-	-	-	75,000
Total project expenditures		35,000	-	-	-	35,000	-	62,000	-	-	-	132,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		35,000	-	-	-	35,000	-	62,000	-	-	-	132,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		35,000	-	-	-	35,000	-	62,000	-	-	-	132,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Deputies

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Vehicles												
Replacement of H7 unit - 2012 #4004		-	-	-	-	-	50,000	-	-	-	-	50,000
Replacement of H9 unit - 2013 #4005		-	-	-	-	-	50,000	-	-	-	-	50,000
Replacement of H13 unit - 2013 #4006	2020-2000-001	50,000	-	-	-	-	-	50,000	-	-	-	100,000
Replacement of H6 unit - 2013 #4008	2020-2000-002	50,000	-	-	-	-	-	50,000	-	-	-	100,000
Replacement of H14 unit - 2019		-	-	-	-	-	50,000	-	-	-	-	50,000
Replacement of H15 unit - 2019		-	-	-	-	-	50,000	-	-	-	-	50,000
Replacement of H12 unit - 2013 #4007	2020-2000-003	50,000	-	-	-	-	-	50,000	-	-	-	100,000
Replacement of H8 unit - 2014 #4001		-	50,000	-	-	-	-	-	50,000	-	-	100,000
Replacement of H11 unit - 2014 #4002		-	50,000	-	-	-	-	-	50,000	-	-	100,000
Replacement of H4 unit - 2015 #4013		-	-	50,000	-	-	-	-	-	50,000	-	100,000
Replacement of H1 unit - 2016 #4003		-	-	50,000	-	-	-	-	-	50,000	-	100,000
Replacement of H3 unit - 2016 #4014		-	-	-	50,000	-	-	-	-	-	50,000	100,000
Replacement of H2 unit - 2017 #4016		-	-	-	-	50,000	-	-	-	-	-	50,000
Total project expenditures		150,000	100,000	100,000	50,000	50,000	200,000	150,000	100,000	100,000	50,000	1,050,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		150,000	100,000	100,000	50,000	50,000	200,000	150,000	100,000	100,000	50,000	1,050,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		150,000	100,000	100,000	50,000	50,000	200,000	150,000	100,000	100,000	50,000	1,050,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Fire

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Construction of Fire Station #1 (CPF)		-	-	-	-	-	-	-	300,000	12,000,000	-	12,300,000
Fire/Town Training Facility (CPF)		-	-	-	-	75,000	685,000	-	-	-	-	760,000
HVAC Replacement - Station 3	2020-2100-001	60,000	-	-	-	-	-	-	-	-	-	60,000
Fire Apparatus												
FD102 2002 Luverne Engine (CPF)	2020-2100-002	615,000	-	-	-	-	-	-	-	-	800,000	1,415,000
FD101 2005 Smeal Engine		-	-	-	640,000	-	-	-	-	-	-	640,000
FD201 2005 Smeal Ladder 105'		-	-	1,500,000	-	-	-	-	-	-	1,500,000	3,000,000
FD301 2008 SVI Rescue		-	-	-	-	-	-	-	-	995,000	-	995,000
FD307 2007 Brush Truck		-	-	-	-	80,000	-	-	-	-	-	80,000
Equipment												
Replace Portable Radios	2020-2100-003	69,000	69,000	69,000	69,000	80,000	-	-	-	-	-	356,000
Battery Extrication Tools E2		-	32,000	-	-	-	-	-	-	-	-	32,000
Lawn Mower Station 1		-	8,500	-	-	-	-	-	-	-	-	8,500
Swiftwater Boat Motor (Motor Only)	2020-2100-004	7,000	-	-	-	-	-	-	-	-	-	7,000
Update Extrication-Rescue		-	-	-	12,000	-	-	-	-	-	-	12,000
Replace Air Lifting Bags		-	-	-	-	20,000	-	-	-	-	-	20,000
Update Light Tower & Scene		-	-	-	-	8,000	-	-	-	-	-	8,000
Replace Self-Contained BA		-	-	-	-	-	-	157,500	157,500	-	-	315,000
Replace SCBA Masks	2020-2100-005	6,000	6,000	-	-	-	-	-	-	-	-	12,000
Replace Struts Rescue		-	-	-	-	-	-	25,000	-	-	-	25,000
Replace AEDs	2020-2100-006	20,000	20,000	20,000	-	-	-	-	-	-	-	60,000
Station Alerting Equipment	2020-2100-007	22,000	-	-	-	-	-	-	-	-	-	22,000
Vehicles												
FD702 2013 Silverado -Logistics		-	49,000	-	-	-	-	-	55,000	-	-	104,000
FD701 2013 Charger- FC		-	-	-	-	36,000	-	-	-	-	40,000	76,000
FD705 2014 Suburban-DC		-	49,000	-	-	-	-	49,000	-	-	-	98,000
FD602 2015 Silverado-Trn Cap		-	49,000	-	-	-	-	-	49,000	-	-	98,000
FD601 2016 Silverado-Trn Chief		-	-	49,000	-	-	-	-	-	49,000	-	98,000
FD706 2016 Silverado- BC		-	-	49,000	-	-	-	-	-	49,000	-	98,000
FD707 2017 Tahoe -FM		-	-	-	49,000	-	-	-	-	-	-	49,000
FDxxx 2003 Ford F-450 - Towing	2020-2100-009	10,000	-	-	-	-	-	-	-	-	-	10,000
Total project expenditures		809,000	282,500	1,687,000	770,000	299,000	685,000	231,500	561,500	13,093,000	2,340,000	20,758,500

Appendix 5: Capital Improvement Plan (continued)

Fire (continued)

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		194,000	282,500	187,000	130,000	224,000	-	231,500	261,500	98,000	40,000	1,648,500
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		615,000	-	1,500,000	640,000	75,000	685,000	-	300,000	12,995,000	2,300,000	19,110,000
Grants/Other		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		809,000	282,500	1,687,000	770,000	299,000	685,000	231,500	561,500	13,093,000	2,340,000	20,758,500
Impact on operating budget:												
Installment financing payments		-	89,000	271,000	523,000	580,000	602,000	620,000	1,119,000	1,664,000	1,856,000	7,324,000
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	89,000	271,000	523,000	580,000	602,000	620,000	1,119,000	1,664,000	1,856,000	7,324,000

CPF - The budget and funding for these projects will be shown in the Public Safety Capital Projects Fund.

Appendix 5: Capital Improvement Plan (continued)

Environmental Protection (Public Works)

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Heavy Equipment												
Replace Brush Truck		-	-	-	-	-	-	200,000	-	-	-	200,000
Replace Backup Brush Truck - #7002		-	-	-	175,000	-	-	-	-	-	-	175,000
Replace Leaf Truck - #7026		-	-	150,000	-	-	-	-	-	-	-	150,000
Replace Massy w/Flails (50% w/WSF)		-	-	60,000	-	-	-	-	-	75,000	-	135,000
Replace Dump Truck w/Tommy Gate - #7016		-	65,000	-	-	-	-	-	70,000	-	-	135,000
Equipment												
Replace 2010 Mower	2020-4100-001	10,000	-	-	-	-	-	-	-	-	-	10,000
Vehicles												
Replace Chevy Silverado Crew Cab Truck - #7020		-	-	-	40,000	-	-	-	-	-	45,000	85,000
Total project expenditures		10,000	65,000	210,000	215,000	-	-	200,000	70,000	75,000	45,000	890,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		10,000	65,000	210,000	215,000	-	-	200,000	70,000	75,000	45,000	890,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		10,000	65,000	210,000	215,000	-	-	200,000	70,000	75,000	45,000	890,000
Impact on operating budget:												
Installment financing payments		-	-	-	-	-	-	-	-	-	-	-
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	-	-	-	-	-	-	-	-

Appendix 5: Capital Improvement Plan (continued)

Streets

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Sidewalks												
CMAQ - Tom Query (CPF)	2018-3001-001	530,000	-	-	-	-	-	-	-	-	-	530,000
2017 Transportation Bonds (CPF)	2019-3001-001	150,000	-	-	-	-	400,000	-	-	-	-	550,000
Street Resurfacing												
2017 Transportation Bonds (CPF)	2019-3001-001	350,000	-	-	-	-	650,000	-	-	-	-	1,000,000
Roadway Improvements												
2017 Transportation Bonds (CPF)	2019-3001-001	500,000	-	-	-	-	3,595,000	-	-	-	-	4,095,000
Total project expenditures		1,530,000	-	-	-	-	4,645,000	-	-	-	-	6,175,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		200,000	-	-	-	-	-	-	-	-	-	200,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		1,000,000	-	-	-	-	2,933,000	-	-	-	-	3,933,000
Grants		330,000	-	-	-	-	1,712,000	-	-	-	-	2,042,000
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of		-	-	-	-	-	-	-	-	-	-	-
Other sources		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		1,530,000	-	-	-	-	4,645,000	-	-	-	-	6,175,000
Impact on operating budget:												
Installment financing payments		47,500	94,000	92,000	90,000	88,000	231,000	364,000	357,000	350,000	343,000	2,056,500
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		47,500	94,000	92,000	90,000	88,000	231,000	364,000	357,000	350,000	343,000	2,056,500

CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.

Appendix 5: Capital Improvement Plan (continued)

Powell Bill

Item		Project Number	Fiscal Year										Totals
			2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:													
Street Resurfacing													
	FY2020 Resurfacing Projects	2020-3000-001	400,000	-	-	-	-	-	-	-	-	400,000	
	FY2021 Resurfacing Projects		-	405,000	-	-	-	-	-	-	-	405,000	
	FY2022 Resurfacing Projects		-	-	409,000	-	-	-	-	-	-	409,000	
	FY2023 Resurfacing Projects		-	-	-	414,000	-	-	-	-	-	414,000	
	FY2024 Resurfacing Projects		-	-	-	-	419,000	-	-	-	-	419,000	
	FY2025 Resurfacing Projects		-	-	-	-	-	423,000	-	-	-	423,000	
	FY2026 Resurfacing Projects		-	-	-	-	-	-	428,000	-	-	428,000	
	FY2027 Resurfacing Projects		-	-	-	-	-	-	-	432,000	-	432,000	
	FY2028 Resurfacing Projects		-	-	-	-	-	-	-	-	437,000	437,000	
	FY2029 Resurfacing Projects		-	-	-	-	-	-	-	-	-	442,000	
Total project expenditures			400,000	405,000	409,000	414,000	419,000	423,000	428,000	432,000	437,000	442,000	4,209,000
Financing Sources:													
	Operating revenues		-	-	-	-	-	-	-	-	-	-	
	Capital Reserve Fund		-	-	-	-	-	-	-	-	-	-	
	Fund balance		-	-	-	-	-	-	-	-	-	-	
	Installment financing		-	-	-	-	-	-	-	-	-	-	
	Grants		-	-	-	-	-	-	-	-	-	-	
	Powell Bill		400,000	405,000	409,000	414,000	419,000	423,000	428,000	432,000	437,000	442,000	4,209,000
	Fee in lieu of		-	-	-	-	-	-	-	-	-	-	
	Unfunded		-	-	-	-	-	-	-	-	-	-	
Total financing sources			400,000	405,000	409,000	414,000	419,000	423,000	428,000	432,000	437,000	442,000	4,209,000
Impact on operating budget:			-	-	-	-	-	-	-	-	-	-	
	Installment financing payments		-	-	-	-	-	-	-	-	-	-	
	Increased operating costs		-	-	-	-	-	-	-	-	-	-	
	Decreased operating costs		-	-	-	-	-	-	-	-	-	-	
	Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	
Total Operating Impact			-	-	-	-	-	-	-	-	-	-	



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Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Park Improvements												
Greenway Easement Acquisition	2019-5000-001	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Harrisburg Elementary Ballfield nets	2020-5000-004	50,000	-	-	-	-	-	-	-	-	-	50,000
Pharr Mill Playground Replacement		-	-	-	-	-	175,000	-	-	-	-	175,000
Pharr Mill Fence	2020-5000-001	21,000	-	-	-	-	-	-	-	-	-	21,000
Back Creek Greenway - Phase I - Natural Surface	2020-5000-002	150,000	-	-	-	-	-	-	-	-	-	150,000
Back Creek Greenway - Phase II - Natural Surface		-	150,000	-	-	-	-	-	-	-	-	150,000
Back Creek Greenway - Phase III - Natural Surface		-	-	150,000	-	-	-	-	-	-	-	150,000
Back Creek Greenway - Phase IV - Natural Surface		-	-	-	150,000	-	-	-	-	-	-	150,000
Back Creek Greenway - Phase V - Natural Surface		-	-	-	-	150,000	100,000	-	-	-	-	250,000
Rocky River Greenway Design/Build Documents		-	-	-	-	-	-	150,000	-	-	-	150,000
Rocky River Greenway - Phase I - Natural Surface		-	-	-	-	-	-	-	150,000	-	-	150,000
Rocky River Greenway - Phase II - Natural Surface		-	-	-	-	-	-	-	-	150,000	-	150,000
Rocky River Greenway - Phase III - Natural Surface		-	-	-	-	-	-	-	-	-	150,000	150,000
Tennis Court Resurfacing (Stallings Park)		-	-	-	-	-	50,000	-	-	-	-	50,000
Parking Lot Resurfacing (Stallings Park)		-	-	-	-	-	-	100,000	-	-	-	100,000
Parking Lot Resurfacing (Pharr Mill Park)		-	-	-	-	-	-	-	-	125,000	-	125,000
Veterans Plaza Development (CPF)	2019-5000-006	500,000	-	-	-	-	-	-	-	-	-	500,000
Old Veterans Park Refit		-	100,000	-	-	-	-	-	-	-	-	100,000
Buildings/Facilities												
Pharr Mill Maintenance Building		-	-	75,000	-	-	-	-	-	-	-	75,000
Land Acquisition		-	-	-	-	-	-	-	1,000,000	-	-	1,000,000
Harrisburg Park Development Phase I East (CPF)	2019-5000-007	8,500,000	-	-	-	-	-	-	-	-	-	8,500,000
Harrisburg Park Development Phase I West (CPF)		-	-	-	3,000,000	-	-	-	-	-	-	3,000,000
Library Renovations (remodel work, roofing, windows, etc.)		-	-	-	-	-	-	-	150,000	-	-	150,000
Library HVAC replacement		-	-	-	-	-	40,000	-	-	-	-	40,000
Heavy Equipment												
John Deere Tractor Replacement		-	-	-	25,000	-	-	-	-	-	-	25,000
Zero Turn Mower Replacement (60")	2020-5000-003	15,000	-	-	-	-	-	-	-	20,000	-	35,000
Zero Turn Mower Replacement (72")		-	-	-	18,000	-	-	-	-	-	18,000	36,000
Loader Replacement		-	-	-	-	-	-	75,000	-	-	-	75,000
Kubota 4trax Replacement		-	-	-	-	-	30,000	-	-	-	-	30,000
Gator Replacement		-	20,000	-	-	-	-	-	-	-	-	20,000
Groomer Replacement		-	-	25,000	-	-	-	-	-	25,000	-	50,000
Backhoe Replacement		-	-	-	-	-	-	-	-	125,000	-	125,000

Appendix 5: Capital Improvement Plan (continued)

Parks & Recreation (continued)

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Vehicles												
Dump Truck (New)		-	-	-	-	-	-	-	-	-	47,000	47,000
5004 Replace Chevy 1500 (250+ thousand miles) 2001		-	-	-	-	-	-	-	-	-	35,000	35,000
5005 Replace Ford Explorer 2016		-	-	-	-	-	-	35,000	-	-	-	35,000
5006 Replace Chevy Single Cab (Adams) 2016		-	-	-	-	-	-	35,000	-	-	-	35,000
5001 Replace Chevy 2500 (Dales) 2015		-	-	-	-	-	36,000	-	-	-	-	36,000
5002 Replace Chevy 2500 (Garrisons) 2015		-	-	-	-	-	36,000	-	-	-	-	36,000
5007 Replace Chevy quad cab (fire donor) 2007		-	-	36,000	-	-	-	-	-	-	-	36,000
5003 Replace Ford-250 2015		-	-	-	-	-	36,000	-	-	-	-	36,000
Total project expenditures		9,256,000	290,000	306,000	3,213,000	170,000	523,000	415,000	1,320,000	465,000	270,000	16,228,000
Financing Sources:												
Operating revenues		-	-	-	-	-	-	-	-	-	-	-
Capital Reserve Fund		756,000	290,000	306,000	213,000	170,000	523,000	415,000	320,000	465,000	270,000	3,728,000
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		8,500,000	-	-	3,000,000	-	-	-	1,000,000	-	-	12,500,000
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in Lieu of		-	-	-	-	-	-	-	-	-	-	-
Unfunded		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		9,256,000	290,000	306,000	3,213,000	170,000	523,000	415,000	1,320,000	465,000	270,000	16,228,000
Impact on operating budget:												
Installment financing payments		475,000	935,000	905,000	1,055,000	1,195,000	1,165,000	1,140,000	1,170,000	1,190,000	1,155,000	10,385,000
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		475,000	935,000	905,000	1,055,000	1,195,000	1,165,000	1,140,000	1,170,000	1,190,000	1,155,000	10,385,000

CPF - The budget and funding for these projects will be shown in the Parks and Recreation Capital Projects Fund.

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Buildings/Improvements												
Utility Relocation - Rail Project	2017-6000-008	60,000	60,000	60,000	60,000	60,000	-	-	-	-	-	300,000
Office Remodel	2020-6000-001	15,000	-	-	-	-	-	-	-	-	-	15,000
Upfit Town Hall, both floors (50% GF) (CPF)		-	-	-	250,000	2,000,000	-	-	-	-	-	2,250,000
Water projects												
Venture Church shared Waterline project	2020-6000-002	75,000	-	-	-	-	-	-	-	-	-	75,000
Patricia Ave 6-inch Main Upgrade (CPF)	2019-6000-001	325,000	-	-	-	-	-	-	-	-	-	325,000
Parallel Dr 6-inch Main Upgrade (CPF)	2019-6000-002	450,000	-	-	-	-	-	-	-	-	-	450,000
Pine St 6-inch Main upgrade (CPF)	2019-6000-006	125,000	-	-	-	-	-	-	-	-	-	125,000
Ford St 6-inch Main upgrade (CPF)	2019-6000-007	135,000	-	-	-	-	-	-	-	-	-	135,000
6 Fire Hydrants in Britley Subdivision	2020-6000-003	45,000	-	-	-	-	-	-	-	-	-	45,000
FY 20/21 WL Upgrades: Plaza Drive, Parallel Drive, School Ave, Patricia, Ford St, and Pine St Ave 6-inch Main Upgrade (CPF)	2020-6000-004	90,000	1,150,000	-	-	-	-	-	-	-	-	1,240,000
FY 21/22 WL Upgrades: Woodside Drive and Autumn Drive 6 inch Main Upgrade (CPF)		-	96,000	1,070,000	-	-	-	-	-	-	-	1,166,000
FY 22/23 WL Upgrades: Cabarrus Woods 6 inch WL Replacment (5,800 LF) and Fire Hydrant Installation (CPF)		-	-	150,000	1,100,000	-	-	-	-	-	-	1,250,000
FY 23/24 WL Upgrades: Hillcrest Drive, Willow Lane, Tall Tree Lane, and Leatherwood Lane 6-inch Main Upgrade (CPF)		-	-	-	136,000	780,000	-	-	-	-	-	916,000
FY 24/25 WL Upgrades: Oakley Dr, Forest St, Henderson Cir, and Harris Depot Rd Main Upgrades		-	-	-	-	145,000	835,000	-	-	-	-	980,000
FY 25/26 WL Upgrades: School Cir, Robinson Ave, Harrisburg Vet Rd, Hickory Ridge Rd, & Alexander Hill Ct 6-inch Main Upgrade (CPF)		-	-	-	-	-	118,000	676,000	-	-	-	794,000
FY 26/27 WL Upgrades: Riverside Dr, Harrisburg Dr, Astor Dr, Roberta Pl, and Rocky River Pl 6-inch Main Upgrade (CPF)		-	-	-	-	-	-	125,000	720,000	-	-	845,000
Expansion Projects												
Elevated Water Storage Tank at West End of Rocky River Rd (CPF)	2019-6000-003	4,200,000	-	-	-	-	-	-	-	-	-	4,200,000
Sequoia Hills Drive/Pharr Mill Loop (CPF)		-	-	50,000	275,000	-	-	-	-	-	-	325,000
McMillian Acres Subdivision WL (2,770 LF of 6 inch and 800 LF of 2 inch WL) (CPF)		-	-	-	-	465,000	-	-	-	-	-	465,000
Middleton Subdivision WL (5,180 LF of 6 inch and 400 LF of 2 inch WL) (CPF)		-	-	-	-	-	800,000	-	-	-	-	800,000
Rocky River Plantation Subdivision WL (2,380 LF of 6 inch and 1,040 LF of 2 inch WL) (CPF)		-	-	-	-	-	458,000	-	-	-	-	458,000
Oaks Estates Subdivision WL Replacement (5,370 LF of 6 inch and 2,940 LF of 2 inch WL) (CPF)		-	-	-	-	-	-	1,005,000	-	-	-	1,005,000
Planter's Row Subdivision WL Replacement (1,790 LF of 6 inch and 1,560 LF of 2 inch WL) (CPF)		-	-	-	-	-	-	472,000	-	-	-	472,000
Stallings Glen Subdivision WL (10,065 LF of 6 inch and 1,200 LF of 2 inch WL) (CPF)		-	-	-	-	-	-	-	1,700,000	-	-	1,700,000
Cedar Hills Subdivision WL (4,050 LF of 6 inch and 260 LF of 2 inch WL) (CPF)		-	-	-	-	-	-	-	560,000	-	-	560,000
Rocky River Acres Subdivision WL (4,460 LF of 6 inch and 560 LF of 2 inch WL) (CPF)		-	-	-	-	-	-	-	-	735,000	-	735,000
Hickory Ridge Road 12 inch WL Phase 2 of 3 (4,000 LF) (CPF)		-	-	-	-	-	-	-	-	540,000	-	540,000
Hickory Ridge Road 12 inch WL Phase 3 of 3 (4,000 LF) (CPF)		-	-	-	-	-	-	-	-	-	516,000	516,000
Sewer projects												
Morehead West Sewer Phase 1 & Leatherwood Pump Station Decomissioning (CPF)	2020-6000-005	490,000	2,115,000	-	-	-	-	-	-	-	-	2,605,000
Britley #2 Pump Station Decomissioning (CPF)	2020-6000-006	125,000	861,000	-	-	-	-	-	-	-	-	986,000
Francis Haven and Farmington Pump Station Decommissioning (CPF)	2020-6000-007	92,000	600,000	-	-	-	-	-	-	-	-	692,000
Kensington pump station decommissioning (1500 LF of 8-inch gravity line) (CPF)		-	80,000	450,000	-	-	-	-	-	-	-	530,000
Bradford Park Sewer Rehab (CPF)		-	-	125,000	375,000	-	-	-	-	-	-	500,000
Orchard Park Pump Station Decommissioning (CPF)		-	-	-	150,000	515,000	-	-	-	-	-	665,000
Abbingtion Pump Station Decommissioning (2,200 LF of 8-inch gravity line) (CPF)		-	-	-	-	398,000	-	-	-	-	-	398,000
Millbrook Pump Station decommissioning (1,600 LF of 8-inch gravity line) (CPF)		-	-	-	-	120,000	515,000	-	-	-	-	635,000
Flow Metering and Monitoring Throughout System		-	-	-	-	-	250,000	-	-	-	-	250,000
Morehead West Sewer Phase 2 (CPF)		-	-	-	-	-	490,000	1,280,000	-	-	-	1,770,000
McMillian Acres Sewer Annexation(4,450 LF of 8-inch gravity sewer line) (CPF)		-	-	-	-	-	107,000	618,000	-	-	-	725,000
New Rocky River Acres Sewer Annexation (9,400 LF of gravity sewer) (CPF)		-	-	-	-	-	-	202,000	1,171,000	-	-	1,373,000
Sequoia Hills Sewer (8,500 LF of gravity) (CPF)		-	-	-	-	-	-	305,000	913,000	-	-	1,218,000
New Cedar Hills Sewer (7,200 LF of gravity sewer) (CPF)		-	-	-	-	-	-	-	153,000	884,000	-	1,037,000
Heartwood and Meadows Meter Rehab (CPF)		-	-	-	-	-	-	-	-	1,575,000	1,050,000	2,625,000
New Harrisburg Main off of Reedy Creek Interceptor (13,000 LF of 12-inch gravity main) (CPF)		-	-	-	-	-	-	-	-	1,500,000	1,500,000	3,000,000
Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects) (CPF)	2020-6000-008	750,000	750,000	750,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	4,000,000

Appendix 5: Capital Improvement Plan (continued)

Water and Sewer (continued)

Item	Project Number	Fiscal Year											Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029		
Project and acquisition expenditures by function:													
Equipment													
Emergency Generator for Public Works Facility	2020-6000-009	140,000	-	-	-	-	-	-	-	-	-	140,000	
Mini backhoe	2020-6000-010	80,000	-	-	-	-	-	-	-	-	-	80,000	
Skidsteer #70	2020-6000-011	87,000	-	-	-	-	-	-	-	-	-	87,000	
305 CAT Excavator #105		-	80,000	-	-	-	-	-	-	-	-	80,000	
Replace Massy w/Flails (50% w/GF)		-	-	60,000	-	-	-	-	-	-	-	60,000	
308 CAT Excavator #106		-	-	-	130,000	-	-	-	-	-	-	130,000	
Vehicles													
Freightliner Dump Truck w/ Spreader and Plow	2020-6000-012	125,000	-	-	-	-	-	135,000	-	-	-	260,000	
Replace Pump Station Maintenance Vehicle #15	2020-6000-013	70,000	-	-	-	-	-	77,000	-	-	-	147,000	
Crew truck	2020-6000-014	65,000	-	-	-	-	-	70,000	-	-	-	135,000	
Chevrolet Silverado 2500 Reg Cab #24 - #7013	2020-6000-015	38,000	-	-	-	-	-	42,000	-	-	-	80,000	
Chevrolet 2500 Reg Cab #16 - #7011		-	38,000	-	-	-	-	-	42,000	-	-	80,000	
Ford F-150 Reg Cab #32 - #7014		-	25,000	-	-	-	-	-	30,000	-	-	55,000	
Ford F550 Super Duty Reg Cab Dump Truck # 28 - #7019		-	-	55,000	-	-	-	-	-	60,000	-	115,000	
Chevrolet Silverado 2500 HD #56 - #7024		-	-	38,000	-	-	-	-	-	42,000	-	80,000	
Freightliner Dump Truck #58 - #7021		-	-	-	105,000	-	-	-	-	-	120,000	225,000	
Freightliner M2106 Dump Truck #825 - #7025		-	-	-	-	110,000	-	-	-	-	-	110,000	
Ford F-450 Diesel Crew Cab - #7027		-	-	-	-	60,000	-	-	-	-	-	60,000	
Ford F-350 Reg Cab - #7029		-	-	-	-	38,000	-	-	-	-	-	38,000	
Chevrolet 2500 Reg Cab 4x4 - #7028		-	-	-	-	-	38,000	-	-	-	-	38,000	
Chevrolet 1500 Reg Cab Short Bed - #7030		-	-	-	-	-	-	30,000	-	-	-	30,000	
Chevrolet 2500 Reg Cab Service Bed - #7031		-	-	-	-	-	-	42,000	-	-	-	42,000	
Freightliner M2106 Diesel Dump Truck - #7032		-	-	-	-	-	-	-	115,000	-	-	115,000	
Total project expenditures		7,582,000	5,855,000	2,808,000	2,831,000	4,941,000	3,861,000	5,329,000	5,654,000	5,586,000	3,436,000	47,883,000	
Financing Sources:													
Operating revenues		-	-	-	-	-	-	-	-	-	-	-	
Capital Reserve Fund		2,802,000	2,494,000	1,538,000	1,170,000	2,518,000	538,000	646,000	437,000	352,000	370,000	12,865,000	
Capital Reserve Fund - Expansion		-	-	-	-	-	-	-	-	-	-	-	
Fund balance		-	-	-	-	-	-	-	-	-	-	-	
Installment financing		4,780,000	3,361,000	1,270,000	1,661,000	2,423,000	3,323,000	4,683,000	5,217,000	5,234,000	3,066,000	35,018,000	
Grants		-	-	-	-	-	-	-	-	-	-	-	
Powell Bill		-	-	-	-	-	-	-	-	-	-	-	
Fee in lieu of parks		-	-	-	-	-	-	-	-	-	-	-	
Other sources		-	-	-	-	-	-	-	-	-	-	-	
Total financing sources		7,582,000	5,855,000	2,808,000	2,831,000	4,941,000	3,861,000	5,329,000	5,654,000	5,586,000	3,436,000	47,883,000	
Impact on operating budget:													
Installment financing payments		235,000	610,000	807,000	1,062,000	1,380,000	1,636,000	2,017,000	2,544,000	2,915,000	3,303,000	16,509,000	
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-	
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-	
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-	
Total Operating Impact		235,000	610,000	807,000	1,062,000	1,380,000	1,636,000	2,017,000	2,544,000	2,915,000	3,303,000	16,509,000	

CPF - The budget and funding for these projects will be shown in the Water and Sewer Capital Projects Fund.

Appendix 5: Capital Improvement Plan (continued)

Storm Water

Item	Project Number	Fiscal Year										Totals
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
Project and acquisition expenditures by function:												
Storm water projects												
Storm Water Improvements - System A - Phase 2 (CPF)	2018-7000-001	800,000	-	-	-	-	-	-	-	-	-	800,000
Storm Water Improvements - System A - Phase 3 (CPF)		-	70,000	650,000	-	-	-	-	-	-	-	720,000
Storm Water Improvements - System B - Phase 1 (CPF)		-	-	-	1,000,000	1,000,000	-	-	-	-	-	2,000,000
Regional Detention Pond (CPF)	2020-7000-001	50,000	250,000	-	-	-	-	-	-	-	-	300,000
Vehicles												
Replacement of Vehicle #33 (Engineer/Storm water)		-	-	-	-	40,000	-	-	-	-	-	40,000
Freightliner Street Sweeper #53		-	-	-	-	250,000	-	-	-	-	-	250,000
Total project expenditures		850,000	320,000	650,000	1,000,000	1,290,000	-	-	-	-	-	4,110,000
Financing Sources:												
Operating revenues		812,500	137,500	650,000	-	290,000	-	-	-	-	-	1,890,000
Capital Reserve Fund		-	-	-	-	-	-	-	-	-	-	-
Fund balance		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	1,000,000	1,000,000	-	-	-	-	-	2,000,000
Grants		-	-	-	-	-	-	-	-	-	-	-
Powell Bill		-	-	-	-	-	-	-	-	-	-	-
Fee in lieu of parks		-	-	-	-	-	-	-	-	-	-	-
Other sources		37,500	182,500	-	-	-	-	-	-	-	-	220,000
Total financing sources		850,000	320,000	650,000	1,000,000	1,290,000	-	-	-	-	-	4,110,000
Impact on operating budget:												
Installment financing payments		-	-	-	60,000	170,000	217,500	212,500	207,500	202,500	197,500	1,267,500
Increased operating costs		-	-	-	-	-	-	-	-	-	-	-
Decreased operating costs		-	-	-	-	-	-	-	-	-	-	-
Increased/decreased revenues		-	-	-	-	-	-	-	-	-	-	-
Total Operating Impact		-	-	-	60,000	170,000	217,500	212,500	207,500	202,500	197,500	1,267,500

CPF - The budget and funding for these projects will be shown in the Storm Water Capital Projects Fund.





TOWN OF HARRISBURG

Agenda Item Details

Title:

To set a public hearing for June 10, 2019 to consider the construction and renovation of Harrisburg Park - Phase 1, the related financing agreement, per N.C.G.S. 160A-20 and adopt a resolution authorizing the filing of an application for approval of a financing agreement authorized by N.C.G.S. 160A-20.

Presenting Personnel:

Lee Connor, Assistant Town Manager

Suggested Motion or Action:

Motion to set a public hearing for June 10, 2019 to consider the construction and renovation of Harrisburg Park - Phase 1, the related financing agreement, per N.C.G.S. 160A-20 and adopt a resolution authorizing the filing of an application for approval of a financing agreement authorized by N.C.G.S. 160A-20.

Description/Background:

Town Council approved a project with the FY2019 budget to renovate and add new construction to Harrisburg Park. In Phase 1, this project will entail a full renovation of the existing Harrisburg Park and new construction into the new portions of the undeveloped portion of the park, with new and expanded athletics fields, amphitheater, splash pad, new playground equipment, trails, recreational pond and much more.

The cost of the construction portion of this project is estimated at \$8.5M with design and other professional services for a total of \$9M, which will be the amount of financing to be requested. Staff will bring the financing proposals, financing contract, and LGC application to Council for discussion in the public hearing at the June 2019 Council meeting.

Recommendation:

Staff recommends approval of this agenda item.

Fiscal Impact:

Financial impacts will be discussed during the public hearing at the June Council meeting.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

To Set Public Hearing for Consideration of FY2020 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate and Pay Plan for June 10, 2019

Presenting Personnel:

Suggested Motion or Action:

N/A

Description/Background:

Town staff will present the final draft of the FY2020 budget, which will include the budget ordinance, fee schedule, 10-year capital improvement plan and pay plan. The tax rate will also be set at that time.

Recommendation:

Staff recommends setting the public hearing, as stated, for June 10, 2019.

Fiscal Impact:

The total proposed FY2020 budget for all funds in \$70,267,145.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

To Set a Public Hearing to Consider Renaming Forest Street for June 10, 2019.

Presenting Personnel:

Suggested Motion or Action:

Motion to set a public hearing on June 10, 2019 to consider renaming Forest Street.

Description/Background:

Property owners along Forest Street have approached the Town about renaming Forest Street to Old McClure Lane. All property owners along Forest Street have given approval of the change, and it now will move to Town Council for consideration. The request is to schedule a Public Hearing for June 10, 2019 to hear the request.

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Amendment to FY2019 Budget Ordinance for Communications Insurance Proceeds

Presenting Personnel:

Lee Connor, Assistant Town Manager

Suggested Motion or Action:

Motion to approve the budget amendment for insurance proceeds received for property damage to a Town wayfinding sign, as presented.

Description/Background:

On March 26, 2019, a Town wayfinding sign was damaged by an unknown cause. The total cost of the replacement and repairs amount to \$3,214.83. Insurance proceeds of \$1,997.50 have been received and will be applied to the replacement/repair of the wayfinding sign.

Recommendation:

Staff recommends approval of this budget amendment as presented.

Fiscal Impact:

Total loss incurred by the Town approximately \$3,300. Insurance proceeds of approximately \$2,000 received. An additional \$1,300 is needed to replace the wayfinding sign, which will be taken from unused Communications programming budget.

Attachments:

1. Communications Ins Proof of Loss
2. Amendment -GF Communications Insurance Proceeds 05122019

POLICY NO. Other - Building

SWORN STATEMENT
IN
PROOF OF LOSS

3180092957

\$
AMOUNT OF POLICY AT TIME OF LOSS

NCLM FILE NO.

DATE ISSUED

COMPANY CLAIM NO.

DATE EXPIRES

AGENT

AGENCY AT

To the
of

At time of loss, by the above indicated policy of insurance, you insured -

Town of Harrisburg

against loss by Property damage Wayfinding Sign to the property described according to the terms and conditions of said policy and of all forms, endorsements, transfers and assignments attached thereto.

TIME AND A property loss occurred about the hour of 12:00 AM o'clock ☐ AM ☐

ORIGIN on the 26th day of March 20 19, the cause and origin of the said loss

Unknown how Wayfinding sign was damaged

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose whatever:

TITLE AND INTEREST At the time of the loss, the interest of your insured in the property described therein was
. No other person or persons had any interest therein or encumbrance thereon,

CHANGES Since the said policy was issued, there has been no assignment thereof, or change of interest, use, occupancy, possession, location or exposure of the property described, except

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of loss,
\$, as more particularly specified in the apportionment attached, besides which there was no policy or other contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was \$

LOSS THE WHOLE LOSS AND DAMAGE was \$ 3,214.83

AMOUNT CLAIMED THE AMOUNT CLAIMED under the above numbered policy is \$ 1,997.50

STATEMENTS OF INSURED The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

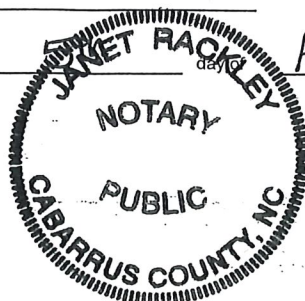
The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

CAUTION READ BEFORE SIGNING BELOW

X

State of North Carolina
County of Cabarrus

Subscribed and sworn to before me this



April 20 19

Insured

Notary Public



AN ORDINANCE AMENDING THE 2018-2019 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, 2019:

Section 1. Amend General Fund line items to account for Communications insurance proceeds.

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

Increase line item 100-1200-54313 M/R – Branded Signage	\$ 3,300
--	----------

Decrease line item 100-1200-55708 Programming	\$ 1,300
--	----------

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

Increase line item 100-49121 Insurance Proceeds	\$ 2,000
--	----------

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 May 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 8, 2019 Town Council meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 8, 2019 Town Council meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. Minutes April 8, 2019

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, APRIL 8, 2019
6:00 PM**

MINUTES

Mayor Steve Sciascia called the meeting to order.

PRESENT: Mayor Steve Sciascia; Mayor Pro-Tem John Booth; Councilmembers Troy Selberg, Diamond Staton-Williams, Benita Conrad, Ron Smith and Christopher Barfield, Rick Russo

1A.

AGENDA ADOPTION

One agenda change was proposed – Remove Item 2E.

MOTION:

Councilmember Russo made a motion to adopt the agenda with the change proposed. Second was made by Councilmember Conrad. **The motion passed 7-0.**

1B.

INVOCATION

Councilmember Barfield conducted the invocation.

1C.

PLEDGE OF ALLEGIANCE

Girl Scout Troop 1584 performed the flag ceremony and led the Pledge of Allegiance.

1D.

SPECIAL PRESENTATIONS

- Presentation of Bronze Award to Girl Scout Troop 1584.
- Resolution in honor of John T. “Tommy” Rucker, Jr.
- Alcohol Awareness Month Proclamation.

1E.

PUBLIC COMMENT

- Sushil Neupane, 7140 Streamhaven Drive, Harrisburg – had an issue with paying his water bill because he forgot his password, so his water was cut off and he was charged \$100 fee. Still hasn’t been able to recover the password and doesn’t think he should have to pay the fee. Town Manager Haynes Brigman will contact him to discuss tomorrow.

2.

CONSENT AGENDA

- A. Consider the minutes of the March 11, 2019 Town Council meeting.
- B. Consider amendment to FY2019 Budget Ordinance for law enforcement insurance proceeds.
- C. Consider of approval of Hawthorne Subdivision request for Street Acceptance, Phase 1,2,3 and 4 and related value.
- D. Consider approval of FY2019 financial audit contract.
- E. Set a public hearing for May 13, 2019 to consider the construction and renovation of Harrisburg Park-Phase 1, the related financing agreement, per N.C.G.S. 160A-20 and adopt a resolution authorizing the filing of an application for approval of a financing agreement authorized by N.C.G.S. 160A-20.

MOTION:

Councilmember Russo made a motion to approve the Consent Agenda minus Item E which was removed from the agenda. Second was made by Mayor Pro-Tem Booth. **The motion passed 7-0.**

3A.

COMMUNICATIONS

TOWN MANAGER'S REPORT

- Litter Sweep with NCDOT will be April 13 through April 27. We have the supplies and materials here at Town Hall so anyone who is interested in volunteering to clean up litter around town can contact us.
- I Love My City – there are 4 or 5 community service projects out there already and you can come up with your own as well. Check our website for more details about this initiative which takes place April 26 through April 28.
- We have our last 2 budget workshops coming up on April 15 and April 25 here at Town Hall. We encourage anyone who is interested in seeing the budget process in action to come out.
- Beginning tonight, we are videoing the Town Council meetings and the videos will be posted on our website for the public.

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- Cabarrus EDC posted Concord, Kannapolis and Charlotte as safest cities in the area. Would like to see Harrisburg added to that list, but we need to find a way to separate our numbers out. Mr. Brigman to investigate this possibility.
- Asked about the new uniform policy that restricts Fire Department employees from wearing shorts in the summer. Mr. Brigman stated that the policy came as a result of employees requesting to wear shorts and we reached out to our Safety Consultant and OSHA for guidance. It was determined that when on calls and doing things like lawn maintenance, they need to have on long pants. There was some discussion about what other departments are doing and whether it was actually necessary.

Councilmember Russo stated he was going to make a motion that they could wear shorts, but then withdrew it when it was suggested that staff bring further information to Council. Staff will bring more detailed information to Council concerning the uniform decision including from the Safety Consultant and OSHA.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

Councilmember Smith

- Expressed gratitude to Mr. Brigman, the Mayor and Daniel Stines for responding so quickly concerning the request to honor Tommy Rucker.
- Very happy about the video archiving of Town Council meetings. He has wanted to see this happen for a while.

Councilmember Russo

- Rode by the new Fire Station 2 and it is looking amazing. Encouraged everyone to go take a look at it.

4A.

PUBLIC HEARING

H2019-01 (T) – To amend Section E.3.12 of the Town's Unified Development Ordinance (UDO) to bury utilities underground along Highway 49. Staff had previously presented the text amendment to Section E.3.12 of the Unified Development Ordinance (UDO) – Appendix E Commercial Design Standards, to bury all utilities underground and prohibit aerial crossing along the commercial corridor of Highway 49 within the town limits of Harrisburg.

The amendment was presented in early 2018 to the Planning and Zoning Board and the Town Council, with the

following sentences added to the ordinance (E.3.12.1) *"For commercial sites along North Carolina Highway 49, all utilities must be underground. Aerial crossing of utilities is prohibited."* The proposed amendment, as presented, was not approved at that time.

With the anticipated growth along Highway 49 corridor staff is revisiting the requirements and revising the wording in the ordinance and bringing forward a new text amendment for consideration and approval.

The proposed text amendment will offer opportunity to the Town to require new developments to bury the existing above-ground utilities and install any new utilities underground along this corridor. It also adds flexibility with an added fee-in-lieu option. Over time, this will create a consistent look and help us improve the appearance of the Hwy 49 corridor.

Proposed Text Amendment:

In this new amendment, a proposed total new Section, E.3.12.2, has been added on to the UDO Appendix E Commercial Design Guidelines:

"For new commercial development and redevelopment involving tear-down and new construction along the North Carolina Highway 49 Corridor, all utilities in both public and private rights-of-ways shall be placed underground and aerial crossing of utilities on Highway 49 is prohibited, except when extreme conditions of underlying rocks or other conditions prevent this requirement from being met and only as approved by the Planning Administrator.

In cases where the expense to bury said utilities is deemed to be unreasonable based on extreme conditions, the Town may negotiate a fee-in-lieu arrangement with the project developers in lieu of requiring burial - the fee will be based on the actual cost estimate provided by the applicant, to be reviewed and approved by Town Engineer and calculated at 125% of the cost. Any such agreement shall be a part of a development agreement governing the subject property and the collected fee shall be deposited in a special revenue fund by the Town to be used to bury utilities along Highway 49. The burying of utilities shall be completed, or the fee-in-lieu paid to the Town, prior to a Certificate of Completion being issued for structures."

Staff feels that the new approach to this topic still maintains the primary desire to have utility lines along Hwy 49 buried but does so with the flexibility that will allow the Town to work with potential new businesses.

The Planning and Zoning Board reviewed the proposed text amended at their March meeting and recommended approval of text amendment as presented.

After some discussion the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the text amendment H2019-01-(T) to amend Section E.3.12 of the UDO to bury utilities underground along Highway 49. Second was made by Councilmember Conrad. **The motion passed 7-0.**

5A.

OLD BUSINESS

Consider approval of contract for branded facility signage construction. As part of the Town's branding efforts, Town Council approved branded facility signs at Fire Station 1, 2, and 3, as well as Pharr Mill Park and Stallings Park with the FY2019 budget.

The FY2019 budget provides \$80,000 for the completion of Fire Stations 1 and 3 and both parks. The project ordinance for Fire Station 2 provides funding for signage as part of the total project budget in the amount of \$30,000. This amounts to a total of \$110,000 for all five signs, including the sign construction and installation, lighting package and landscaping. Please note that this contract is for the sign construction and installation only. The lighting package and landscaping will be done in separate contracts. These signs are consistent with the Town's UDO and our brand standards.

Staff brought this contract before Council at the March 2019 Council Meeting and was directed by Council to attempt to obtain additional bids. Town staff then sent out requests for bids to four sign companies, with only two responses were received; Casco Signs and Signs Etc. Bids were included in the Council packet for pricing comparison.

For reference, the Town did not originally seek alternative vendors/bids for this signage contract after the original wayfinding signage contract was initiated and approved because we wanted to stay with the same vendor to ensure consistency in the production of the signage. We struggled early on finding sign companies that could match our colors specifically (for instance the Gateway signs done by another vendor have the incorrect color green on them) and changing vendors for signage can often lead to minor variations in color and production, which can create inconsistencies between similar signage. Based on Council's directive from the March meeting, we will ensure we bid out these items moving forward.

After some discussion the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the contract for branded facility signage at Fire Stations 1, 2, and 3, as well as Pharr Mill Park and Stallings Park with Signs Etc. in the total amount of \$75,557.63. Second was made by Councilmember Barfield. **The motion passed 7-0.**

6A.

NEW BUSINESS

Consider amendment to FY2019 Budget Ordinance for Fire Department overtime. The Fire Department had a FY2019 original budget for overtime of \$50,000. This \$50,000 was intended to cover overtime expenses for hire-backs related strictly to vacation and sick time use, 4th of July and other holiday coverage, open houses and other miscellaneous needs for additional hours.

During the formation of the budget, it was anticipated that newly hired trainees would be paid on the standard schedule of 106 hours per pay period, meaning they would not affect the available pool of overtime dollars. However, due to DOL rules and regulations, trainees are not considered active firefighters and do not qualify for this schedule arrangement and must be paid overtime based on a 40-hour schedule. The training course requires approx. \$10,000 of overtime expense per employee, which translates to approx. \$38,000 for FY2019. Additional overtime was also used for intermediate EMT training and SRT classes, which totaled approx. \$8,000 of OT.

There are also 2 firefighter positions open currently, which require overtime coverage from existing staff above and beyond the regularly anticipated hire-backs.

Additional events or circumstances that have required elevated amounts of overtime are related to two hurricanes at the beginning of the fiscal year, which contributed to OT utilization in total of approx. \$10,000.

OT utilized thus far in FY2019 and projected for the remainder of the year will total approx. \$110,000.

The proposed budget amendment of \$60,000 is necessary to meet the staffing demands of the department based on the information above, in addition to any overtime expenses needed for the remainder of the fiscal year.

After some discussion the following action was taken:

MOTION:

Councilmember Conrad made a motion to approve the budget amendment for Fire overtime in the amount of \$60,000. Second was made by Councilmember Barfield. **The motion passed 7-0.**

6B.

NEW BUSINESS

Consider approval and submittal of PARTF Grant application for Harrisburg Park redevelopment. Staff has prepared an application for the 2019 Parks and Recreation Trust Fund (PARTF) grant cycle. The DRAFT application was included in the Council packet for review, and staff will work over the next couple of weeks to

complete the details of the application.

These funds, if awarded, require a dollar-for-dollar match from the Town. The funds would be applied to the Harrisburg Park expansion and renovation project providing up to \$350,000 if awarded.

Grant announcements are made late summer/early fall.

After some discussion the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the application and submittal for the 2019 Parks and Recreation Trust Fund (PARTF) grant application, in the amount of \$350,000, to be matched dollar for dollar if awarded. Second was made by Mayor Pro-Tem Booth. **The motion passed 7-0.**

7.

ACTION ITEMS

- Work with the Sheriff's Department to see about data sorting for the safest cities list
- Bring back more information concerning the uniform policy prohibiting shorts
- Contact DOT about the tree pruning/landscaping on Highway 49
- Send out some more education concerning trash pick up and brush and limb pick up as well

8.

CLOSED SESSION

None

9.

ADJOURNMENT

MOTION:

There being no further business, Councilmember Russo made a motion to adjourn the meeting with a second from Mayor Pro-Tem Booth. **The motion passed 7-0.**

ATTEST:

Steve Sciascia, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2018-14 (R) Public Hearing for Conditional Rezoning and Zoning Map Amendment for Town Center Parcels.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the conditional rezoning request from Planned Unit Development (PUD) to Conditional City Center (CZ-CC) as requested by the applicant for the related property in H-2018-14 (R).

Description/Background:

Tony Zhang, on behalf of CapitalNexus, LLC and Redtown Investment, LLC, has submitted a request to rezone approximately 15.03 acres located on the northeast and southeast corner of the intersection of Roberta Drive and Main Street, centered in town center (PIN 55079703680000, 55078785890000). The request is to rezone the property from Planned Unit Development (PUD) to Conditional City Center (CZ-CC).

The applicant proposes to develop mixed-use development with a total of 829,600 square feet of building area, which includes a maximum of 333 residential units (485,800 sq. ft). The proposal includes approximately 148,000 square feet of office, 176,300 square feet of retail/commercial, 19,500 square feet of art center. The open space is provided in the amount of 9,000 square feet for central plaza area and 15,000 square feet of public green space.

To achieve this, the applicant is requesting that the property be rezoned from the current PUD district to Conditional Center City (CZ-CC) in accordance with the site plan submitted with the application.

A staff report is attached for more information and a site plan is submitted for your consideration. If approved, staff will review the site plan in accordance with our Unified Development Ordinance (UDO). Staff is recommending approval of the rezoning request with conditions included in the staff report.

Planning Board Recommendation:

At the April 16th, 2019 Planning and Zoning Board meeting, the board voted unanimously to recommend approval of the rezoning request by the Town Council. The board also adopted a consistency statement finding the request reasonable and in public interest, and consistent with the Harrisburg Area Land Use Plan (HALUP).

Recommendation:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP). Planning and Zoning Department staff recommends approval of the proposed rezoning request from Planned Unit Development (PUD) to Conditional City Center (CZ-CC) for parcels identified on the site plan.

Fiscal Impact:

Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development. These funds will be held in a special revenue fund to be used towards this system.

Attachments:

1. 1. H_2018_14_R Staff Report TC
2. 2. Town Center_Conditional Rezoning Application
3. 3. Site Location Map
4. 4. Town Center Site Plan_AllCombined
5. 5. Neighborhood Meeting Summary_TownCenterRezoning
6. 6. TownCenter TIA Report_Final
7. 7. Public Hearing Letter April 2019



Town of Harrisburg
Planning & Economic Development

DATE: May 07, 2019

SUBJECT:

Request H-2018-14-(R): To rezone approximately 15.03 acres from PUD, Planned Unit Development to CZ-CC, Conditional City Center.

Location: The subject property is located on the northeast and southeast corner of the intersection of Roberta Drive and Main Street, centered in town center. PIN 55079703680000, 55078785890000

Applicant: Tony Zhang on behalf of CapitalNexus LLC, Redtown Investment, LLC

Staff Report Prepared by: Sushil Nepal, AICP
Director, Planning & Economic Development

Neighborhood Meeting: Held December 13th, 2018

BACKGROUND:

Area: ±15.03 acres Total

Existing Land Use: Vacant

Zoning within 500 ft: North – PUD, Planned Unit Development
South – PUD, Planned Unit Development & C-2, General Commercial
East – PUD, Planned Unit Development
West – RM-1, Residential Medium Density, O-1, Office and Institutional & B-1, Neighborhood Commercial

Land Uses within 500 ft: North – Multi-Family Residential, Commercial and Office
South – Commercial
East – Multi-Family Residential and Vacant
West – Residential, Office and Vacant

APPLICATION SUMMARY:

- The applicant proposes to develop mixed-use development with a total of 829,600 square feet building area, which includes a maximum of 333 residential units (485,800 sq. ft). The proposal includes approximately 148,000 square feet of office, 176,300 square feet of retail/commercial, 19,500 square feet of art center. The open space is provided in the amount of 9,000 square feet for central plaza area and 15,000 square feet of public green space. To achieve this, the applicant is requesting that the property be rezoned from the current PUD district to Conditional Center City (CZ-CC) in accordance with the site plan submitted with the application.
- The applicant agrees to contribute proportionate funds to the Town Center's regional storm water management system servicing the Town Center Development. Funds paid by the Applicant will be reasonable and proportionate to the built-upon area within the limits of the rezoning area.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The applicant is seeking for the following uses to be allowed as part of this Conditional Rezoning request:
 - Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
 - Ground floor residential shall be permitted for Building 17 in Parcel 4, where the building is designed to setback from the street and have a central courtyard.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 15.03 acres in size.

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

Per the Unified Development Ordinance, The **CC district** is established to *provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business districts. Shopping centers are permitted, but urban design standards as set forth in Article 11 are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the unique character of the center. Pedestrian circulation is required as are common parking areas. No rezoning to a CC or a CC-CZ District shall be approved unless the lot, parcel or tract subject to the application adjoins an existing CC, or CC-CZ zoning district.*

Per the Harrisburg Area Plan, the subject property is located in an area designated as **Mixed Use Node**: *These areas are intended to be centers of activity that include a mix of retail, restaurant, service, and office uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two stories and above are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and greens.*

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

The benefits to the owner of the property would be high quality mixed use center could be achieved under the proposed zoning. The existing zoning allows for an array of uses however due to fewer restrictions piecemeal development occurred. This proposed zoning will allow more compatible uses and as a whole will be a comprehensive and cohesive development. Detriments to the neighbors and surrounding community are consistent with those expected with additional development; approval of this development would not introduce any new negative impacts that do not already exist in town center.

Benefits to the neighbors and surrounding community include a mixture of uses that provide development transition between commercial development on NC HWY 49 and multi-family residences in the adjacent neighborhoods. Additional road improvements along Roberta Road and within the site will be beneficial for all. The proposed mixed-use development will allow for variety of retail/office/residential options for it's residents to enjoy.

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

a. Utilities:

Utilities are available in this area, and are sufficient to meet the needs of this property. Water and sewer access are located along Main Street.

b. Transportation:

A Traffic Impact Analysis (TIA) was completed for the project, applicant agrees to all the transportation improvements as outlined in the TIA recommendations.

c. Safety and Sanitation Services:

Adequate police, fire, and sanitation services are available for this use.

d. Schools:

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into, and

provides future capacity numbers based on the units proposed. For this site, Cabarrus County Schools has provided the following information:

*The schools currently serving this area are Pitts School Road Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. If this property is receives final plat approval, it is projected to **add approximately 70 students to the three schools serving this area.** Since the Cabarrus County Board of Education has not finalized the system-wide realignment plan we can only give you the current status of the three above mentioned schools. **Pitts School Road Elementary School is currently at 113.94% program capacity. Hickory Ridge MS is currently at 121.32% program capacity while Hickory Ridge HS is at 99.76% program capacity.** Please note that these percentages do not reflect already approved lots in the Adequate Public Facilities Schools Inventory maintained by the county.*

The system-wide realignment plan being considered by the BOE will address the rising capacity issue at Hickory Ridge High School with the opening of West Cabarrus High School in August, 2020. It is anticipated that multiple elementary schools, middle schools, and high schools will be involved in the district realignment plan currently under review by the BOE. Hickory Ridge Middle School is of greatest concern since it is projected to be 2022 or later before a new middle school will be available. The opening of Hickory Ridge Elementary School should provide some relief at Pitts School Road Elementary School with the shifting of attendance lines with the final approval of the realignment plan.

4. **The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts, Town Council shall consider the following:**
 - a. **Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;**

The proposed rezoning should not have negative impacts of these types on the surrounding area. The base zoning of CC is designated as an appropriate district within the Mixed Use Land Use, as defined by the Harrisburg Area Plan. The CC district is established to provide concentrated downtown retail, service, office and mixed uses (including residential uses. Furthermore, the proposed mixed-use compliments the intent of Town Center.

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

The most recent change in this area is the recent approval of Novant Healthcare on the south-east corner of Main Street and Kee Lane and Firestone commercial

on the south-east corner of Kee Lane and Carl Parmer Drive. This proposed development will compliment the existing uses in Town Center.

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

The zoning districts of the surrounding properties to the north of Main Street and west of Roberta Road are residential in nature, while the zoning districts to the south of Main Street are commercial in nature, and the zoning districts to the east are residential and commercial in nature. This proposed mixed-use development fits within the context of surrounding land uses.

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

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

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

The rezoning is compatible with the adjacent neighborhood.

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

This property has never been developed.

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

There is an adequate supply land in the area to accommodate the community needs should the Board decide to approve the request.

5. Whether the existing zoning was in error at the time of adoption.

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

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

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

Per the Unified Development Ordinance, the *CC district* is established *to provide concentrated downtown retail, service, office and mixed uses (including residential uses) in the existing central business districts. Shopping centers are permitted, but urban design standards as set forth in Article 11 are required in order to maintain a neighborhood commercial scale, to promote pedestrian activity, and to maintain the*

unique character of the center. Pedestrian circulation is required as are common parking areas. The CC district promotes the long term vitality of the central business districts.

Per the Harrisburg Area Plan, the subject property is located in an area designated as **Mixed Use Node**: *These areas are intended to be centers of activity that include a mix of retail, restaurant, service, and office uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two stories and above are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and greens.*

Based on this characterization, the proposed development is consistent with the guidelines in the Harrisburg Area Land Use Plan.

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

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

- Pharmacies, Health and Personal Care Stores to the extent that the land uses and not stand-alone buildings but are integrated within the mixed-use buildings.
- Ground floor residential shall be permitted for Building 17 in Parcel 4, where the building is designed to setback from the street and have a central courtyard.

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

The site has been designed to reduce negative impacts to surrounding property owners and provide an appropriate blending with the existing uses in the Town Center.

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

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

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

All proposed conditions recommended by staff are to ensure the site is in conformance with local and state regulations.

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

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

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

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

APPROVAL WITH CONDITIONS:

The proposal is a conditional zoning request. Conditions may be imposed on the zoning action. Staff recommends that the following conditions be placed on this project, applicant has agreed to these conditions.

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees not to use vinyl siding and utilize high quality building materials for all buildings. All architectural design and building elevations shall be submitted to the town for review and approval.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.
5. Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development.
6. Applicant agrees to contribute funds for onsite and off-site roadway improvements documented in the Traffic Impact Analysis (TIA) directly related to proposed development.
7. Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure. Any changes will need to be reviewed and approved by the Town.

8. Applicant agrees to build a maximum of 333 residential units and 829,600 square feet of mixed use. Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use. Any changes will need to be reviewed and approved by the Town.
9. Applicant agrees to build approximately 15,000 square feet Public Green Space and 9,000 square feet Central Plaza at no cost to the Town. Applicant will provide approximately 19,500 square feet for the Art Center. The Applicant reserves the right to arrange the program, operate and control the use of these spaces within the limits of Federal, State and Local laws and shall not conflict with Town's Park and Recreation Programs.
10. Applicant agrees that parking for each phase will be reviewed and approved as part of site plan and appropriate temporary surface parking lots in lieu of parking garages to support early phases of development.
11. Applicant agrees that loading/unloading spaces on the street will be serviced at night time off-hours.
12. Applicant shall be permitted to convert Professional Blvd and Physicians Blvd as a pedestrian friendly and a living streets and may be temporarily closed for special events in accordance with Town's Street Closure Guidelines.
13. Applicant shall be permitted to allow retail spaces for Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
14. Applicant shall be permitted for ground floor residential on Building 17 on Parcel 4, where the building is designed to setback from the street and have a central courtyard and the ground floor of building 16 and 18 on Parcel 4 shall be restricted to retail, office and other commercial uses.
15. Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to close the land purchase by December 31, 2019

RECOMMENDATION:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP). Planning and Zoning Department staff recommends approval of the proposed rezoning request from Planned Unit Development (PUD) to Conditional City Center (CZ-CC) for parcels identified on the site plan.



APPLICATION FOR CONDITIONAL REZONING_ Parcel 1

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

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

Land uses of this site are planned to be residential, retail, office and other commercial uses. All uses permitted in the Center City (CC) District shall be allowed.

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

Please see the attachment.



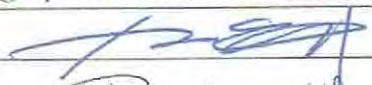
HarrisburgNC

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Owner/Agent/Applicant Information

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

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

12. Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
Phone	704-806-8206, 617-543-7966
Fax	
Email:	tony@capitalnexus.us, redtownnc@gmail.com
Signature	 Tony
13. Agent (if any)	
Address	
Phone	
Fax	
Email	
Signature	
14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
Signature	

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



APPLICATION FOR ZONING MAP AMENDMENT _Parcel 1

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

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

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

Overview of the Rezoning Process:

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

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



Subject Property Information

1. Street Address There is no physical address associated with this property
2. PIN(s) (10 digit#) 55079 -- 70368 -- 0000 ; -- -- --
3. Deed Reference Book 9479 Page 0195
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 1.069 AC/46,557 SF
6. Street Frontage (feet) N/A
7. Current Land Use Vacant Land
8. Surrounding Land Use and Zoning Classification
 - North: Zoning RC Land Use Residential
 - South: Zoning CC Land Use Vacant Land
 - East: Zoning CC Land Use Retail
 - West: Zoning CC Land Use Restaurant and Office
9. Request to Change Zoning From PUD to City Center (CC)
10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

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

11. Purpose for Request: Request for rezoning existing Harrisburg Town Center from Planned Unit Development (PUD)
to City Center (CC).



Harrisburg NC

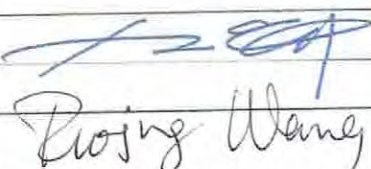
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Owner Information

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

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

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

Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
Phone	704-806-8206, 617-543-7966
Fax	
Signature	

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



APPLICATION FOR CONDITIONAL REZONING_ Parcel 2

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

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

Land uses of this site are planned to be residential, retail, office and other commercial uses. All uses permitted in the Center City (CC) District shall be allowed.

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

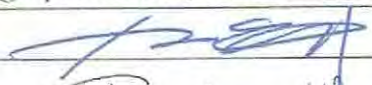
Please see the attachment.



Owner/Agent/Applicant Information

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

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

12. Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
Phone	704-806-8206, 617-543-7966
Fax	
Email:	tony@capitalnexus.us, redtownnc@gmail.com
Signature	 Ruoqing Wang
13. Agent (if any)	
Address	
Phone	
Fax	
Email	
Signature	
14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
Signature	

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



APPLICATION FOR ZONING MAP AMENDMENT_Parcel 2

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

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

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

Overview of the Rezoning Process:

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

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



Subject Property Information

1. Street Address There is no physical address associated with this property
2. PIN(s) (10 digit#) 55079 -- 70368 -- 0000 ; -- -- --
3. Deed Reference Book 9479 Page 0195
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 9.390 AC/409,062 SF
6. Street Frontage (feet) N/A
7. Current Land Use Vacant Land
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CC Land Use Retail
 - South: Zoning C-2 Land Use Food Lion/Carolina Family Medicine
 - East: Zoning CC Land Use Novant Harriburg MOB
 - West: Zoning C-1 Land Use Roberta Rd/Commerical
9. Request to Change Zoning From PUD to City Center (CC)
10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

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

11. Purpose for Request: Request for rezoning existing Harrisburg Town Center from Planned Unit Development (PUD)
to City Center (CC).



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The right side of opportunity

Owner Information

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

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

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

Property Owner

CapitalNexus LLC,

Redtown Investment LLC

Address

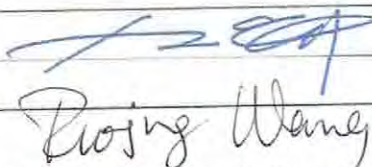
2101 Queens Rd West, Charlotte, NC 28207

Phone

704-806-8206, 617-543-7966

Fax

Signature


David Wang

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



APPLICATION FOR CONDITIONAL REZONING_Parcel 3

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

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

Land uses of this site are planned to be residential, retail, office and other commercial uses. All uses permitted in the Center City (CC) District shall be allowed.

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

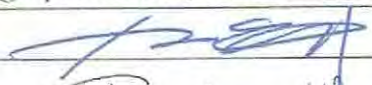
Please see the attachment.



Owner/Agent/Applicant Information

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

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

12. Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
Phone	704-806-8206, 617-543-7966
Fax	
Email:	tony@capitalnexus.us, redtownnc@gmail.com
Signature	 Ruoqing Wang
13. Agent (if any)	
Address	
Phone	
Fax	
Email	
Signature	
14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
Signature	

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



APPLICATION FOR ZONING MAP AMENDMENT_Parcel 3

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

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

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

Overview of the Rezoning Process:

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

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



Subject Property Information

1. Street Address 4245 MAIN ST HARRISBURG NC 28075
2. PIN(s) (10 digit#) 55078 -- 78589 -- 0000 ; -- -- --
3. Deed Reference Book 5698 Page 0053-0055
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 1.380 AC/60,113 SF
6. Street Frontage (feet) N/A
7. Current Land Use Retail
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CC Land Use Retail
 - South: Zoning CC Land Use Vacant Land
 - East: Zoning CC Land Use Vacant Land
 - West: Zoning CC Land Use Vacant Land
9. Request to Change Zoning From PUD to City Center (CC)
10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

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

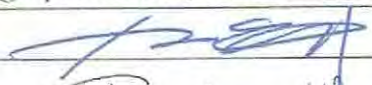
11. Purpose for Request: Request for rezoning existing Harrisburg Town Center from Planned Unit Development (PUD)
to City Center (CC).



Owner/Agent/Applicant Information

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

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

12. Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
Phone	704-806-8206, 617-543-7966
Fax	
Email:	tony@capitalnexus.us, redtownnc@gmail.com
Signature	 Tony
13. Agent (if any)	
Address	
Phone	
Fax	
Email	
Signature	
14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
Signature	

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



APPLICATION FOR CONDITIONAL REZONING _Parcel 4

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

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

Land uses of this site are planned to be residential, retail, office and other commercial uses. All uses permitted in the Center City (CC) District shall be allowed.

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

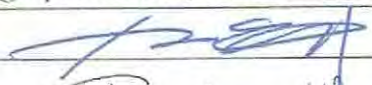
Please see the attachment.



Owner/Agent/Applicant Information

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

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12. Property Owner	CapitalNexus LLC, Redtown Investment LLC
Address	2101 Queens Rd West, Charlotte, NC 28207
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Fax	
Email:	tony@capitalnexus.us, redtownnc@gmail.com
Signature	 Tony
13. Agent (if any)	
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14. Applicant (if any)	
Address	
Phone	
Fax	
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Signature	

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



APPLICATION FOR ZONING MAP AMENDMENT_Parcel 4

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

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

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
 - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
 - b. A recent survey or legal description of the property or area to be rezoned
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3. Submit cash, checks, or money orders made payable to the Town of Harrisburg for all fees listed in the pre-application checklist.

Overview of the Rezoning Process:

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2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
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4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
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Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



Subject Property Information

1. Street Address There is no physical address associated with this property.
2. PIN(s) (10 digit#) 55079 -- 70368 -- 0000 ; -- -- --
3. Deed Reference Book 9479 Page 0195
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 3.191 AC/138,979 SF
6. Street Frontage (feet) N/A
7. Current Land Use Vacant Land
8. Surrounding Land Use and Zoning Classification
 - North: Zoning RC Land Use Residential
 - South: Zoning C-2 Land Use ALDI
 - East: Zoning RC Land Use Residential
 - West: Zoning CC Land Use Novant Harrisburg MOB
9. Request to Change Zoning From PUD to City Center (CC)
10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

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

11. Purpose for Request: Request for rezoning existing Harrisburg Town Center from Planned Unit Development (PUD) to City Center (CC).



Harrisburg NC

The right side of opportunity

Owner Information

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Property Owner

CapitalNexus LLC,

Redtown Investment LLC

Address

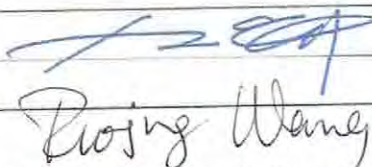
2101 Queens Rd West, Charlotte, NC 28207

Phone

704-806-8206, 617-543-7966

Fax

Signature


David Wang

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

Attachment of Application for Conditional Rezoning (Parcel 1, Parcel 2, Parcel 3, Parcel 4)

3. Please list any specific conditions that you should be willing to impose as part of this application:

1. Site Plan

The development depicted on these preliminary site plans is intended to reflect the land use and arrangement of proposed uses on the site, but the exact configuration, placement, and size of the individual uses may be altered or modified within the limits of these plans during site plan approval. Minor adjustments and amendments to the site plan may be considered and approved by the Town of Harrisburg Planning Director so long as the standards of the Unified Development Ordinance, the overall concept for the site, and the conditions of the Rezoning are preserved.

The Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure.

2. Site Data

The Applicant is planning to develop / build an approximate 829,600 SF mixed-use town center in Harrisburg, with total residential units not exceeding 333 units.

The Overall Site Data depicted on these preliminary site plans indicates an anticipated development program. The Applicant reserves the right to vary the uses stated within the individual development parcels so long as the total square footage limits for retail & office and other commercial uses and residential unit counts for the entire development are not exceeded and so long as the other limiting condition in these Development Standards are preserved.

The Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use .

3. Architectural Design Standards

The Illustrative Site Sections of FIG.8 propose preliminary architectural design concepts which are subject to refinement. All the detailed building elevations, materials and colors will be developed in the next steps. The Applicant agrees that Vinyl cladding will not be used over surface area. All mixed used Architectural Design will be submitted to Town of Harrisburg Planning Director for review and approval.

4. Public Open Space

The Applicant will design and construct at no cost to the Town, approximately 15,000 SF Public Green Space (labeled B of FIG. 6) and approximately 9,000 SF Central Plaza (labeled C of FIG. 6), to establish connectivity throughout the rezoning area. Minor adjustments and

amendments to the site plan may be considered and approved by the Town of Harrisburg Planning Director so long as the overall concept for the public open space are preserved.

The Applicant reserves the right to arrange the program (like performance, exhibitions, markets, social gatherings, etc.), operate the Public Open Space and control the use of the Public Open Space within the limits of Federal, State and Local laws.

5. Art Center

The Applicant will make available for public use, approximately 19,500 SF of the Art Center. The Applicant reserves the right to arrange the program, operate the art center and control the use of the art center within the limits of Federal, State and Local laws.

6. Parking Spaces

The proposed parking will meet the standards of the Unified Development Ordinance.

Parking for each phase of development will be reviewed and approved as part of the site plan review. The Applicant reserves the right to construct temporary surface parking lots in lieu of parking garages to support early phases of development. The existing surface lots on parcel 1& 2 may be modified during the design development process.

7. Loading/Unloading Spaces

Loading/Unloading Spaces on the street will be serviced at night time off-hours.

8. Road Way Improvement within the Rezoning Area

Within the rezoning area, the Applicant reserves the right to renovate and/or improve Professional Blvd and Physicians Blvd to be a pedestrian friendly, woonerf style street that provides a variety of small space for social gatherings and outdoor dining associated with restaurant uses. Additionally, the applicant reserves the right to temporarily close Professional Blvd and Physicians Blvd within the rezoning area for special events in accordance with the Town's Street Closure Guidelines.

9. Storm Water Management

The Applicant agrees contribute funds to the Towns' regional storm water management system servicing the Town Center Development. Funds paid by the Applicant will be reasonable and proportionate to the built-upon area within the limits of rezoning area.

10. Public Infrastructure Improvements

The Applicant agrees to contribute funds for off-site roadway improvements documented in the Traffic Impact Analysis (TIA) that are directly related to the proposed development within the rezoning area.

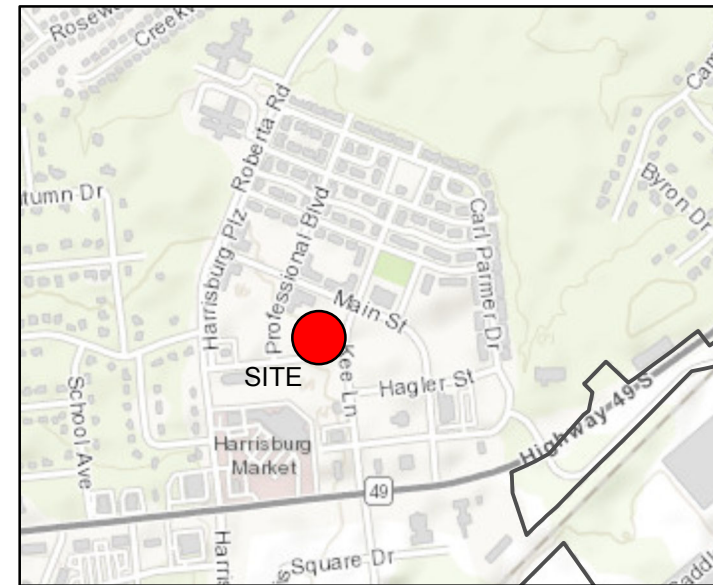
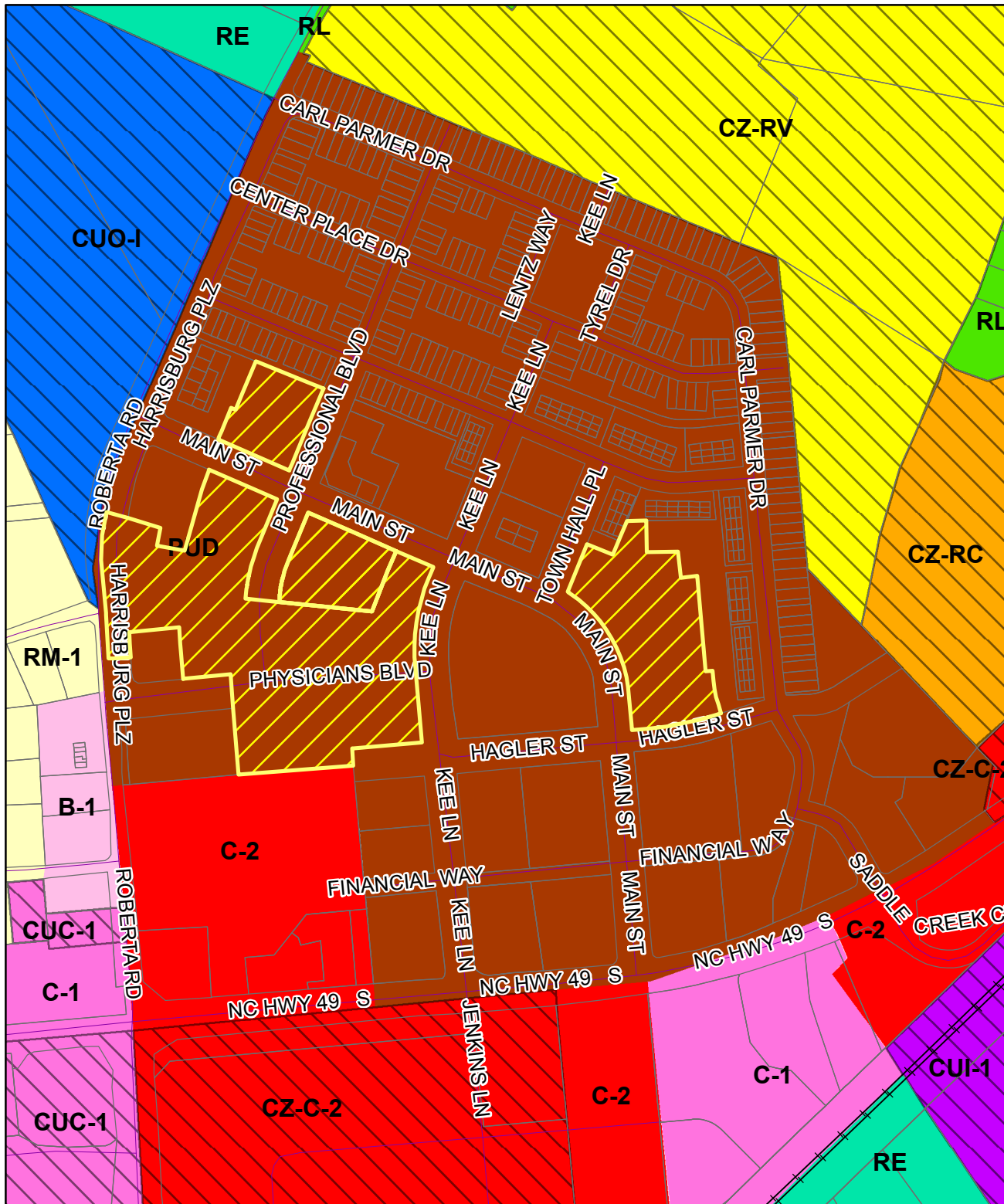
11. Specific Permitted Land Uses

Pharmacies, Health and Personal Care Stores land uses shall be permitted within the rezoning area to the extent that the land uses are not stand-alone buildings but are integrated within the mixed-use buildings.

12. Specific development program of Parcel 4

Ground floor residential uses shall be permitted for Building 17 in Parcel 4, where the building is designed to setback from the street and have a central courtyard. The ground floor of Building 16, 18 in Parcel 4 shall be restricted to retail, office and other commercial uses.

Note: The Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to close the land purchase by December 31, 2019.

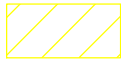


H 2018-14-(R) Town Center CapitalNexus LLC and Redtown Investment, LLC

Applicant: CapitalNexus LLC,
 Redtown Investment, LLC

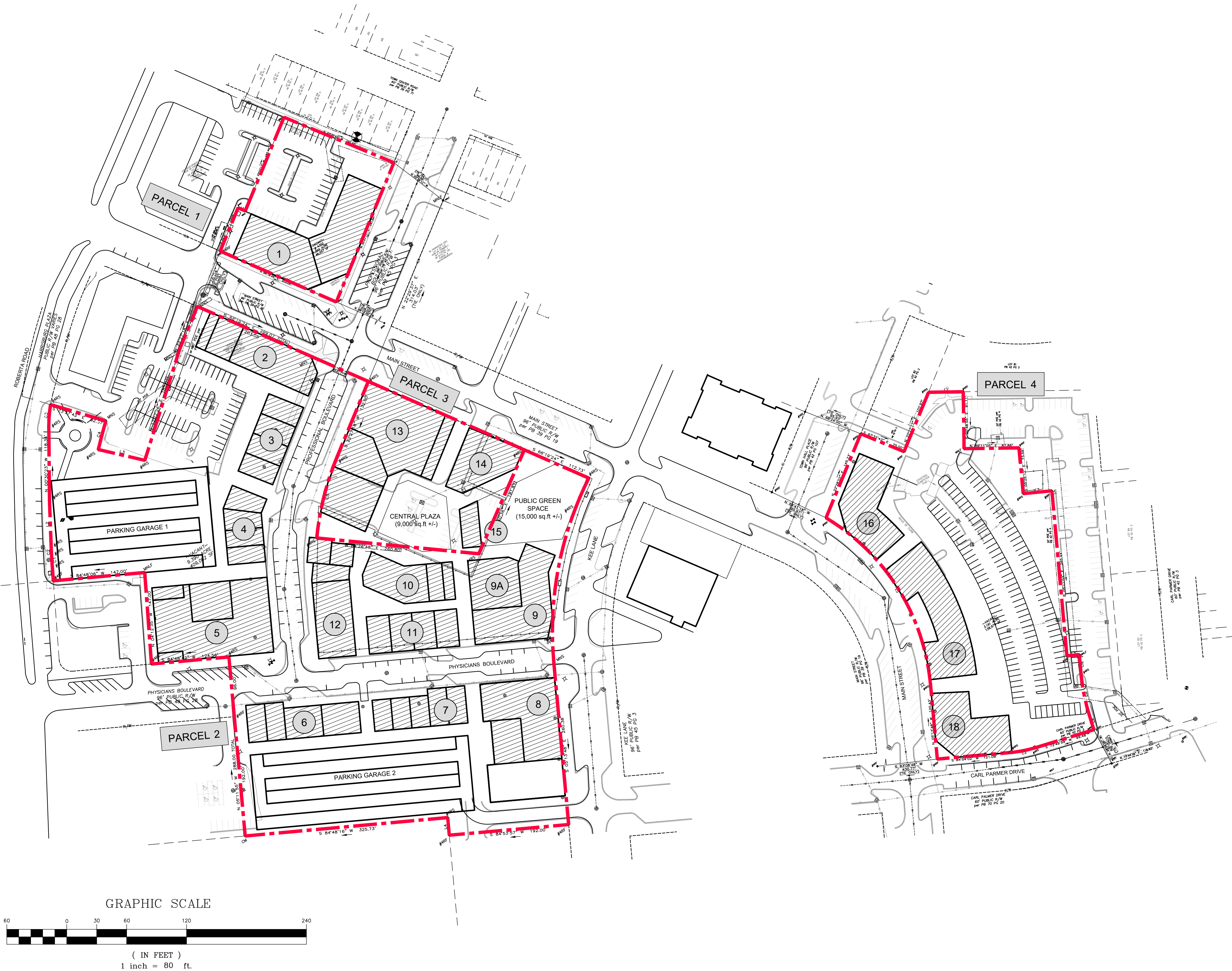
Current Zoning: PUD (Planned Unit Development)

Proposed Zoning: CZ-CC
 (Conditional City Center)

-  Site
-  Parcels



0 245 490 980 Feet



PROGRAM:

Land Information			
Parcel Number	Acreage	Sq.F	Building Area(sf)
1	1.069	46,557	76,000
2	9.390	409,062	514,100
3	1.380	60,113	88,200
4	3.191	138,979	151,300
Total	15.03	654,711	829,600

Land Use Information	
Site area	15.03 Acres
Gross Building Area	829,600 Sq Feet
Total dwelling units	333 Units
Total Parking Spaces:	1,155 Spaces

Overall (Parcel 1-4)						
Uses	Building Areas(sf)	Percentage (%)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	176,300	21%	333	15.03	1.27	22.2
Office	148,000	18%				
Art Center	19,500	2%				
Residential	485,800	59%				
Total Mixed-use Areas	829,600	100%				
Open Space	196,200					
Percentage of Open Space	30.0%					
Parking Space	1,155 Spaces, including 635 off-street Parking and 520 On-street Parking					
Loading Space	24					

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PDE	PUBLIC DRAINAGE EASEMENT
SDE	STORM DRAIN EASEMENT
MNLF	MAG NAIL FOUND
CM	CONCRETE MONUMENT
CP	COMPUTED POINT
MNS	MAG NAIL SET
-X-	CHAINLINK FENCE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	LIGHT POLE
⊕	SANITARY SEWER MANHOLE
⊕	CATCH BASIN
⊕	CLEAN OUT
⊕	HANDICAPPED PARKING
⊕	DROP INLET
⊕	STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

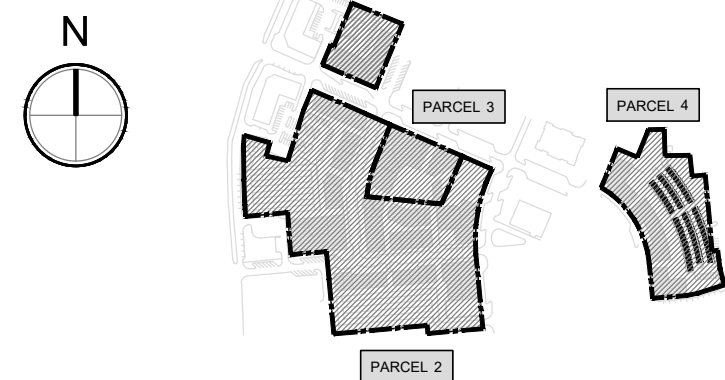
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL 37105507000, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
3318 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying FIELD WORK: JLR-M-W-MPHS # 02
Land Planning PROJ # 688-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

REZONING
OVERALL SITE PLAN

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

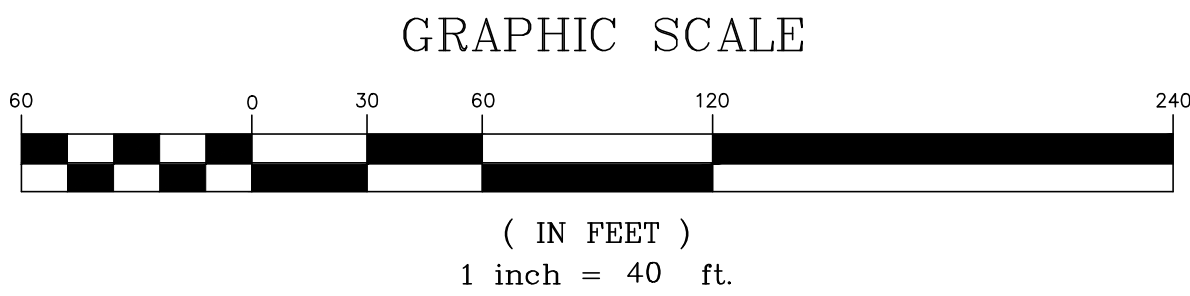
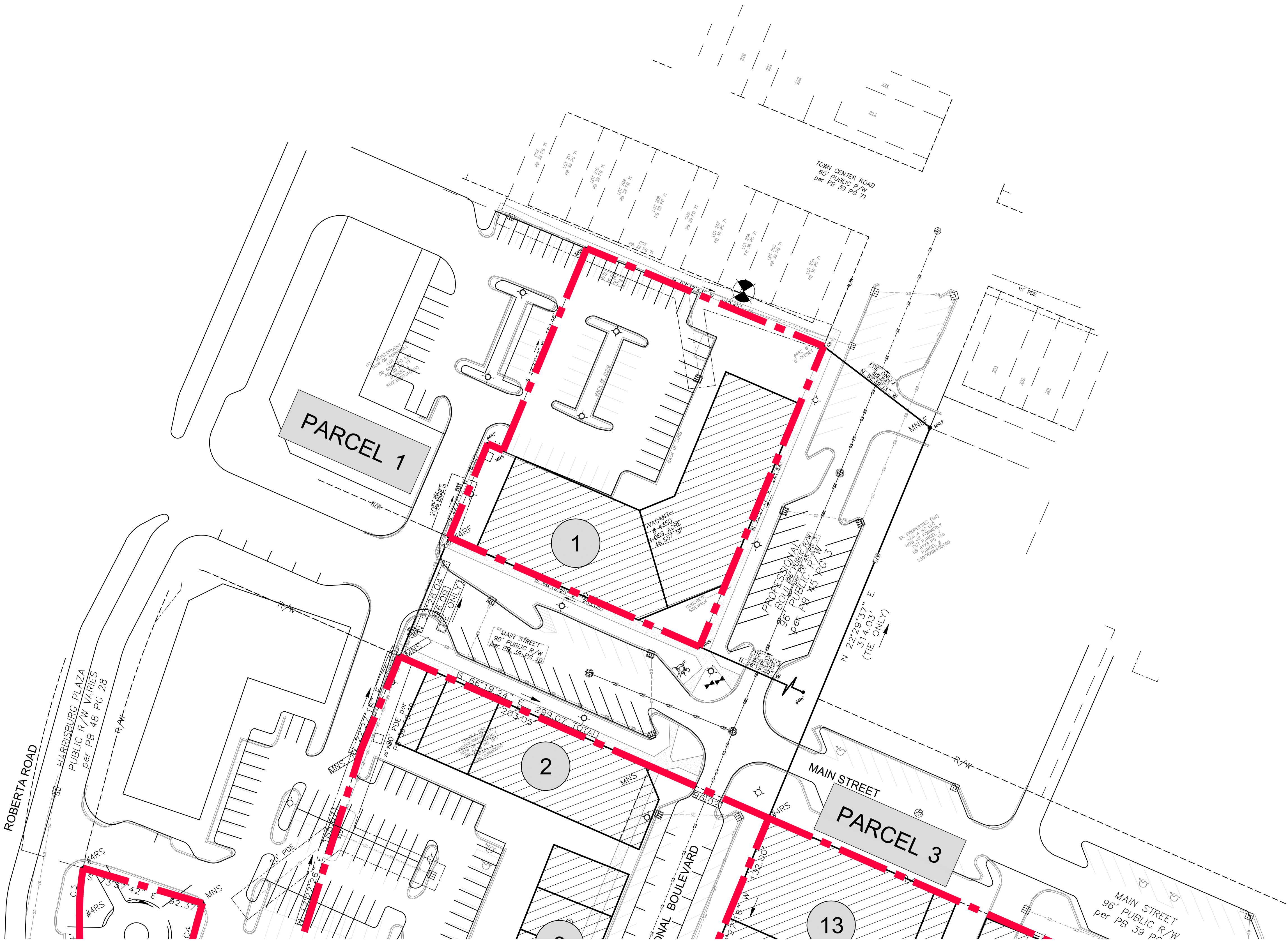
APPROVED BY

NOTE:

DRAWING No.

FIG.1

TOTAL :



PROGRAM:

PARCEL 1 PROGRAM:

Parcel 1					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	19,000	39	1.069	1.63	36.5
Residential	57,000				
Total Mixed-use Areas	76,000				
Open Space	8,700				
Percentage of Open Space	18.7%				
Parking Space (Off-street)	44				
Loading Space	2				

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PDE	PUBLIC DRAINAGE EASEMENT
SDE	STORM DRAIN EASEMENT
MNLF	MAG NAIL FOUND
CM	CONCRETE MONUMENT
CP	COMPUTED POINT
MNS	MAG NAIL SET
-X-	CHAINLINK FENCE
⊙	FIRE HYDRANT
⊕	WATER VALVE
⊙	LIGHT POLE
⊙	SANITARY SEWER MANHOLE
⊙	CATCH BASIN
⊙	CLEAN OUT
⊙	HANDICAPPED PARKING
⊙	DROP INLET
⊙	STORM DRAIN MANHOLE

NOTES

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3. IRON RODS AT ALL CORNERS UNLESS NOTED.
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5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°19'25" W	12.55'

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

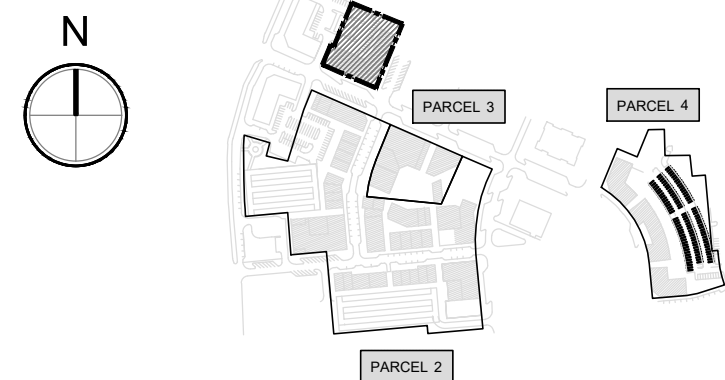
FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
1.069 ACRES
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC.
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
FIELD WORK: JHRM, MAPPING: JF, DZ
PROJ. # 628-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 1 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

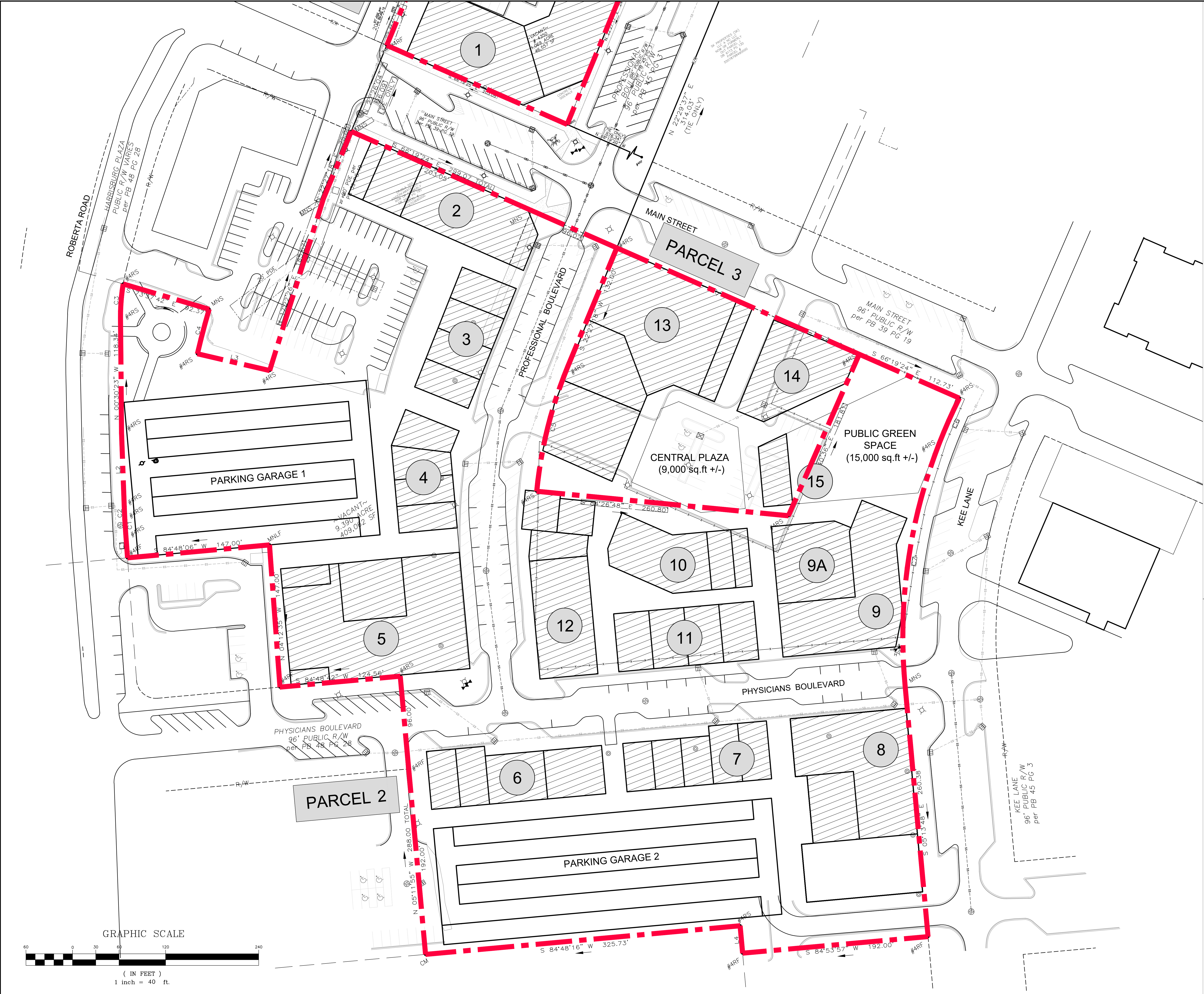
DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.2

TOTAL :



PROGRAM:

PARCEL 2 PROGRAM:

Parcel 2	Uses	Building Area(sq)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
	Retail/Commercial	116,300	199	9.390	1.26	21.2
	Office	91,800				
	Art Center	19,500				
	Residential	286,500				
	Total Mixed-use Areas	514,100				
	Open Space	117,000				
	Percentage of Open Space	28.6%				
	Parking Space (Off-street)	446				
	Loading Space	15				

PARCEL 3 PROGRAM:

Parcel 3						
Uses	Building Areas(sq)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)	
Retail/Commercial	32,000	0	1.380	1.47	0.0	
Office	56,200					
Total Mixed-use Areas	88,200					
Open Space						
		22,000				
Percentage of Open Space		36.6%				
Parking Space (Off-street)		0				
Loading Space		3				

SURVEY:

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FC FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
- MNLF MAG NAIL FOUND
- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X CHAINLINK FENCE
- Fire Hydrant
- Water Valve
- Light Pole
- Sanitary Sewer Manhole
- Catch Basin
- Clean Out
- Handicapped Parking
- Drop Inlet
- Storm Drain Manhole

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCCS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

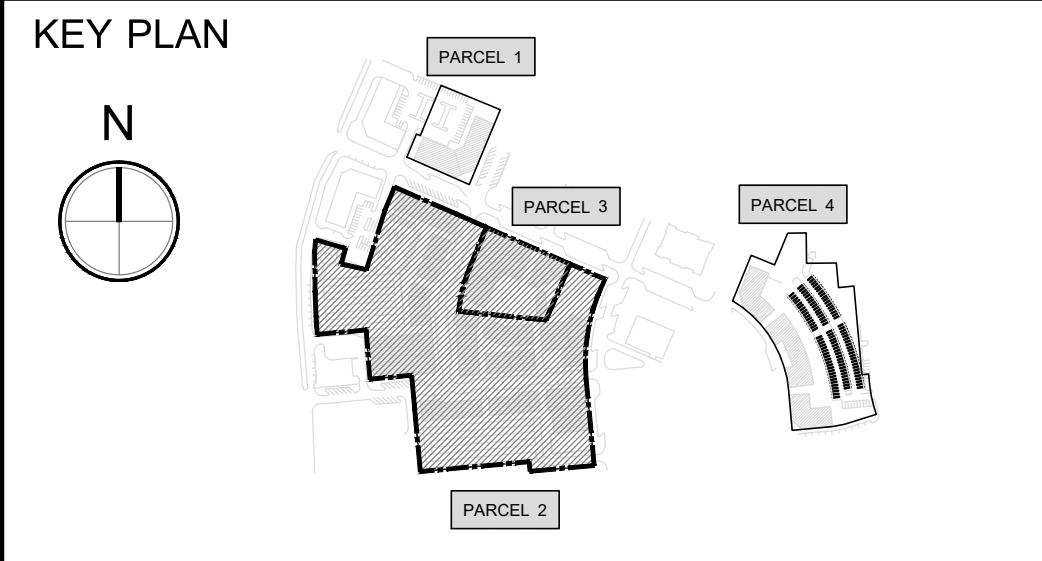
SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
9.391 ACRES
6447 KEE LANE
PARCEL # 5507970369000
BEING A REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2016

PHOENIX LAND SURVEYING, INC.
1316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
TEL: (704) 335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3512
Land Surveying FIELD WORK: SURVEY, MAPPING, & DZ
Land Planning PROJ # 198-369-2731 ACRES: 1.0



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION		
No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
REZONING PARCEL 2 & 3 SITE PLAN

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

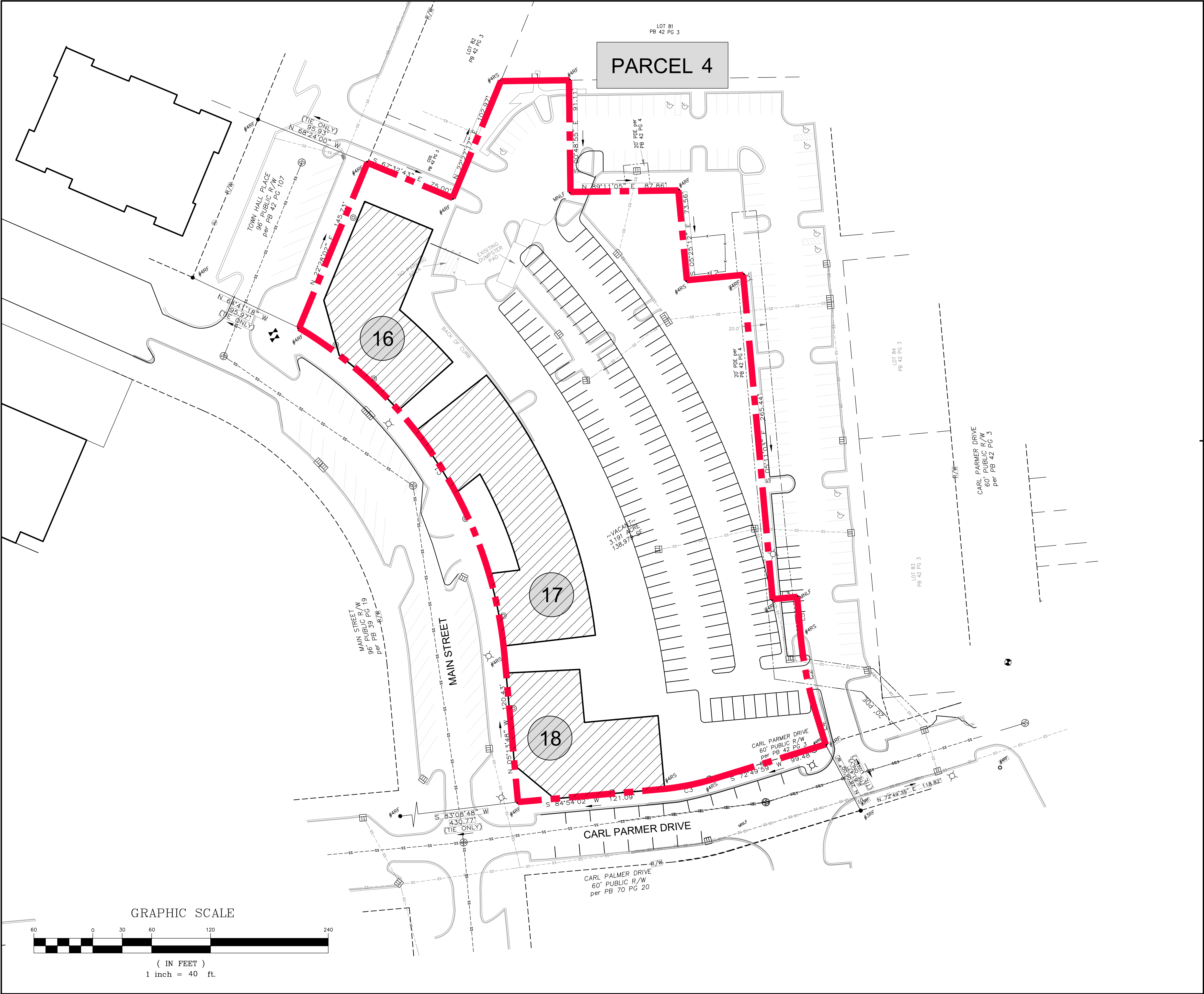
CHECKED BY

APPROVED BY

NOTE:

DRAWING No.
FIG.3

TOTAL :



PROGRAM:
PARCEL 4 PROGRAM:

Parcel 4					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	9,000	95	3.191	1.09	29.8
Residential	142,300				
Total Mixed-use Areas	151,300				
Open Space		48,500			
Percentage of Open Space		34.9%			
Parking Space (Off-street)		145			
Loading Space		4			

SURVEY:

LEGEND

- PARCEL BOUNDARY
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
- MNLF MAG NAIL FOUND
- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X- CHAINLINK FENCE
- [Symbol] FIRE HYDRANT
- [Symbol] WATER VALVE
- [Symbol] LIGHT POLE
- [Symbol] SS SANITARY SEWER MANHOLE
- [Symbol] CATCH BASIN
- [Symbol] CLEAN OUT
- [Symbol] HANDICAPPED PARKING
- [Symbol] DROP INLET
- [Symbol] D STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°11'05" E	55.53'
L2	N 84°34'48" E	46.12'
L3	N 84°48'57" E	20.00'
L4	S 17°10'25" E	25.95'
L5	S 05°11'03" E	30.47'

SITE NOTES:

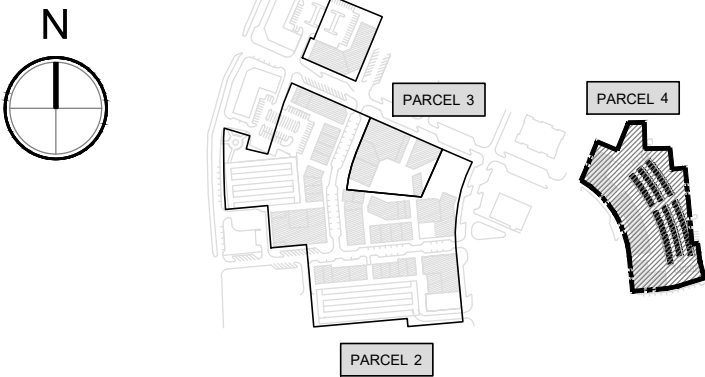
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
3.191 ACRES
MAIN STREET
PARCEL # 55079703680000 DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
FOR: HARRISBURG TOWN CENTER
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying FIELD WORK: JLRM- MAPPIING: JF, DZ
Land Planning PROJ # 698-03-01 HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 4 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.4

TOTAL :

General Description:

Given its decade-long stagnation in development, the Harrisburg Town Center will be filed by CapitalNexus LLC and Redtown Investment LLC for rezoning from Planned Unit Development (PUD) to a City Center (CC) to complete the town center capability.

The goal of this rezoning plan is to complete the vision of the Harrisburg Town Center, by introducing 829,600 square feet of new mixed-use program, including retail/commercial, residential and offices, along with art center and educational uses. The new program is arranged to create a core attraction of exciting architecture, pedestrian-friendly streets and green spaces that can draw residents and visitors alike. The ultimate goal is to make Harrisburg a regional attraction and a great place to live, work and play in this area of metropolitan Charlotte.

Land Uses:

The development shall follow the uses permitted in the City Center Zoning, as well as comply with the supplemental design regulations in Article 4, Article 5 and /or Article 11 of UDO. The principle uses in the rezoning districts are retail/commercial, residential, office and an art center for exhibitions, events and activities.

Urban Design and Open Space:

1. Urban Design:
--Establish a mixed-use project core with an attractive pedestrian network of plazas, greens, arcades, colonnades and pedestrian-scaled streets;
--Establish a variety of small spaces between buildings to provide settings for outdoor dining and social gatherings; utilize changing geometries in the layout of walks, plazas and buildings to create variety;
--Where highly-visible building corners and façade elements exist in the building fabric, use these to create iconic, attractive architectural features.

2. Public Open Space:
--Create an overall network of pedestrian-friendly streets, passages, a central plaza, and green spaces to establish connectivity throughout the plan and easy pedestrian links to all attractions;
--Create a layout of major open space elements - a central plaza and a green space - that link the core of the new project to the existing Town Center Building and to new residences on the east side of the plan;
--Create a public green space in the core of the project for town events like performances, exhibitions, markets, and other social gatherings;
--Create a central plaza with an interactive children's playground to bring animation and family fun into the core; buildings surrounding the entire plaza shall add vibrant retail, art and entertainment, in attractive store-fronts and colonnaded edges;

3. Public Open Space include a Public Green Space (15,000 SF +/-), a Central Plaza (9,000 SF +/-) and Continuous Landscape.

Dimensional and Density Standards:

Buildings constructed within the development shall satisfy the City Center requirements of UDO.

1. Building Setback requirements:

Front: 0 Feet, Side Yard: 10 Feet, Rear Yard: 0 Feet

2. Maximum Building Height: 72 Feet

3. Overall Program Summary

	Footprint (Sq. feet)	Floors	Units	Total (Sq. feet)	Percentage (%)
Retail/Commercial 1 in Parcel 1	19,000	1.0		19,000	
Retail /Commercial 2 in Parcel 2	116,300	1.0		116,300	
Retail /Commercial 3 in Parcel 3	32,000	1.0		32,000	
Retail /Commercial 4 in Parcel 4	9,000	1.0		9,000	
Retail /Commercial Total				176,300	21%
Residential in Parcel 1	19,000	3.0	39	57,000	
Residential in Parcel 2	80,900	3.0 / 4.0	199	286,500	
Residential in Parcel 3	0	0	0	0	
Residential in Parcel 4	34,150	4.0/5.0	95	142,300	
Residential Total			333	485,800	59%
Office in Parcel 2	45,900	2.0		91,800	
Office in Parcel 3	28,100	2.0		56 ,200	
Office				148,000	18%
Art Center in Parcel 2	6,500	3.0		19,500	
Core Space Total				19,500	2%
Total Development Areas (Square feet)				829,600	100.0%
Total Site (Acres)	15.03				
FAR	1.27				
Total Parking Numbers on Site	1,155				
Total Loading Spaces on Site	24				
Open Space	Central Plaza	Green Space	Others	Total (Acres)	
Open Space Area (Acres)	0.207	0.528	3.770	4.505	30.0%

4. Development Phases:

Development Phase 1	Retail	Residential	Office	Art Center
Parcel 3: Building 13,14,15	32,000 SF		56,200 SF	
Green Space	15,000 SF +/-			
Central Plaza	9,000 SF +/-			
Parcel 4: Building 16,17,18	9,000 SF	142,300 SF		
Total Areas	299,500 SF			
Development Phase 2	Retail	Residential	Office	Art Center
Parcel 2: Building 9, 10, 11, 12			91,800 SF	19,500 SF
Garage 3, 100 Parking Spaces	28,400 SF			
Total Areas	139,700 SF			
Development Phase 3	Retail	Residential	Office	Art Center
Parcel 1: Building 1	19,000 SF	57,000 SF		
Parcel 2: Building 2,3,4,5,6,7,8	87,900 SF	286,500 SF		
Garage 1,2,340 Parking Spaces				
Total Areas	450,400 SF			

Parking Space:

1. The Parking Space is suggested and calculated as follows:

--Existing on-street parking spaces are 462, which could be shared by new development in the plan;

--Existing surface parking spaces in parcel 1 (44 spaces) and Parcel 2 (46 spaces) will be utilized or redesigned in the plan;

--Existing parking spaces along Professional Blvd and Physician Blvd (110 total) will be redesigned in the plan;

--Parking Structures will be developed in the plan to meet with the Parking Space requirements of the plan.

Land Use	Vehicle Spaces
Parking Space	
Residential	1.5/Unit
Retail	1 per 300 sf GFA
Office	1 per 200-1000 sf GFA
Dine-in restaurants	1 per 50-150 sf GFA
Health Club and Arts Space	1 per 500-650 sf GFA
Loading/unloading Space	
Retail and service establishments	1 loading space (12feet * 25 feet) per 20,000 GFA
Office buildings and lodging establishments	1 loading space (12feet * 25 feet) per 50,000 GFA

2. Parking Space and Loading/unloading Space Calculation:

Land Use	Total Area (Sq. feet)	Parking Spaces Required	Loading Spaces Required
Retail/Commercial	176,300	588	9
Residential	485,800 (333 Units)	500	
Office	148,000	148	3
Art Center	19,500	30	
Total	829,600	1,265	

3. Table 8.1.-5 Shared Parking Allowance by Land Use is used to calculate the amount of required parking in the mixed-use plan. The result of this calculation is that 1,074 parking spaces are required for a mixed-use development plan.

Type	Weekday			Weekend			Nighttime	
	Daytime	Evening		Daytime	Evening			
Retails	60%	353	90%	529	100%	588	70%	412
Residential	75%	375	100%	500	75%	375	100%	500
Office	100%	148	10%	15	10%	15	5%	7
Art Center	40%	12	100%	30	80%	24	100%	30
	888	1,074		1,002	949			415

4. Parking Spaces Plan and Breakdown:

--Utilize garages along with off-street surface parking lots and on-street parking, at locations around the core to support program growth and enable easy pedestrian movement between parking and central activities;
--Provide a total of 1,155 parking spaces, including 635 off-street and 520 on-street parking spaces;
--Provide 24 loading/servicing spaces, sited to minimize negative visual impacts and interruptions to building functions.

Garage Parking 1 (Label F)	140
Garage Parking 2 (Label G)	160
Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building)	100
Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcel 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physician's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces (including 14 on-street loading and 9 back-street loading)	24

Pedestrian and Vehicular Access:

1. Vehicular Circulation:

--Utilize and reinforce the established Regional, Primary and Secondary road network in the layout of the new development;
--Make modifications and extensions to certain Tertiary Roads (such as the new connection between professional Boulevard and Harrisburg Plaza) to enhance access to surface parking lots and to provide new parking garages with two routes of access;
--To improve pedestrian streetscape quality, modify portions of Professional Boulevard and Physicians Boulevard by changing parking to parallel, and by narrowing the rights-of-way.

2. Pedestrian Circulation:

--Create a comprehensive pedestrian circulation network that effectively links site attractions and gathering places, to where users live, work and park;
--Make the pedestrian ways to main attractions as convenient and direct as possible;
--Make the pedestrian circulation experience the primary mode of movement within Harrisburg Town Center.

Architectural Standards:

The architectural design shall meet with the expectation and regulations of UDO. Illustrations of the architecture attached to this plan provide a preliminary design concept which will be developed in the next steps.

Lighting:

All the lighting of the development shall meet with the regulations of UDO. Lighting located on the side of Main Street, Kee Ln and Carl Parmer Dr. will be preserved. Lighting located on the side of Professional Blvd and Physician's Blvd shall be proposed in the next steps.

Signage:

All the signage of the development shall be proposed in the next steps and meet with the regulations of UDO.

Public Infrastructure Improvements:

In the next steps the Developer will work with the administrator to carry-out Traffic Impact Analysis and Adequate Public Facilities (APF) review to satisfy needed public infrastructure improvements.

Storm Water Management :

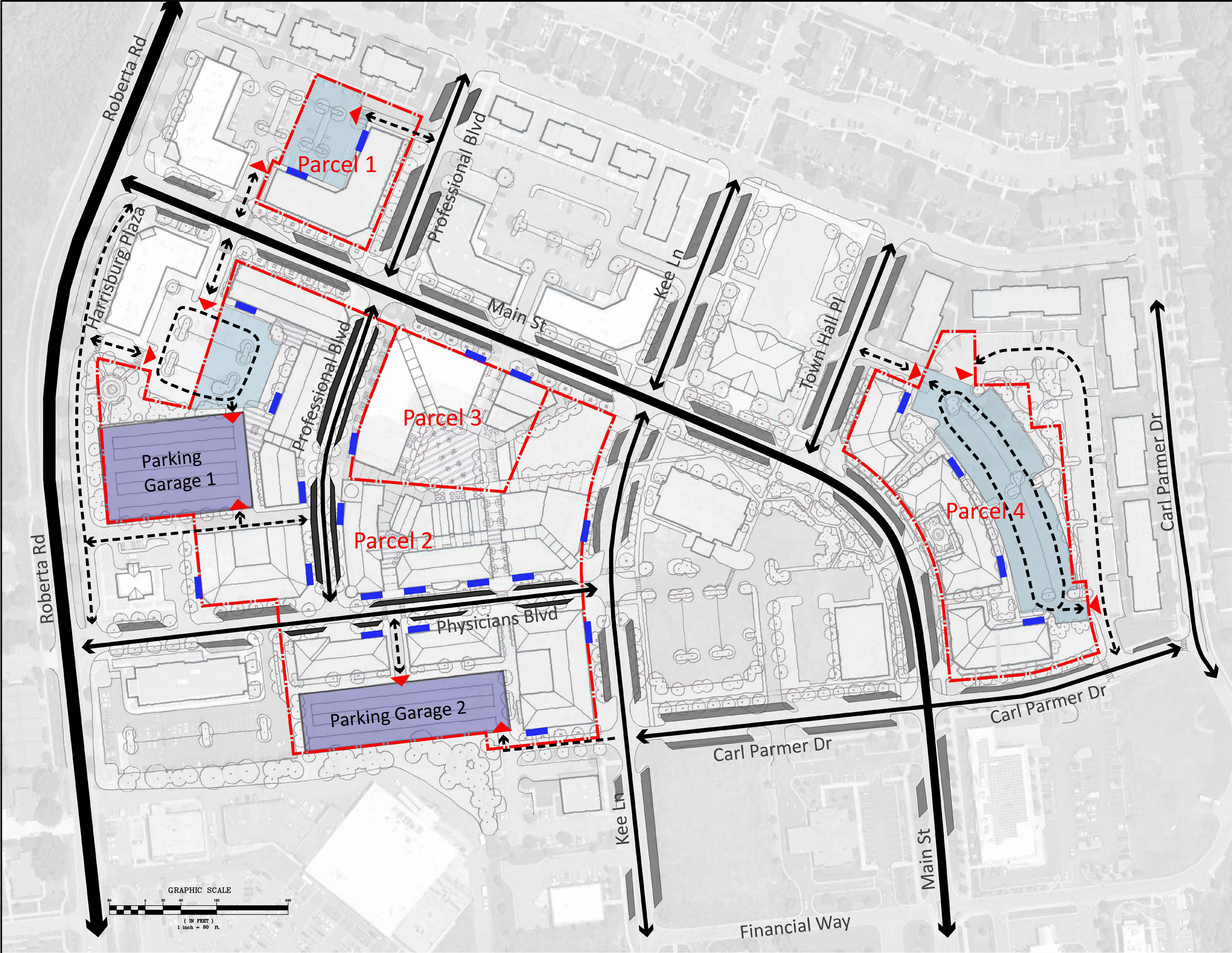
No portion of the rezoning districts shown in the plan lies within a special flood hazard area per F.E.M.A Flood insurance rate mapping.

KEY PLAN	SITE PLANNER :  International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT :	ARCHITECTS :	REVISION			NOTE :	DATE : March 12, 2019	DRAWING No. FIG.5	
		CapitalNexus LLC, Redtown Investment LLC		No.	DATE	DESCRIPTION	DRAWING TITLE : DESCRIPTION	DESIGN BY		
			PROJECT :	CIVIL ENGINEERS :	1					DRAWN BY
					2					CHECKED BY
					3				APPROVED BY	TOTAL :
REZONING	TRAFFIC ENGINEERS :	4			SCALE :	NOTE:				



- LABELS:**
- 1. Mixed Use Building
 - 2. Mixed Use Building
 - 3. Mixed Use Building
 - 4. Mixed Use Building
 - 5. Mixed Use Building
 - 6. Mixed Use Building
 - 7. Mixed Use Building
 - 8. Mixed Use Building
 - 9. Mixed Use Building
 - 9A. Art Center
 - 10. Mixed Use Building
 - 11. Mixed Use Building
 - 12. Mixed Use Building
 - 13. Mixed Use Building
 - 14. Mixed Use Building
 - 15. Retail/Commercial
 - 16. Mixed Use Building
 - 17. Residential Building
 - 18. Mixed Use Building
-
- A. Main Street Entry
 - B. Public Green Space (15,000 sq.ft +/-)
 - C. Central Plaza (9,000 sq.ft +/-)
 - D. Pedestrian Street
 - E. Pedestrian Friendly Street
 - F. Off-street Parking 1
 - G. Off-street Parking 2

KEY PLAN	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC	ARCHITECTS :	REVISION			NOTE :	DATE : March 12, 2019	DRAWING No. FIG.6
		PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina		No.	DATE	DESCRIPTION	DRAWING TITLE : OVERALL LANDSCAPE PLAN	DESIGN BY	
				1				DRAWN BY	
				2				CHECKED BY	
			3			APPROVED BY	TOTAL :		
		REZONING	TRAFFIC ENGINEERS :	4			SCALE : 1" = 80'	NOTE:	



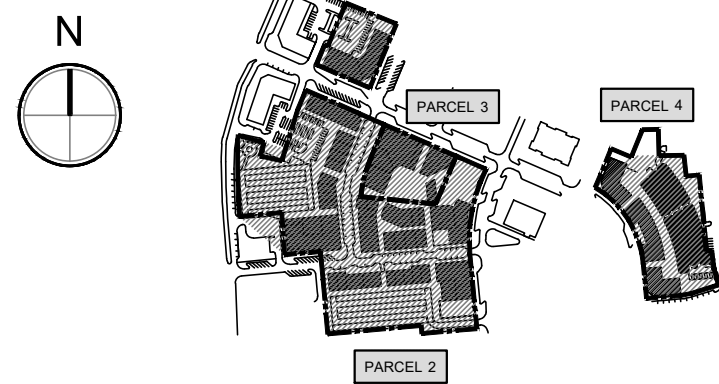
PARKING PROGRAM:

Garage Parking 1 (Label F)	140
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Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcle 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physican's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces	24

LEGEND

- Parcel Property Line
- Regional Road
- Primary Road
- Secondary Road
- Tertiary Road
- Parking Access
- Garage Parking
- Surface Parking
- On-Street Existing Diagonal Parking
- Modified Parallel Parking on Professional and Physican's Blvd
- Loading Spaces
(Loading Spaces on the main streets should be serviced at night time off-hours.)

KEY PLAN



SITE PLANNER :

Place International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**VEHICULAR
CIRCULATION &
PARKING PLAN**

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.7

TOTAL :



Woonerf Street Plan

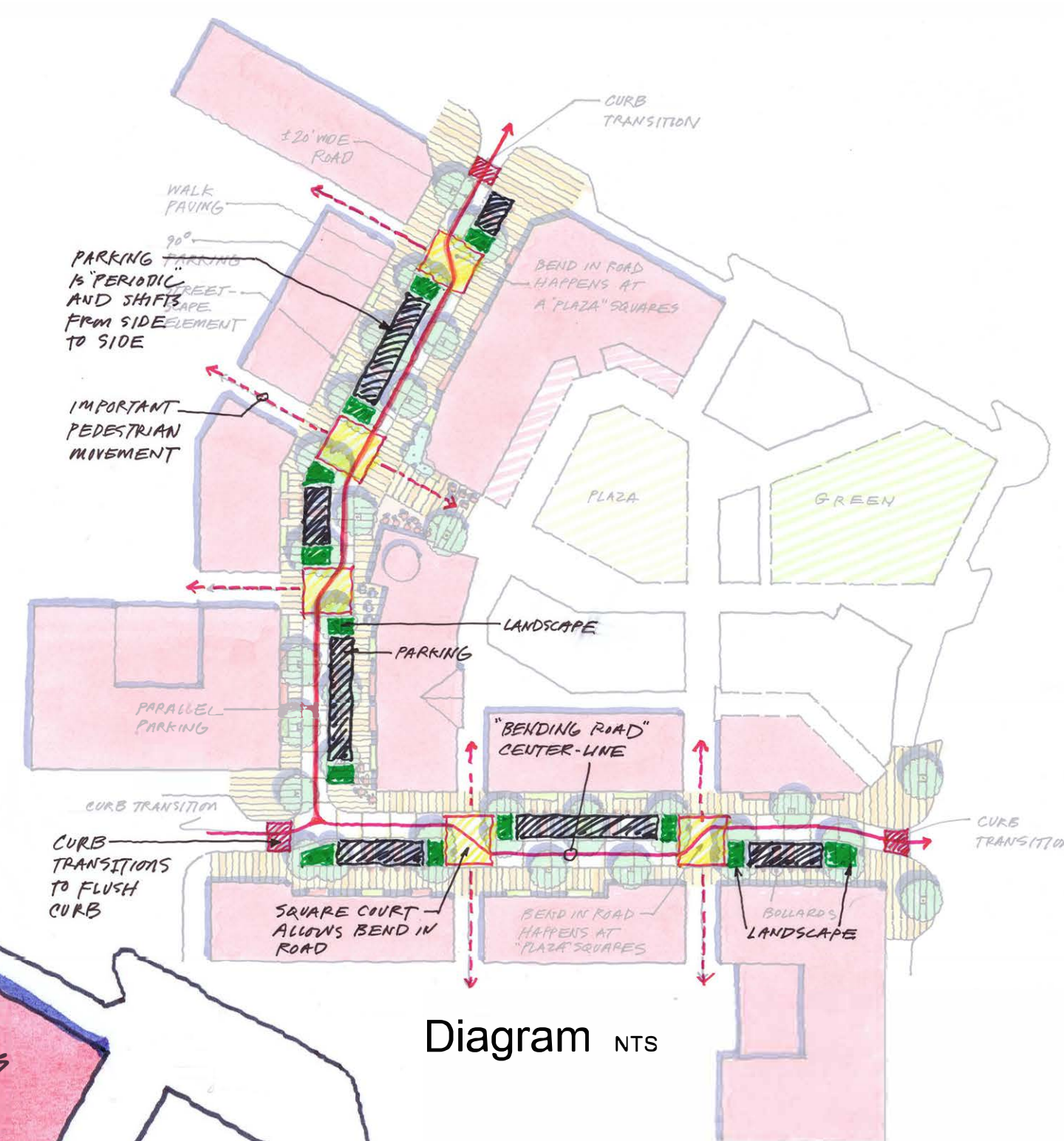
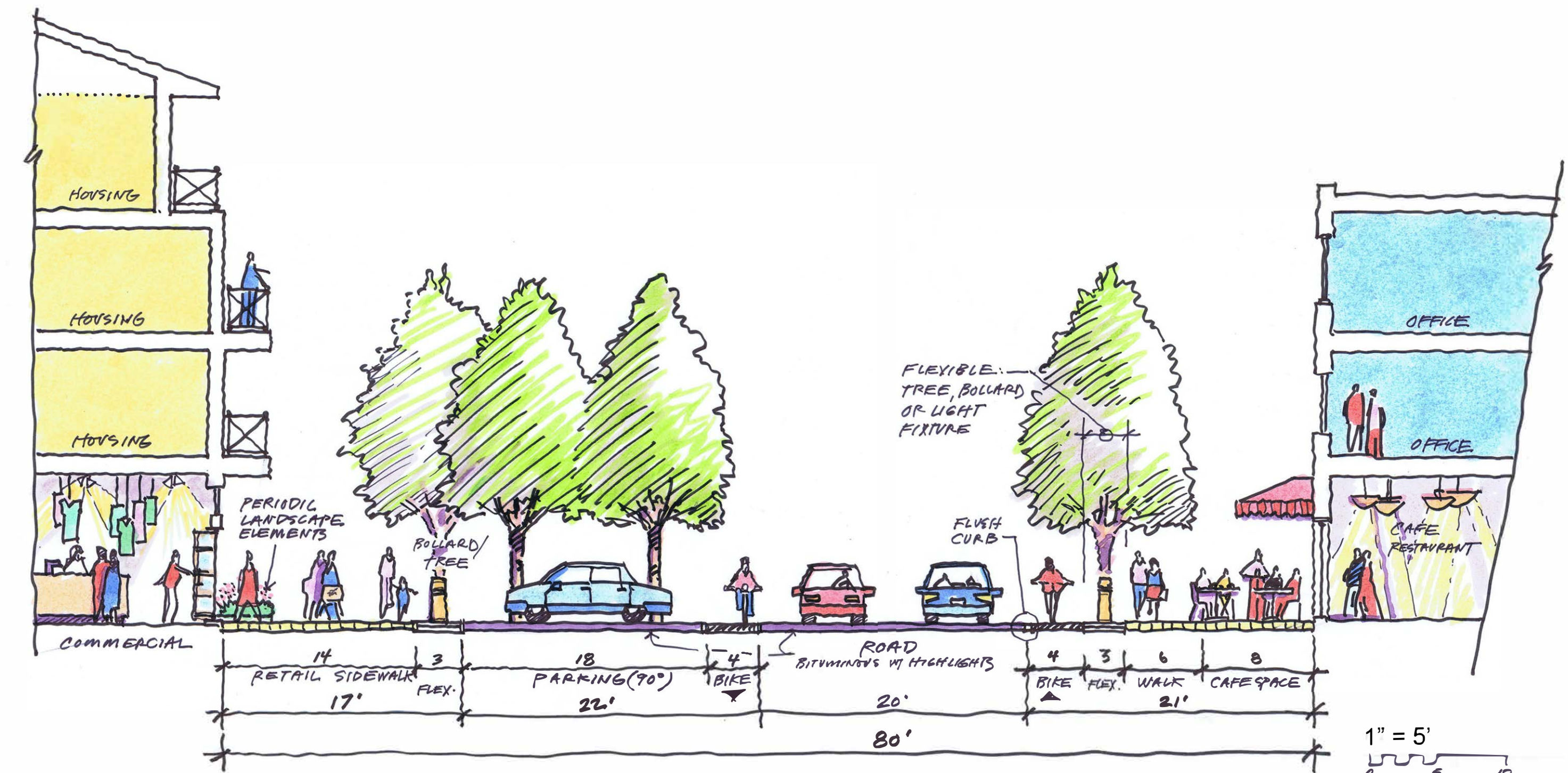


Diagram NTS

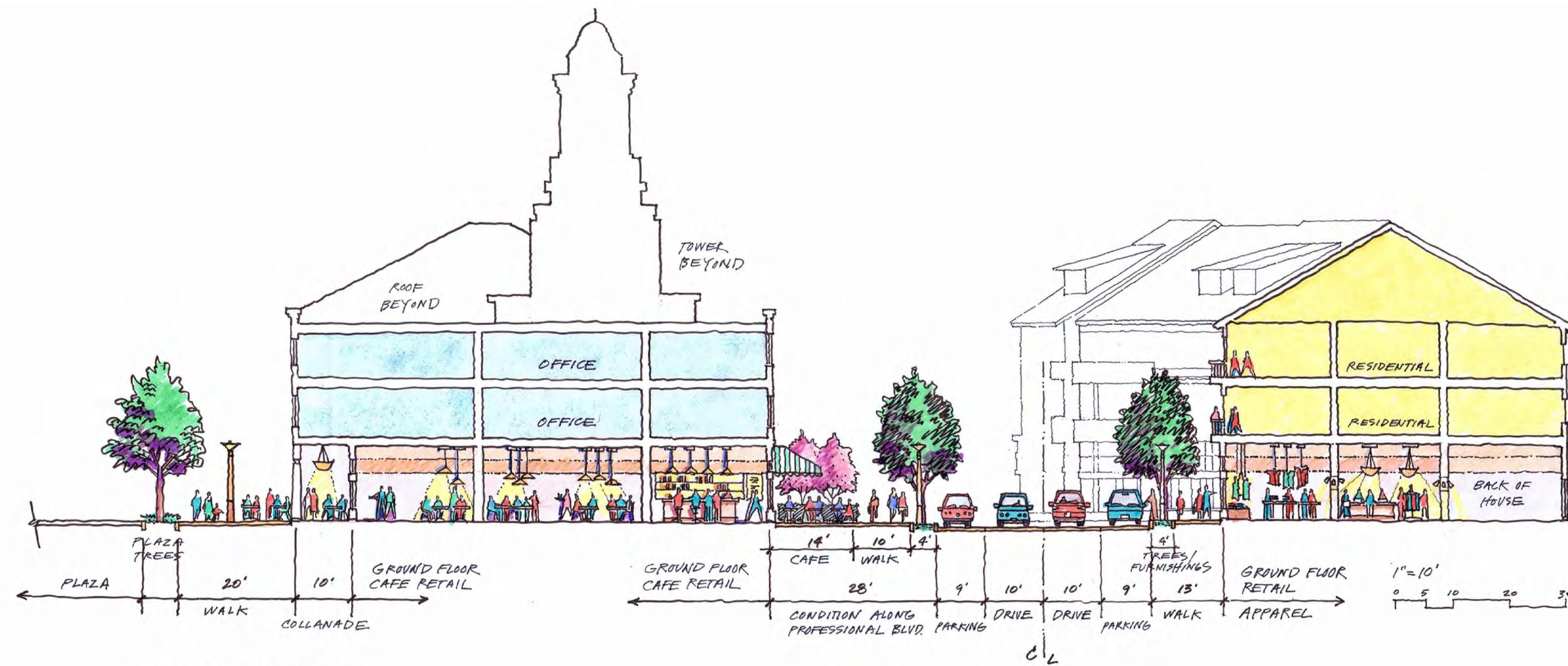


Woonerf Street Typical Section

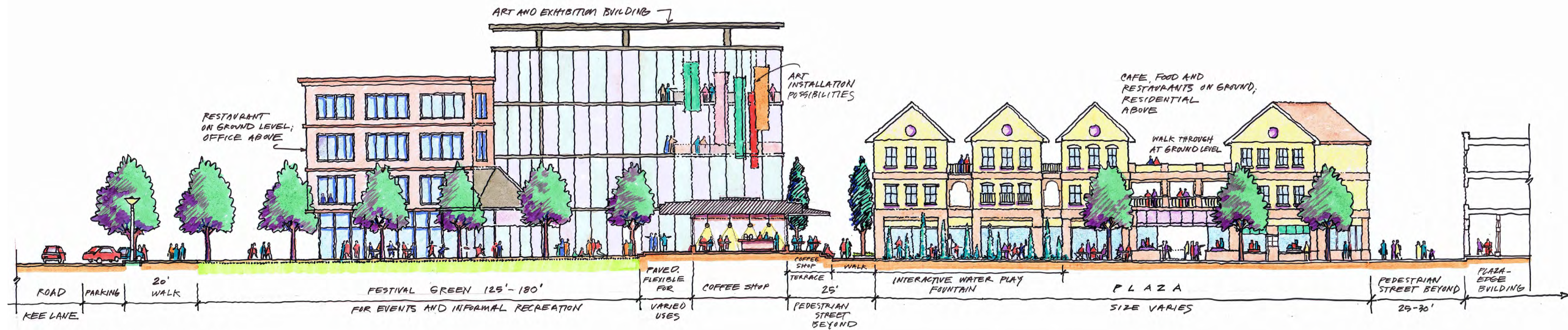
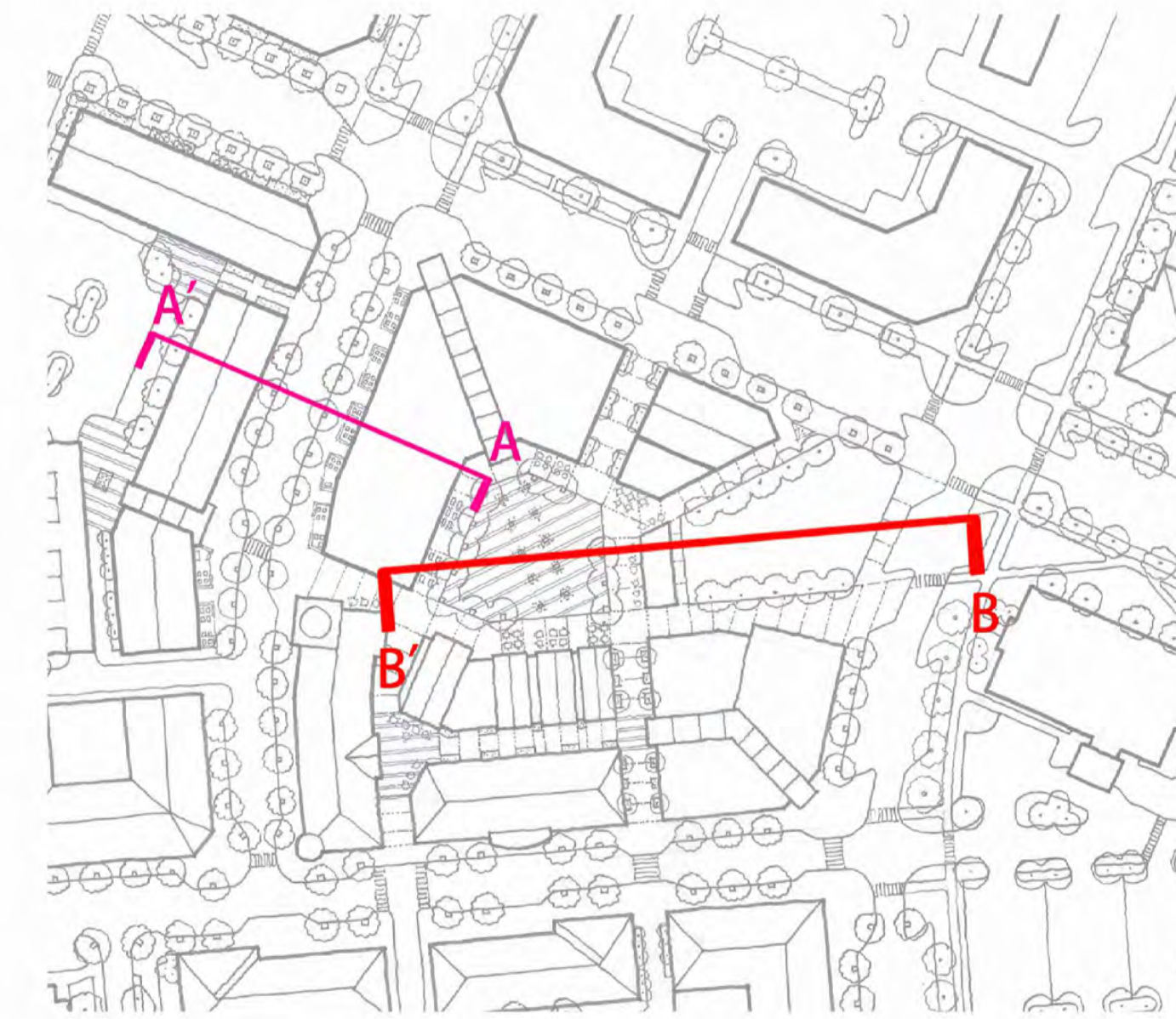


Woonerf Street Image

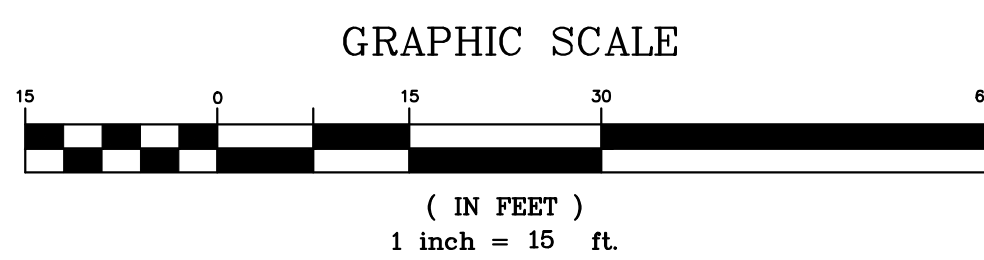
KEY PLAN 	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina REZONING	ARCHITECTS : CIVIL ENGINEERS : TRAFFIC ENGINEERS :	REVISION			NOTE : DRAWING TITLE : Conceptual Woonerf Street SCALE : 1" = 50'	DATE : March 12, 2019 DESIGN BY DRAWN BY CHECKED BY APPROVED BY NOTE:	DRAWING No. FIG.9 TOTAL :
				No.	DATE	DESCRIPTION			
				1					
				2					
				3					
				4					



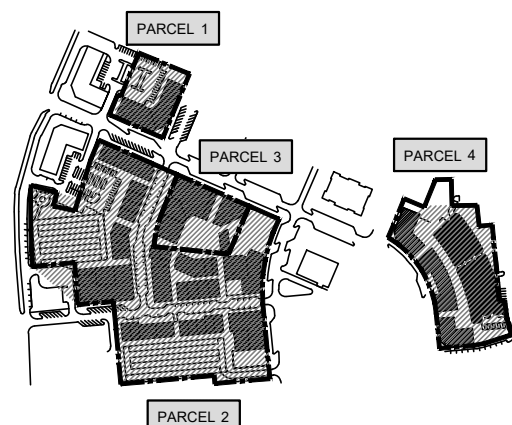
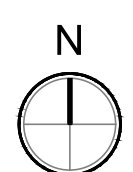
SECTION A-A'



SECTION B-B'



KEY PLAN



SITE PLANNER :



International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

**ILLUSTRATIVE
SITE SECTIONS**

SCALE : 1" = 15'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

APPROVED BY

NOTE:

DRAWING No.

FIG.8

TOTAL :

H2018-14-(R) Harrisburg Town Center Rezoning Neighborhood Developer Meeting Report

Held December 13, 2018 from 6:00 pm to 7:00 pm

The following is a summary of the Neighborhood Developer Meeting held for the referenced project. The Neighborhood meeting was conducted at Town Hall, in Council Chambers, located at 4100 Main Street, Harrisburg, North Carolina. Notification of the meeting was sent by Town staff through regular mail to adjacent properties within 100 feet of the proposed project.

The following representatives were present at the meeting:

Development Team:

Tony Zhang – CapitalNexus, LLC
Roujing Wang - Redtown Investments, LLC
Bob Nixon – RWN Investments, LLC
Dan Blackman – Stimmel Associates, P.A.

Town Staff / Moderator:

Sushil Nepal – Town of Harrisburg Planning and Economic Development Director.

A sign-in sheet was provided by Town staff. Each person present was asked to sign-in to record their participation in the meeting. A copy of the sign-in sheet is attached to this document for reference.

A copy of the presentation is attached to this document for reference.

The Neighborhood Developer Meeting was moderated by Town staff. Tony Zhang, lead member of the development team presented the proposed project and fielded questions from neighbors. Additional members of the project development team were present to answer questions and take comments.

The following is a summary of discussion items expressed at the meeting:

1. Neighbors were interested to know if the residential units would be sold or rented.
Response: All residential units are intended to be owner-occupied. A majority of the units will be sold but to ensure flexibility to meet market demand, a portion of the residential units may be offered as lease-to-own. The exact number of lease-to-own units is not known at this point but a range of 10%-20% is anticipated.
2. Neighbors were interested to know who will maintain the common space and sidewalks.
Response: The developer will establish a new Property Owner's Association (POA) that will manage maintenance contracts for the proposed development. The developer will work with the existing POA to define limits of maintenance between the existing development and proposed, but generally those limits will fall along property boundaries.
3. Interest was raised regarding the height of proposed buildings.
Response: All buildings will comply with the UDO's height limitation of 72 feet in height within CC zoning district.
4. Neighbors asked if the proposed parking would be sufficient to service the proposed development, and if one of the parking structures could be built in an earlier phase of development.



619 S. CEDAR STREET, SUITE L
CHARLOTTE, NC 28202
www.stimmelpa.com 336.723.1067

Response: Final parking counts will meet or exceed minimums required by the UDO. Land identified on the plan for structured parking will serve as surface parking during earlier development phases. Additionally, on-street parking will be provided to help meet the parking requirements. Further study is required to verify that adequate parking is provided to support each phase of construction.

5. Neighbors were interested in the value of the proposed residential units.
Response: the housing units will be market rate and anticipated to start in the \$300's.
6. Neighbors were interested in why the Developer was interested in rezoning from the previous PUD to CC.
Response: The PUD is 10-15 years old and tied to out of date standards and is very restrictive. The CC zoning will allow more flexibility to respond to market demand and allows for a mix of uses to be stacked vertically, allowing the development to have retail on the ground floor with residential and office above. A list of acceptable uses within the CC zoning designation is identified in the UDO.
7. Neighbors were interested to know if all owners within the original PUD would need to provide consent for the rezoning and if their mortgage value may in some way be tied to the original PUD.
Response: It was recommended that all neighbors with property in the original PUD seek input from their mortgage lender. It was noted that the proposed development is located on separate land parcels and not tied to the adjacent land parcels. It was also noted that portions of the town center today differ from the original PUD. The developer will clarify with town staff to determine if rezoning of the development parcels will require signatures of the original PUD property owner.
8. Neighbors were interested in understanding the impact to traffic patterns and potential pedestrian connections between the proposed development and the surrounding neighborhoods.
Response: As required by the UDO, the developer will fund a Traffic Impact Analysis to determine if any infrastructure improvements will be required due to the proposed development. It was noted that there exist sidewalks surrounding the development that will lead to a proposed connection of internal sidewalks.

At the end of the meeting several of the neighbors noted their satisfaction with the proposed plan and excitement that the land would be developed. Some noted that they had been waiting for 10-15 years for completion of the town center and were excited that more commercial space would be added than was previously proposed.

The meeting was adjourned at 7:00PM.

Respectfully submitted,

A handwritten signature in blue ink that reads 'Dan Blackman'.

Dan Blackman, PLA, ASLA
Senior Project Manager
Stimmel Associates, P.A.

Enclosures:
Meeting slide presentation
Meeting sign-in sheet
Neighborhood meeting letter
Neighborhood meeting mailing list

An architectural rendering of a modern urban street scene. The street is lined with multi-story buildings featuring large windows and modern architectural details. A prominent building on the right has a curved facade and a large, multi-story window. In the background, a tall, ornate tower with a dome is visible. The street is populated with several people walking, and there are trees and landscaping along the sidewalks. The overall atmosphere is one of a vibrant, walkable neighborhood.

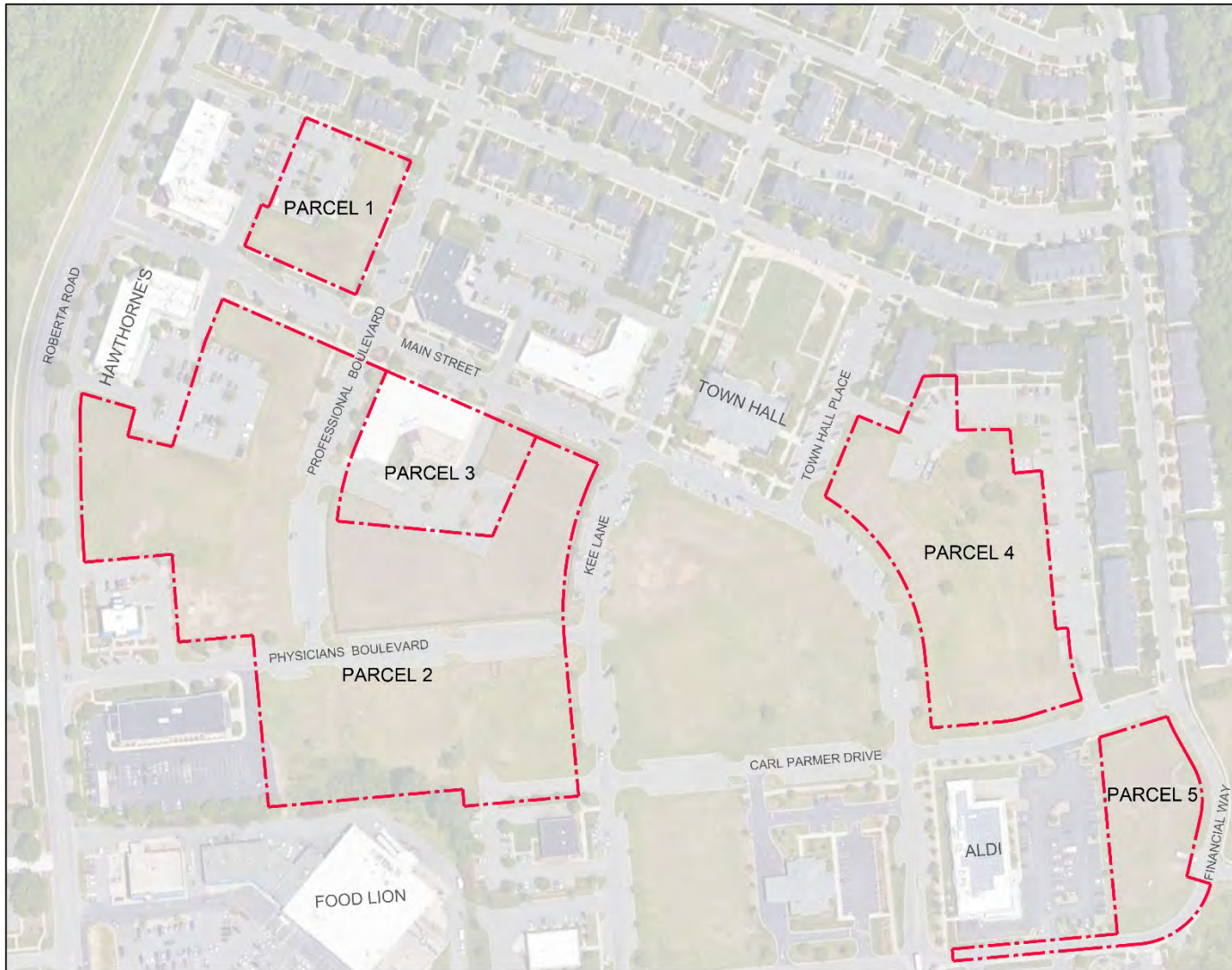
HARRISBURG TOWN CENTER NEIGHBORHOOD MEETING

DEC. 13, 2018

CapitalNexus LLC, Redtown Investment LLC, RWN Investment LLC



Developable Parcels



Parcel 1:
Vacant
1.069 ACRE/46,557 SF

Parcel 2:
Vacant
9.390 ACRE/409,062 SF

Parcel 3:
Developed
1.380 ACRE/60,113 SF
Building Area:15,500 SF

Parcel 4:
Vacant
3.191 ACRE/138,979 SF

Parcel 5:
Vacant
1.301 ACRE/56,651 SF

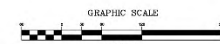
 PARCEL BOUNDARY

EXISTING CONDITIONS

Harrisburg Town Center, Harrisburg, North Carolina



CapitalNexus LLC
Redtown Investment LLC



Date: December 13, 2018



Rezoning Site Plan



Proposed Uses:

1. Main Street Entry Corridor
2. Central Festival Green
3. Coffee Shop and Outdoor Seating
4. Central Plaza
5. Brewery Building with Residential on Top
6. Art, Retail and Office Complex
7. Retail and Residential Mixed Use
(Renovated from Existing Building)
8. Pedestrian Street along Retail and Residential
9. Retail with Residential on Top
10. Pedestrian Friendly Retail Street
11. Big Anchor Commercial with Residential on Top
12. Retail with Residential on Top along Main Street
13. Off-street Parking 1
14. Off-street Parking 2
15. Office with Residential on Top

Note:

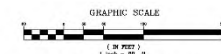
- Proposed land uses may change location due to the market demand and input from the Town of Harrisburg through the rezoning process.

REZONING SITE PLAN

Harrisburg Town Center, Harrisburg, North Carolina



CapitalNexus LLC
Redtown Investment LLC



Date: December 13, 2018



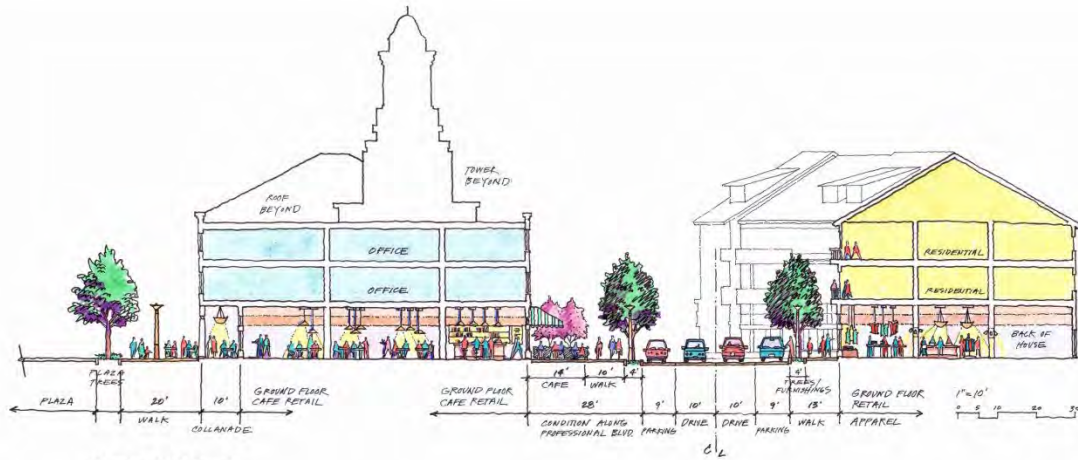




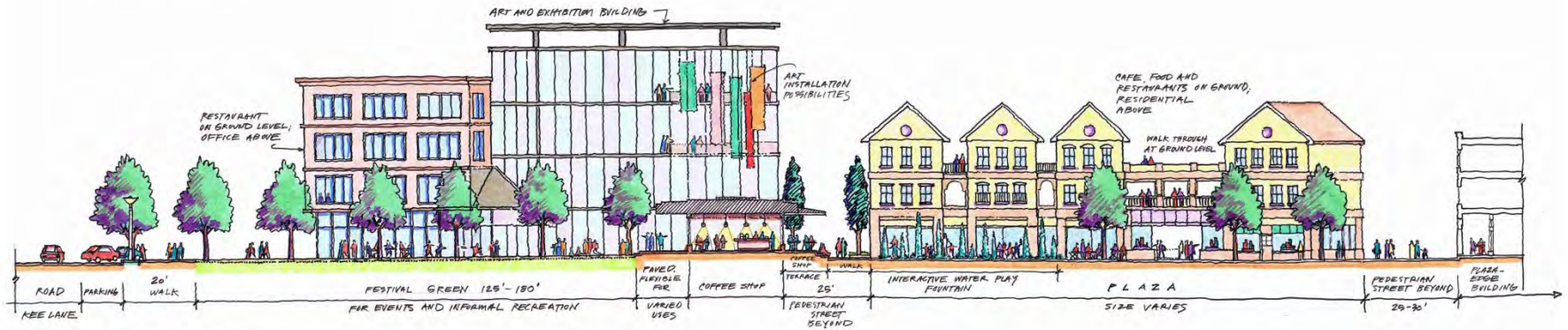
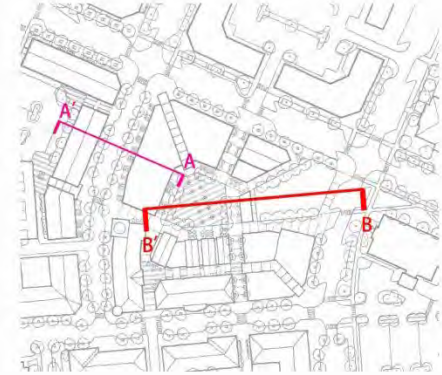




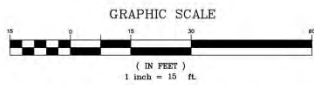
Site Section



SECTION A-A'



SECTION B-B'



Site Development Data

EXISTING ZONING: *PUD (Planned Unit Development)*

PROPOSED ZONING: *CC (City Center)*

SITE AREA: *16.33 ACRE*

PROPOSED USES:

- Retail: *181,700 SF*
- Office: *93,650 SF*
- Art Center: *26,000 SF*
- Residential: *364 Owner Occupied Units*
- Open Space: *a Plaza, a Green Space, and Continuous Landscape*
- Parking: *approximately 1140 Parking Spaces*

NOTES:

- Site development data and proposed land uses are preliminary and may adjust slightly during the rezoning process;
- A single regional stormwater pond will be constructed by the Town for the Town Center to satisfy stormwater requirements, applicant agrees to cost-share when determined;
- All lighting will need to meet current Town of Harrisburg standards, and coordinated through the Dept. of Public Works during plan review.

Anticipated Schedule and Phasing

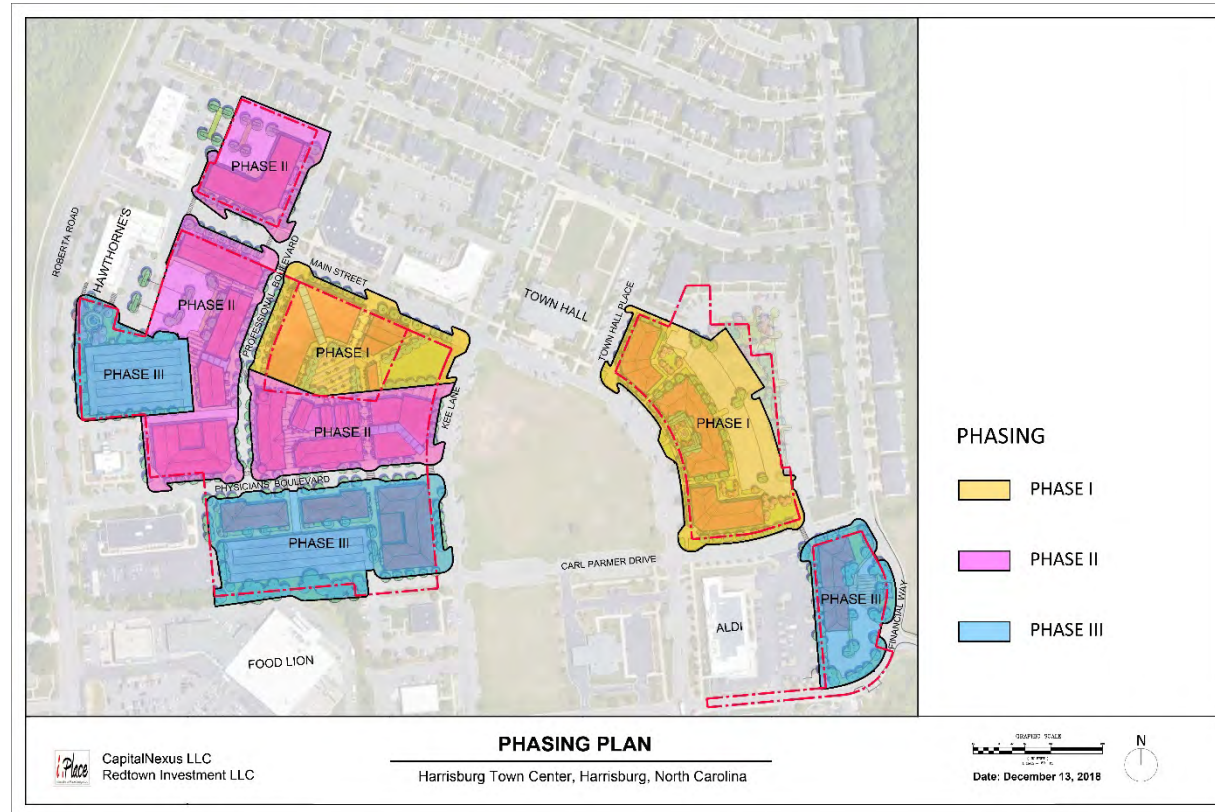
SCHEDULE:

- December 13, 2018, Neighborhood Meeting
- February ~ March 2019, Planning and Zoning Board
- March ~ April 2019, Town Council Public Hearing

PHASING:

- Phase I Construction
Oct. 2019 ~ Dec. 2020
- Phase II Construction
Oct. 2020 ~ Dec. 2021
- Phase III Construction
Oct. 2021 ~ Dec. 2022

NOTE: Proposed Schedule and Phasing may adjust during the development process.



An architectural rendering of a city street scene. The scene features multi-story buildings with large windows and a prominent tower in the background. People are walking on the sidewalks, and cars are driving on the street. The overall style is a detailed line drawing with a muted color palette.

THANK YOU!

CapitalNexus LLC, Redtown Investment LLC, RWN Investment LLC

Dec.13, 2018



Town Center
H2018-14-(R) Rezoning

Sign in Sheet

Neighborhood Meeting

12/13/2018

6:00 PM – 7:00 PM

Name

Address

Michael Caudie	3985 Rose Cottage Lane
Vicki Blackwell	6401 Town Hall Place
Shelia Dokson	4029 Center Place Dr
Emily Warrens	3974 Carl Palmer Dr.
CHANTEL TARBETT	4350 MAIN STREET SUITE 102
DAVID DAMONE	4350 main st 109
RACHEL DAMONE	4350 main st 109
MARK VISHWEE	6095 WEMBLEY CT.
Beth Ann Dant	385 Carl Palmer Dr.
Kathleen Zuckerman	4020 Center Place Dr.
Rigdon	4250 Zafman Kabak Palace
StarrKisha Baker	4351 Main St Suite 105

Town Center

H2018-14-(R) Rezoning

Sign in Sheet

Neighborhood Meeting

12/13/2018

6:00 PM - 7:00 PM

Name

Address

PERCENT TAP HOUSE

4250 MAIN ST. # 109

Dan Boehm

4351 Main St #103

Matt Kearns

6220 Amber Mist Ln, Charlotte

Carolyn Retalic

6202 Lento Way

Ronda Gardner

3963 Town Center Rd

Sue Widenhouse

3961 Town Center Rd.

Chad Johnson

4200 Main St, Ste 107

LES LEMLEY

7820 GRIMSBY Cn HARRISBURG

Johanna

6676 Kee Ln

Nicole Hubbard

6306 Kee Lane

Rodney Dellinger

3713 Ayrshire CT

Denise Buckman

4237 Town Center Rd.

Leonila G. Garrido

3863 Carl Palmer Dr

JENNIFER MANTO

4058 CARL PALMER DR

Town Center

H2018-14-(R) Rezoning

Sign in Sheet

Neighborhood Meeting

12/13/2018

6:00 PM - 7:00 PM

Name

Address

Bob Nixon

19 FRANKLIN AVE NW Concord, NC

MAT WIDEMAN

8909 panstemons Dr. 28215

Johnny Zhang

2101 Queens Rd W Charlotte NC

Ray Hopkins

2380 Stallings Rd.

~~Bobby Marshall~~

2702 Penick Ct Harrisburg

Kuoqing Wang

65 Marlborough street Apt 3. Boston MA

Pat Richardson

4041 Center Place Drive

Rosie Greenwood

4037 Center Place Dr

DAN BLACKMAN

619 S. CEDAR street Ckt. 28202

~~Vincent~~

502 McGehee Dr. Concord, NC 28025

Angie Chambliss

3825 Carl Palmer 28015

DON SMYLE

2230 Jon CHRIS DR

JEANNE SMYLE

2230 Jon CHRIS DR

Stephanie & Pete Delancy

3950 Stallings

Steve Bedwell

5304 Harvest Hill Dr

JIM/Alice PENDLETON

6826 PROFESSIONAL BLVD

Melanie Freeman

8776 L Rocky Riv. Rd



November 28th, 2018

Neighborhood Meeting Notice

To Whom It May Concern;

Our records indicate that you own property in close proximity to the properties located at parcel PIN 55079703680000 and 4245 Main St Harrisburg, NC 28075 (PIN 55078785890000). The property owner is requesting a rezoning of these parcels from Town Center Planned Unit Development (PUD), to City Center Conditional Use (CC-CZ). The purpose of the rezoning is to enable the property owner to develop and subdivide the property for retail, service, office and mixed uses. The Town of Harrisburg will facilitate a Neighborhood Meeting to allow the applicant to present their proposal to neighboring property owners, and to receive feedback from the neighbors at the date and time below.

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

Town Center Rezoning

Date: Thursday, December 13th, 2018

Time: 6:00 PM

Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,

Ashley Kale
Interim Planner
Town of Harrisburg

AcctName1	AcctName2	MailAddr1	MailCity	MailState	MailZipCod
TACO BELL OF AMERICA INC	YUM BRANDS REAL ESTATE	P O BOX 80615	INDIANAPOLIS	IN	46280
NEWLIN RICHARD L SR	NEWLIN LINDA LOU WF	3805 CARL PARMER DR	HARRISBURG	NC	28075
CHAMBLISS ANGIE BATTLE		3825 CARL PARMER DR	HARRISBURG	NC	28075
ANGELL PHILLIP MARTIN		3857 CARL PARMER DR	HARRISBURG	NC	28075
MARTINEZ ELIA MARINA		2045 CAL BOST RD	MIDLAND	NC	28107
WARD MAZANIA		3833 CARL PARMER DRIVE	HARRISBURG	NC	28075
MAYAKIS MARK		3811 CARL PARMER DR	HARRISBURG	NC	28075
WINES RANDY L		4742 RIMER RD	CONCORD	NC	28025
EATON VALERIE ELAINE		3847 CARL PARMER DR	HARRISBURG	NC	28075
MATTAMY CAROLINA CORP	D/B/A MATTAMY HOMES	2127 AYRSLEY TOWN BLVD STE 201	CHARLOTTE	NC	28273
KILPATRICK BILLIE J		3875 CARL PARMER DR	HARRISBURG	NC	28075
ANDERSON JENNIFER A		3835 CARL PARMER DRIVE	HARRISBURG	NC	28075
KATOPODIS PAUL		1222 PADDOCK CIRCLE	CHARLOTTE	NC	28209
GILBERT MICHAEL E		4201 TOWN CENTER RD UNIT 204	HARRISBURG	NC	28075
J & B DEVELOPMENT & MANAGEMENT	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
BANK OF NORTH CAROLINA		3980 PREMIER DR STE 210	HIGH POINT	NC	27265
MATTAMY CAROLINA CORP	D/B/A MATTAMY HOMES	2127 AYRSLEY TOWN BLVD STE 201	CHARLOTTE	NC	28273
TOWN OF HARRISBURG	A NC MUNICIPAL CORP	PO BOX 100	HARRISBURG	NC	28075
HARRISBURG TOWN CENTER VIII	LLC A NC LLC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
BUCKMAN DENISE M TR		4237 TOWN CENTER RD # 212	HARRISBURG	NC	28075
PALMER GREGORY W		528 PARALLEL DR	HARRISBURG	NC	28075
RICKERD MICHAEL J	RICKERD KARINA A WF	653 BUCKLEIGH CT NW	CONCORD	NC	28027
GILLESPIE WESLEY	GILLESPIE SARAH WF	6413 TOWN HALL PL	HARRISBURG	NC	28075
DUBLIN REALTY CO INC	NC CORP	3139 DUBLIN RD	CHARLOTTE	NC	28208
BLACKWELL VICTORIA	BLACKWELL MICHAEL JULIAN	6401 TOWN HALL PL	HARRISBURG	NC	28075
FINNEY GERALDINE		6403 TOWN HALL PL	HARRISBURG	NC	28075
DUNN KIRSTEN		3859 CARL PARMER DR	HARRISBURG	NC	28075
BRANCH BANKING & TRUST CO	NC STATE BANKING CORPORATION	PO BOX 167	WINSTON-SALEM	NC	27102
TOWN OF HARRISBURG	A NC MUNICIPAL CORP	PO BOX 100	HARRISBURG	NC	28075
LEOPARD GRADY L & CECILLE E		4247 TOWN CENTER RD	HARRISBURG	NC	28075
BLACK OAK PROPERTIES LLC/NCLLC		7791 ROCK MEADOW TRAIL CT	DENVER	NC	28037
HARRISBURG TOWN CTR RESIDENTAL	PROPERTY OWNERS ASSOC INC	11111 CARMEL COMMNS BLVD 410	CHARLOTTE	NC	28226
LINDSAY DAVID	LINDSAY KAREN WF	995 DIANE ST	LEEDS	AL	35094
J & B DEVELOPMENT & MANAGEMENT	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
SK PROPERTIES(SK) LLC A NC LLC		608 E CHEVAL DRIVE	FORT MILL	SC	29708
MATTAMY CAROLINA CORP	D/B/A MATTAMY HOMES	2127 AYRSLEY TOWN BLVD STE 201	CHARLOTTE	NC	28273
WHITE SARAH MCKENZIE		3891 CARL PARMER DR	HARRISBURG	NC	28075
KMJ INVESTMENT LLC /A NC LLC		19 TROTTERS LANE	MAHWAHN	NJ	07430
GARDNER RONDA J		3963 TOWN CENTER ROAD	HARRISBURG	NC	28075
SMITH PATRICK	SMITH JACLYN M WF	3879 CARL PARMER DR	HARRISBURG	NC	28075
KILPATRICK BILLIE J		3875 CARL PARMER DR	HARRISBURG	NC	28075
LECLEAR RYAN M	LECLEAR APRIL W WF	4231 TOWN CENTER RD	HARRISBURG	NC	28075
MICKEY D'S LLC		9708 ARAGORN LANE	CHARLOTTE	NC	28269
EBERHARDT JOHN TIMOTHY		3981 TOWN CENTER RD	HARRISBURG	NC	28075
HARRISBURG TOWN CENTER	COMMERCIAL PROP OWNERES ASSOC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
GWC DISTRICT RESIDENTIAL NC	SPE LLC	1112 16TH ST NW STE 900	WASHINGTON	DC	20036
HARRISBURG TOWN CENTER	COMMERCIAL PROP OWNERES ASSOC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
POLLOCK DYLAN		3895 CARL PARMER DR	HARRISBURG	NC	28075
JCJ DEVELOPMENT		4200 MAIN ST STE 107	HARRISBURG	NC	28075
CHAMBLISS ANGIE BATTLE		3825 CARL PARMER DR	HARRISBURG	NC	28075
ERJOLA 550 KINDERKAMACK LLC A		4350 MAIN ST STE 201	HARRISBURG	NC	28075
MAIN STREET MEDICAL PROPERTIES	LLC	4530 PARK RD STE 220	CHARLOTTE	NC	28209
BABA SEAN HICHAM		4209 TOWN CENTER RD	HARRISBURG	NC	28075
CASTLEBERRY DAISY DELORES		3843 CARL PARMER DR	HARRISBURG	NC	28075
HILLEGASS CAROLYN	HILLEGASS, ROBERT W JR HSB	3977 TOWN CENTER RD	HARRISBURG	NC	28075
LI TING		3807 CARL PARMER DR	HARRISBURG	NC	28075
BLACK OAK PROPERTIES LLC/NCLLC		7791 ROCK MEADOW TRAIL CT	DENVER	NC	28037
TOWN OF HARRISBURG	A NC MUNICIPAL CORP	PO BOX 100	HARRISBURG	NC	28075
MELE ALFRED R	MELE LORI WF	3845 CARL PARMER DR	HARRISBURG	NC	28075
MILLER LISA M		4223 TOWN CENTER RD	HARRISBURG	NC	28075
CURRY KECIA H		3831 CARL PARMER DR	HARRISBURG	NC	28075
ODYSSEUS STEPHANIE A	ODYSSEUS STEPHEN JR &	3861 CARL PARMER DRIVE	HARRISBURG	NC	28075
KLUTTZ JONATHAN		3883 CARL PARMER DR	HARRISBURG	NC	28075
ARNOLD ALYSSA L		3865 CARL PARMER DR	HARRISBURG	NC	28075
WIGLEY SLOANE ASHLEY WOOD		6411 TOWN HALL PL	HARRISBURG	NC	28075
KOMAN JEFFREY J	KOMAN SHELLEY L SPOUSE	1527 MILLBRIDGE PKWY	WAXHAW	NC	28173
WILLIAMS AUBREY E	WILLIAMS SHARON M WF	105 8TH AVE	SUPERIOR	CO	80027
FREDERICK LYNN LITTLE	FREDERICK ALEXANDRIA NICOLE	6419 TOWN HALL PL	HARRISBURG	NC	28075
CAPOZZI CHRISTINE L	CAPOZZI DAVID R & WENDY L/WIFE	2510 DELLWOOD DR	MONROE	NC	28112
HARRISBURG TOWN CENTER VII LLC		4350 MAIN ST STE 201	HARRISBURG	NC	28075
ALVAREZ ALFONSO RICARDO TRSTEE	ALVAREZ JENNIFER JULISSA TRSTE	13780 DEL CORSO WY APT 1317	BROOMFIELD	CO	80020
MORA MIGUEL	DANIELS MARIELDELIS	3827 CARL PARMER DR UNIT 3827	HARRISBURG	NC	28075
CAPOZZI CHRISTINE L	CAPOZZI DAVID R & WENDY L/WIFE	2510 DELLWOOD DR	MONROE	NC	28112
SPEARS TINA M		3871 CARL PARMER DR	HARRISBURG	NC	28075
PRUITT PROPERTIES INC	ATTN CRYSTAL A BLACKSHEAR ESQ	1626 JEURGENS COURT	NORCROSS	GA	30093
ALDI INC (NORTH CAROLINA)		1985 OLD UNION CHURCH RD	SALISBURY	NC	28146

ELLIOTT KALIKA D		3837 CARL PARMER DR	HARRISBURG	NC	28075
DECKER DADERA R		3893 CARL PARMER DRIVE	HARRISBURG	NC	28075
BOYETTE CHELSEA K		3991 TOWN CENTER RD	HARRISBURG	NC	28075
SIMPSON JAMIE		6409 TOWN HALL PL	HARRISBURG	NC	28075
HARRIS DESTINY K		3817 CARL PARMER DR	HARRISBURG	NC	28075
KILPATRICK BILLIE J		3875 CARL PARMER DR	HARRISBURG	NC	28075
GUELAGUETZA HOMES LLC		4175 AMARILLO DR SW	CONCORD	NC	28027
HARRISBURG TOWN CENTER IV LLC	A NC LLC, C/O ROBERT W BURKETT	9450 MOSS PLANTATION AVE STE 201	CONCORD	NC	28027
MATTAMY CAROLINA CORP	D/B/A MATTAMY HOMES	2127 AYRSLEY TOWN BLVD STE 201	CHARLOTTE	NC	28273
SMITHSON JON E	SMITHSON ALINE WF	3869 CARL PARMER DR	HARRISBURG	NC	28075
LEOPARD GRADY L & CECILLE E		4247 TOWN CENTER RD	HARRISBURG	NC	28075
HARRISBURG TOWN CENTER	COMMERCIAL PROP OWNERS ASSOC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
DARGA REAL ESTATE HOLDINGS LLC		6012 BAYFIELD PKWY 187	CONCORD	NC	28027
TEBBUTT PAULA		3887 CARL PARMER DR	HARRISBURG	NC	28075
EVANS DEBRA J		3985 TOWN CENTER RD	HARRISBURG	NC	28075
HARRISBURG TOWN CTR RESIDENTAL	PROPERTY OWNERS ASSOC INC	11111 CARMEL COMMNS BLVD 410	CHARLOTTE	NC	28226
EKMAN CLARENCE L	EKMAN MILA J/WIFE	4213 TOWN CENTER RD	HARRISBURG	NC	28075
HANCOCK MEREDITH V		6407 TOWN HALL PL	HARRISBURG	NC	28075
WALKER ANDREA G		6405 TOWN HALL PLACE	HARRISBURG	NC	28075
SANA PROPERTIES LLC		14325 BALLANTYNE LAKE RD APT 1115	CHARLOTTE	NC	28277
HTC DEVELOPMENT INC	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
HARRISBURG TOWN CTR RESIDENTAL	PROPERTY OWNERS ASSOC INC	11111 CARMEL COMMNS BLVD 410	CHARLOTTE	NC	28226
LINDSAY DAVID	LINDSAY KAREN WF	995 DIANE ST	LEEDS	AL	35094
FERGUSON REBECCA ELIZABETH		3829 CARL PARMER DR	HARRISBURG	NC	28075
TREXLER BETTY L		4251 TOWN CENTER RD	HARRISBURG	NC	28075
PIEDMONT EQUIPMENT EXCHANGE INC	A VA CORP	110 BECCAN CT	DANVILLE	VA	24541
HUNTSMAN SUSAN M		3973 TOWN CENTER ROAD	HARRISBURG	NC	28075
HOWIE ALISON		3983 TOWN CENTER RD	HARRISBURG	NC	28075
PROPST KIMBERLY A		3967 TOWN CENTER ROAD	HARRISBURG	NC	28075
TARBETT PROPERTIES LLC		4350 MAIN ST STE 107	HARRISBURG	NC	28075
GUIDRY NELLIE SUE		3987 TOWN CENTER ROAD	HARRISBURG	NC	28075
HARRISBURG TOWN CENTER I LLC	A NC LIMITED LIABILITY CO	4350 MAIN STREET STE 201	HARRISBURG	NC	28075
MATTHEWS MARTHA		3803 CARL PARMER DR	HARRISBURG	NC	28075
JONES CAROL M		3815 CARL PARMER DRIVE	HARRISBURG	NC	28075
WHITE SARAH MCKENZIE		3891 CARL PARMER DR	HARRISBURG	NC	28075
HTC DEVELOPMENT INC	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
WALKER BRITTAN L	WALKER GAIL B & HUSBAND	6185 ROCKY RIVER RD	CONCORD	NC	28025
DUFFY LAUREN ELIZABETH		4205 TOWN CENTER RD	HARRISBURG	NC	28075
HILTON LEE ANN		4227 TOWN CENTER ROAD	HARRISBURG	NC	28075
WILLIAMSON VIRGINIA CLAIRE		3867 CARL PARMER DR # 3867	HARRISBURG	NC	28075
KINCAID BRITTANY		3995 TOWN CENTER RD	HARRISBURG	NC	28075
ELLIS JASON PATRICK		3989 TOWN CENTER RD # 3989	HARRISBURG	NC	28075
SIMPSON JAMIE		6409 TOWN HALL PL	HARRISBURG	NC	28075
JCJ DEVELOPMENT		4200 MAIN ST STE 107	HARRISBURG	NC	28075
KRIZ ALLEN KARL /TRUSTEE	KRIZ JANICE BEA /TRUSTEE	9168 COCKATOO AVENUE	FOUNTAIN VALLEY	CA	92708
HARRISBURG TOWN CTR RESIDENTAL	PROPERTY OWNERS ASSOC INC	11111 CARMEL COMMNS BLVD 410	CHARLOTTE	NC	28226
HARRISBURG TOWN CENTER VII LLC		4350 MAIN ST STE 201	HARRISBURG	NC	28075
TRESSLAR ALLISON PAIGE		3809 CARL PARMER DR	HARRISBURG	NC	28075
MATTAMY CAROLINA CORP	D/B/A MATTAMY HOMES	2127 AYRSLEY TOWN BLVD STE 201	CHARLOTTE	NC	28273
ZEPOL GROUP LLC	A CA LLC	388 CALLE PRIMERA	SAN YSIDRO	CA	32217
WHITNEY STACEY L	WHITNEY PATRICIA J	3877 CARL PARMER DRIVE	HARRISBURG	NC	28075
PHERIGO AARON L		4486 RACEWAY DR SW	CONCORD	NC	28027
KMJ INVESTMENT LLC /A NC LLC		19 TROTTERS LANE	MAHWAH	NJ	07430
GAINES BRIAN D		3971 TOWN CENTER RD	HARRISBURG	NC	28075
HELMS TERESA	HELMS ROBERT SPOUSE	7640 COTTON ST	HARRISBURG	NC	28075
HTC DEVELOPMENT INC	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
HONEYCUTT CLARICE M		525 PARALLEL DRIVE	HARRISBURG	NC	28075
HTC DEVELOPMENT INC	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
MILLER LISA M		4223 TOWN CENTER RD	HARRISBURG	NC	28075
PEREZ RAMONA AYACELIS DIAZ		6421 TOWN HALL PL	HARRISBURG	NC	28075
HARRISBURG TOWN CENTER VIII	LLC A NC LLC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
NICHOLSON BETTY J		3814 CARL PARMER DR	HARRISBURG	NC	28075
KIMES MARK J	KIMES LAUREN A/WIFE	5912 BAREFOOT LANE	CONCORD	NC	28025
HARRISBURG PROPERTIES	O'HAIR LP	301 S MCDOWELL ST STE 210	CHARLOTTE	NC	28204
FALLS ENTERPRISES LLC	BOYD P FALLS IRREVOCABLE TRUST	PO BOX 11911	CHARLOTTE	NC	28220
YOUNGBLOOD WANDA M		3841 CARL PARMER DR	HARRISBURG	NC	28075
NOVANT HEALTH INC		PO BOX 33549	CHARLOTTE	NC	28233
DUBLIN REALTY CO INC	NC CORP	3139 DUBLIN RD	CHARLOTTE	NC	28208
J & B DEVELOPMENT & MANAGEMENT	A NC CORP	4350 MAIN ST STE 201	HARRISBURG	NC	28075
LOGAN ELIZABETH	ZUCKERMAN KATHLEEN	4023 LIMESTONE RD	COCHRANVILLE	PA	19330
KRYSIK NICOLE M		3993 TOWN CENTER ROAD	HARRISBURG	NC	28075
PLITT-MACDONALD SHAWN R	MACDONALD ELLEN R	3881 CARL PARMER DRIVE	HARRISBURG	NC	28075
TOWN OF HARRISBURG	A NC MUNICIPAL CORP	PO BOX 100	HARRISBURG	NC	28075
TIMERSON MICHAEL B		3855 CARL PARMER DR	HARRISBURG	NC	28075
DAUPHINAIS EMILE JEAN TRUSTEE	DAUPHINAIS JOCELYNE THERESE TR	1064 WINDING PINES CIR #207	CAPE CORAL	FL	33909
GARRIDO LEONILA S		3863 CARL PARMER DR	HARRISBURG	NC	28075
CARTY JANICE	WICKLUND LAURA BROOKE	3819 CARL PARMER DR	HARRISBURG	NC	28075

WADDINGTON EMILY G		3823 CARL PARMER DRIVE	HARRISBURG	NC	28075
WIDENHOUSE SUE B LF EST		3961 TOWN CENTER RD	HARRISBURG	NC	28075
BLACK OAK PROPERTIES LLC/NCLLC		7791 ROCK MEADOW TRAIL CT	DENVER	NC	28037
NOVANT HEALTH INC		PO BOX 33549	CHARLOTTE	NC	28233
TULIP POPLAR SUITES LLC		125 WINDY HILL CV	NEW LONDON	NC	28127
HARRISBURG TOWN CENTER IV LLC	A NC LLC, C/O ROBERT W BURKETT	9450 MOSS PLANTATION AVE STE 201	CONCORD	NC	28027
ALDI INC (NORTH CAROLINA)		1985 OLD UNION CHURCH RD	SALISBURY	NC	28146
HARRISBURG TOWN CENTER	COMMERCIAL PROP OWNERS ASSOC	4350 MAIN ST STE 201	HARRISBURG	NC	28075
LAVERGNEAU BEVERLY JEAN		3687 STALLINGS RD	HARRISBURG	NC	28075
HINSON TIA W		3975 TOWN CENTER RD	HARRISBURG	NC	28075
BANK OF NORTH CAROLINA		3980 PREMIER DR STE 210	HIGH POINT	NC	27265
FINNEY GERALDINE		6403 TOWN HALL PL	HARRISBURG	NC	28075
HARTSELL TIMOTHY SHAUN	WHITE LINDSAY ERIN	3882 LONGWOOD DR SW	CONCORD	NC	28027
TACO BELL OF AMERICA INC	YUM BRANDS REAL ESTATE	P O BOX 80615	INDIANAPOLIS	IN	46280

**Traffic Impact Analysis for
Harrisburg Town Center
Harrisburg, North Carolina**

Prepared for:

**Town of Harrisburg
Harrisburg, North Carolina**

Prepared by:

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**April 2019
018536029**



Laura N Reid
4/5/19

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1.0 Executive Summary

The purpose of this Traffic Impact Analysis (TIA) is to evaluate the vehicular traffic impacts on the surrounding transportation infrastructure as a result of the proposed Harrisburg Town Center development. The primary objectives of the study are:

- To estimate trip generation and distribution for the proposed development.
- To perform intersection capacity analyses for the identified study area.
- To determine the potential traffic impacts of the proposed development.
- To identify improvements to mitigate the proposed development's traffic impacts.

The proposed Harrisburg Town Center development is located north of NC 49 and east of Roberta Road in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of approximately:

- 148,000 square feet (sf) of general office space
- 176,300 sf of retail
- 333 multifamily housing units

For the purposes of this TIA, a build-out year of 2023 was considered at the direction of the Town. Based on the provided site plan and information provided by the applicant, the proposed development will utilize existing on-street parking and surface lots to access the project site and provide internal connectivity.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant in Harrisburg on December 18, 2018, to obtain background information and to ascertain the scope and parameters to be included in this TIA. A Memorandum of Understanding (MOU) was developed based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

The following AM and PM peak-hour scenarios were analyzed to determine the proposed development's transportation impacts on the surrounding network:

- 2019 Existing Conditions
- 2023 Background Conditions
- 2023 Build-out Conditions

Based on coordination with the Town, NCDOT and the applicant, this TIA evaluated operations under each of the AM and PM peak-hour scenarios above for the following study area intersections:

1. Roberta Road and Rocky River Crossing
2. Roberta Road and Main Street
3. Roberta Road and Parallel Drive
4. Roberta Road and Physicians Boulevard
5. Roberta Road and NC 49
6. Harrisburg Veterans Road and Stallings Road
7. Morehead Road / Alexander Avenue and NC 49
8. Kee Lane and NC 49
9. Main Street and NC 49
10. Main Street and Kee Lane

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

Based on the capacity analyses performed at each of the identified study intersections, along with review of the auxiliary turn-lane warrants contained herein, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Roberta Road and Rocky River Crossing Road

- Construction of a southbound right-turn lane with a minimum of 100 feet of storage.

Roberta Road and Main Street

- Installation of a traffic signal.
- Installation of fiber connection to the signal at Roberta Road and NC 49
- Construction of a westbound right-turn lane with a minimum of 450 feet of storage.

Roberta Road and Parallel Drive

- Construction of an eastbound right-turn lane with a minimum of 50 feet of storage.

Roberta Road and NC 49

- Construction of a southbound right-turn lane with 300 feet of storage and permitted-overlap phasing.

Harrisburg Veterans Road and Stallings Road*

- Restripe the eastbound through lane to provide a shared through-left lane.
- Implementation of split phasing on the eastbound and westbound approaches.
- Installation of a traffic signal at the intersection of Stallings Road and Hickory Ridge Road to operate on the existing signal cabinet

**These improvements are currently the responsibility of the Camellia Gardens development. However, if the proposed Harrisburg Town Center is constructed prior to Camellia Gardens, the Harrisburg Town Center will be responsible for this improvement.*

Morehead Road / Alexander Avenue and NC 49

- Construction of a southbound left-turn lane with a minimum of 425 feet of storage

Main Street and Kee Lane

- Remove eastbound stop-control to allow intersection to operate as two-way stop-control (northbound and southbound approaches remain stop-controlled).

Main Street and Town Hall Place

- Remove westbound stop-control to allow intersection to operate as two-way stop-control (southbound approach remains stop-controlled).

The mitigation improvements identified within the study area are shown in **Figure 1.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

2.0 Introduction

The proposed Harrisburg Town Center development is located north of NC 49 and east of Roberta Road in Harrisburg, North Carolina. Based on the site plan provided by the applicant, the proposed development is currently envisioned to consist of approximately:

- 148,000 sf of general office space
- 176,300 sf of retail
- 333 multifamily housing units

For the purposes of this TIA, a build-out year of 2023 was considered at the direction of the Town. Based on the provided site plan and information provided by the applicant, the proposed development will utilize existing on-street parking and surface lots to access the project site and provide internal connectivity.

A TIA scoping meeting was held with the Town of Harrisburg and representatives of the applicant in Harrisburg on December 18, 2018, to obtain background information and to ascertain the scope and parameters to be included in this TIA. A Memorandum of Understanding (MOU) was developed based on discussions from this meeting that documented all scoping parameters to be used for the TIA and was reviewed and agreed upon by the Town of Harrisburg and the applicant. Additionally, North Carolina Department of Transportation (NCDOT) reviewed and approved the MOU, which is included in the **Appendix**.

Kimley-Horn was retained to determine the potential traffic impacts of this development (in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways* and set forth by *Town of Harrisburg Unified Development Ordinance – Appendix F*), and to identify transportation improvements that may be required to mitigate these impacts. This report presents trip generation, distribution, capacity analyses, crash analyses and identified transportation improvements required to mitigate anticipated traffic demands produced by the subject development.

3.0 Existing Traffic Conditions

Existing traffic conditions were coordinated with Town of Harrisburg and NCDOT staff and collected through field observations and turning-movement counts to establish the existing conditions baseline analysis.

3.1 STUDY AREA

Based on coordination with the Town, NCDOT and the applicant, the study area for this TIA includes the following existing intersections:

1. Roberta Road and Rocky River Crossing
2. Roberta Road and Main Street
3. Roberta Road and Parallel Drive
4. Roberta Road and Physicians Boulevard
5. Roberta Road and NC 49
6. Harrisburg Veterans Road and Stallings Road
7. Morehead Road / Alexander Avenue and NC 49
8. Kee Lane and NC 49
9. Main Street and NC 49
10. Main Street and Kee Lane

Figure 3.1 shows the study area intersections and the site location, **Figure 3.2** shows the proposed site plan for the development as provided by the applicant and **Figure 3.3** shows the existing roadway geometry at the study intersections.

The primary roadways in the vicinity of the site are Roberta Road, Harrisburg Veterans Road, NC 49, Morehead Road, and Stallings Road.

Roberta Road is currently a three-lane, major collector (one lane in each direction with a two-way left-turn lane) with a posted speed limit of 35 miles per hour (mph) in the vicinity of the project site. Roberta Road carries an annual average daily traffic (AADT) volume of 14,000 vehicles per day (vpd) north of NC 49 based on 2016 NCDOT AADT data.

Harrisburg Veterans Road is currently a four-lane, undivided major collector with a posted speed limit of 35 mph. Harrisburg Veterans Road does not have a posted NCDOT AADT.

NC 49 is currently a four-lane, divided principal arterial with a posted speed limit of 35 mph. NC 49 carries an AADT volume of 35,000 vpd west of Morehead Road, 37,000 vpd between Morehead Road and Roberta Road, 30,000 vpd between Roberta Road and Main Street, and 26,000 vpd east of Main Street based on 2016 NCDOT AADT data.

Morehead Road is currently a two-lane, undivided minor arterial with a posted speed limit of 35 mph. Morehead Road carries an AADT volume of 9,600 vpd north of NC 49 based on 2016 NCDOT AADT data.

Stallings Road is currently a two-lane, undivided local road with a posted speed limit of 35 mph. Stallings Road carries an AADT volume of 6,100 vpd east of Harrisburg Veterans Road and 9,000 vpd west of Harrisburg Veterans Road based on 2012 and 2014 NCDOT AADT data, respectively.

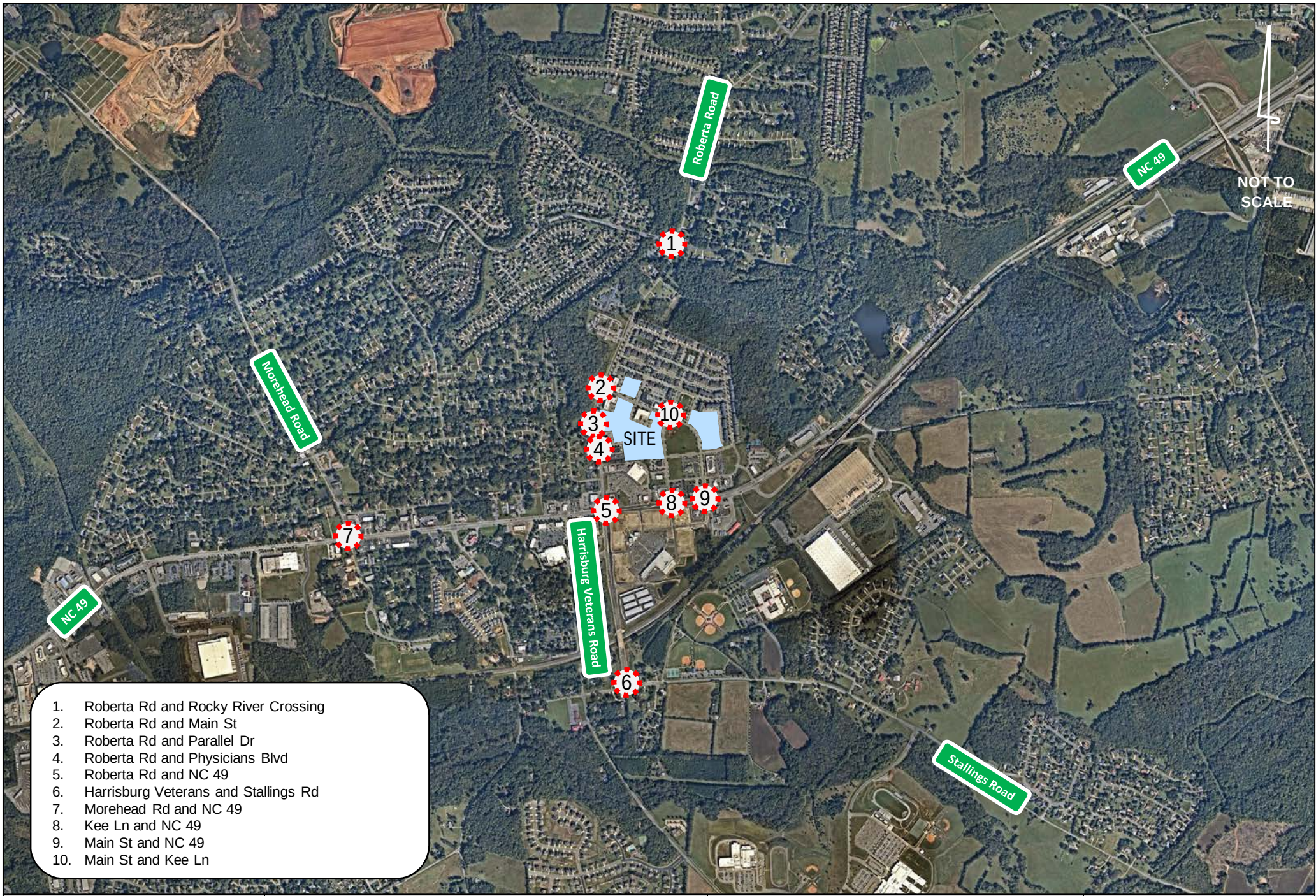
3.2 EXISTING TRAFFIC VOLUME DEVELOPMENT

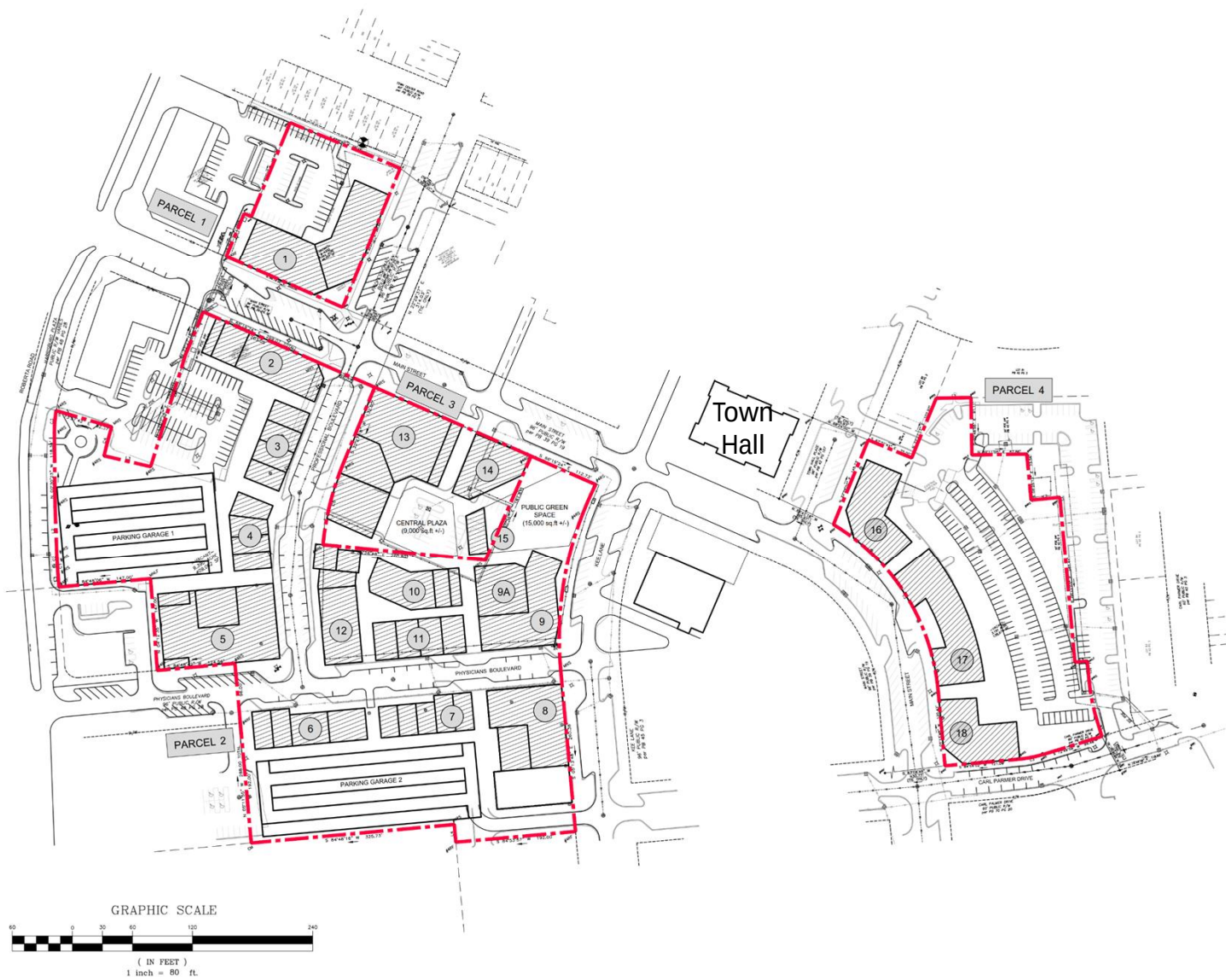
AM (7:00-9:00 AM) and PM (4:00-6:00 PM) intersection turning-movement, heavy-vehicle, pedestrian and bicycle counts were performed by National Data & Surveying Services on Tuesday, January 8, 2019, at the following intersections:

1. Roberta Road and Rocky River Crossing
2. Roberta Road and Main Street
3. Roberta Road and Parallel Drive
4. Roberta Road and Physicians Boulevard
5. Roberta Road and NC 49
6. Harrisburg Veterans Road and Stallings Road
7. Morehead Road / Alexander Avenue and NC 49
8. Kee Lane and NC 49
9. Main Street and NC 49
10. Main Street and Kee Lane

Volume balancing was performed along Roberta Road between Main Street and Physicians Boulevard, but was not performed between the remaining study area intersections due to the presence of driveways and distance between the intersections. Peak-hour intersection turning-movement count data is provided in the **Appendix**.

Figure 3.4 illustrates the 2019 existing AM and PM peak-hour traffic volumes.





PROGRAM:

Parcel Number	Area (sq ft)	Area (acres)	Building Area (sq ft)
1	1,000	0.023	75,000
2	5,900	0.135	514,000
3	1,000	0.023	88,000
4	1,000	0.023	131,000
Total	8,900	0.204	808,000

Parcel Number	Area (sq ft)	Area (acres)	Building Area (sq ft)
1	1,000	0.023	75,000
2	5,900	0.135	514,000
3	1,000	0.023	88,000
4	1,000	0.023	131,000
Total	8,900	0.204	808,000

Overall (Parcel 1-4)	Uses	Building Area (sq ft)	Percentage (%)	Housing Units	Parcel Area (acres)	FAR	Area (sq ft)	Area (acres)
	Retail/Commercial	176,000	21%					
	Office	148,000	18%					
	Art Center	15,000	2%	333	15.03	1.27	22.2	
	Industrial	400,000	50%					
	Total Mixed-Use Area	739,000	100%					
	Open Space							
	Percentage of Open Space							
	Parking Space			1,155 Spaces, including 525 off-street parking and 520 on-street parking				
	Lotting Space							

SURVEY:

- LEGEND**
- RF PARCEL BOUNDARY
 - RS REBAR FOUND
 - R/W RIGHT-OF-WAY
 - SF SQUARE FEET
 - MB MAP BOOK
 - DB DEED BOOK
 - PG PAGE
 - FS FRONT SETBACK
 - RY REAR YARD
 - SY SIDE YARD
 - PDE PUBLIC DRAINAGE EASEMENT
 - SDE STORM DRAIN EASEMENT
 - MNLF MAG. NAIL FOUND
 - CM CONCRETE MONUMENT
 - CP COMPUTED POINT
 - MMS MAG. NAIL SET
 - CHAINLINK FENCE
 - FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - CLEAN OUT
 - DROP INLET
 - STORM DRAIN MANHOLE

- NOTES**
1. AREA CALCULATED BY COORDINATE COMPUTATION.
 2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
 3. IRON RODS AT ALL CORNERS UNLESS NOTED.
 4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
 5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
 6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDERS/OWNERS MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
 7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
 8. NO MONUMENT FOUND WITHIN 2000 FEET.
 9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
 10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

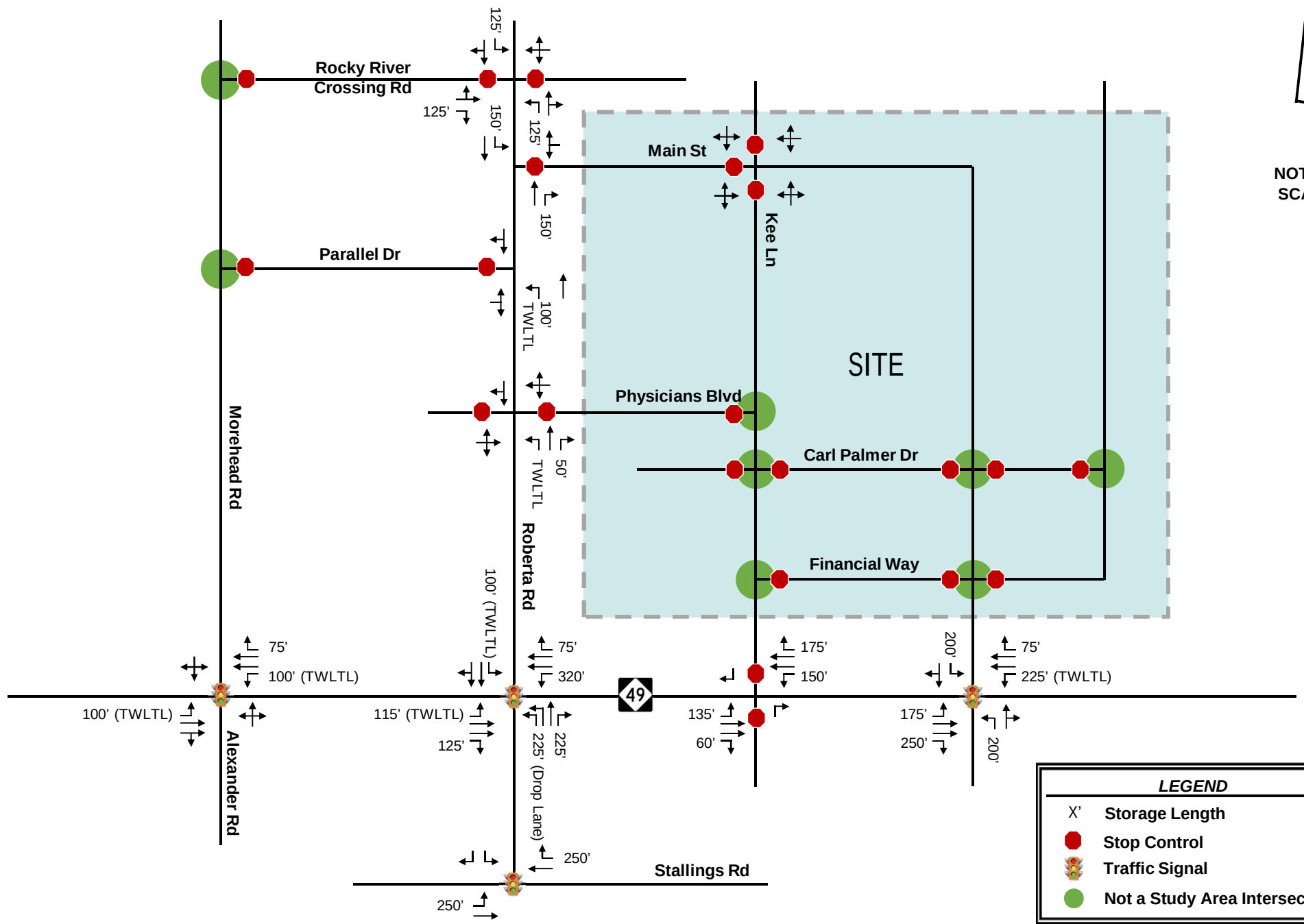
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD:
 FRONT: 5 FEET
 SIDE YARD: 10 FEET
 REAR YARD: 10 FEET

FLOOD NOTE:
 NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 371055070A, DATED NOVEMBER 5, 2006.

PHYSICAL SURVEY AT PROPERTY KNOWN AS:
 # 4350 MAIN STREET
 PARCEL # 507970360000
 BEING THE REMAINING PORTION OF DB 8479 PG 195
 TOWN OF HARRISBURG, CABARRUS COUNTY, NC
 DATE: OCTOBER 9, 2018

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KEY PLAN	SITE PLANNER : — International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0500 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC	ARCHITECTS :	REVISION			NOTE :	DATE : March 12, 2019	DRAWING No. FIG.1 TOTAL :
		PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina	CIVIL ENGINEERS :	No.	DATE	DESCRIPTION	DRAWING TITLE : REZONING OVERALL SITE PLAN	DESIGN BY	
				1				DRAWN BY	
				2				CHECKED BY	
				3				APPROVED BY	
REZONING	TRAFFIC ENGINEERS :	4			SCALE : 1" = 80'	NOTE:			



NOT TO SCALE

LEGEND	
X'	Storage Length
●	Stop Control
⚡	Traffic Signal
●	Not a Study Area Intersection

4.0 Background Traffic Volume Development

Projected background (non-project) traffic is defined as the expected growth or change in traffic volumes on the surrounding roadway network between the year the existing counts were collected and the expected build-out year absent the construction and opening of the proposed project. This includes both non-specific general growth based on historical increase in local traffic volumes (historical background growth), along with specific growth and/or change in traffic volumes caused by either approved, but not yet fully-constructed, off-site developments and/or planned transportation projects specifically identified within the vicinity of the proposed development.

4.1 HISTORICAL BACKGROUND GROWTH TRAFFIC

Historical background growth is the increase in existing traffic volumes due to usage increases and non-specific growth throughout the area, and accounts for growth that is independent of specific off-site developments or planned transportation projects. Historical background growth traffic is calculated using an annual growth rate, which is applied to the existing traffic volumes up to the future horizon years. For this analysis, an annual growth rate of 2.0% was applied to the 2019 existing peak-hour traffic volumes to calculate base 2023 background traffic volumes. This methodology was determined based on coordination with Town of Harrisburg and NCDOT staff.

4.2 APPROVED DEVELOPMENTS

At the direction of the Town of Harrisburg and NCDOT staff, four approved developments that are expected to impact traffic volumes within the study area were included in the background traffic volumes for this TIA, including:

- Harris Square
- Harrisburg Village
- Stallings Road Subdivision
- Novant Phase 1

Per coordination with the Town, the Harris Square site was assumed to be 40% built-out. All other developments were assumed to be 0% built-out.

Volumes for the approved developments were obtained from the following sources:

- Harris Square TIA (Kimley-Horn, April 2016)
- Harrisburg Village TIA (WSP | Parsons Brinckerhoff, July 2016)
- Stallings Road Subdivision TIA (Kimley-Horn, October 2018)

It should be noted that a TIA was not performed for the Novant Phase 1 development. Therefore, trip generation was performed for this site and project trips associated with this development were distributed throughout the study area using the methodology discussed in *Section 5.3 (Site Traffic Distribution and Assignment)*.

The following laneage improvements were include in all future year conditions at the intersection of Roberta Road and NC 49 based on the identified mitigation in the *Harrisburg Village TIA*:

- Extension of the southbound through-right lane to provide 375 feet of storage
- Extension of the westbound right-turn lane to provide 150 feet of storage

Figures 4.1 and **4.2** show the 2023 background AM and PM peak-hour traffic volumes, respectively, that include the historical growth traffic and approved development trips.

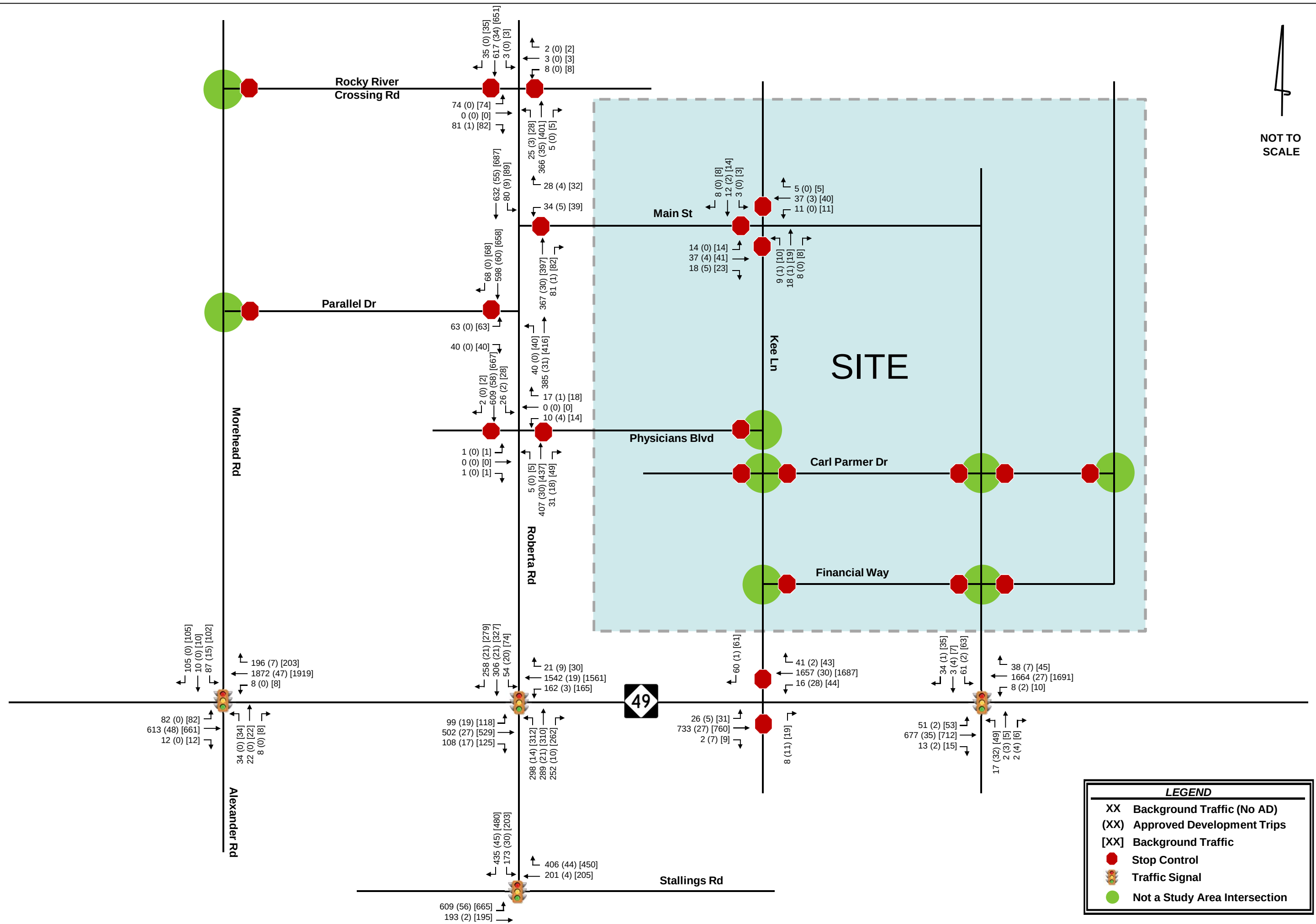


Figure 4.1

2023 Background AM Peak-Hour Traffic Volumes

Harrisburg Town Center Traffic Impact Analysis

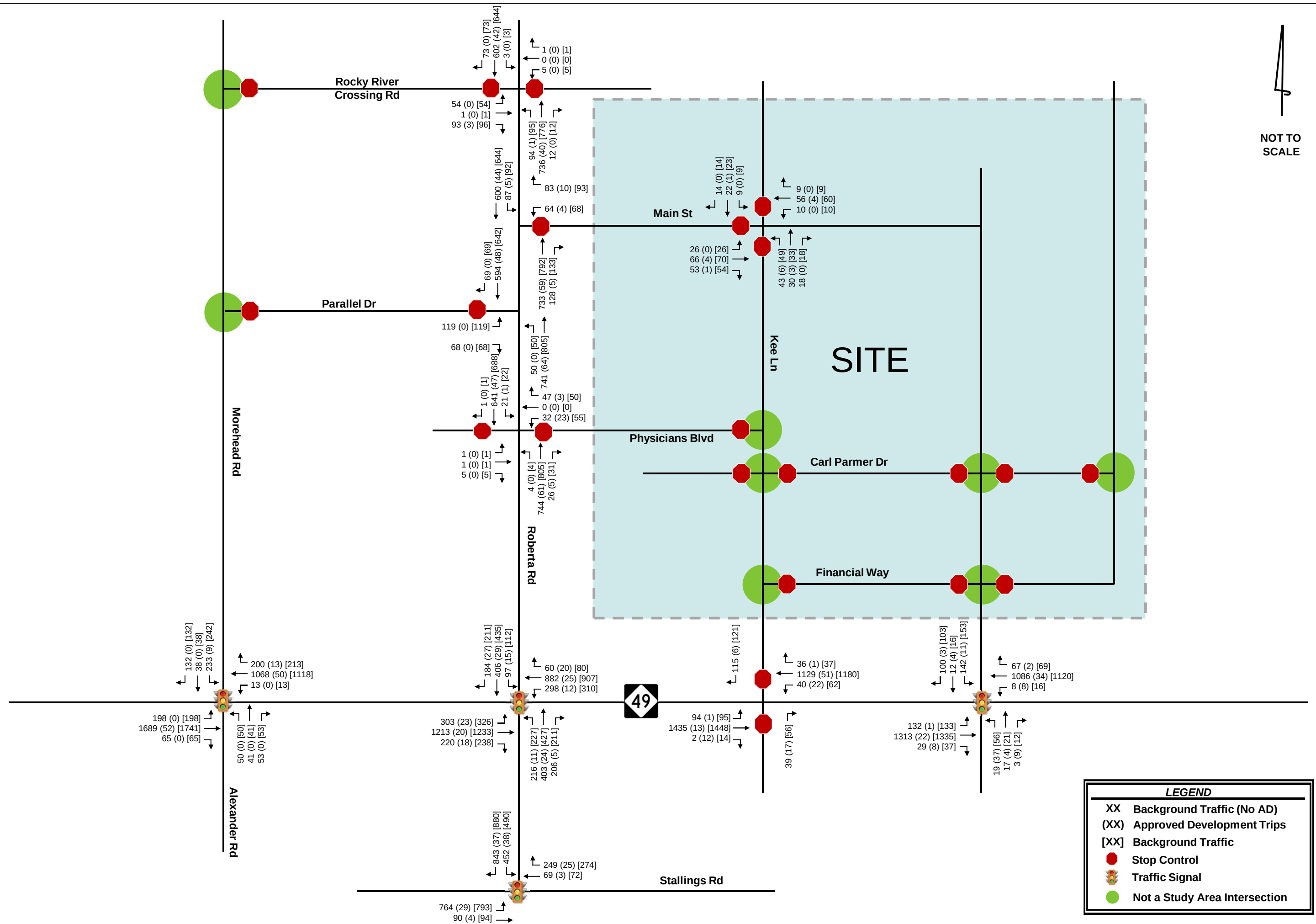


Figure 4.2

2023 Background PM Peak-Hour Traffic Volumes

Harrisburg Town Center Traffic Impact Analysis

5.0 Site Traffic Volume Development

Site traffic developed for this TIA is defined as the vehicle trips expected to be generated and added to the study area by construction of the proposed development, and the distribution and assignment of that traffic throughout the surrounding network.

5.1 SITE ACCESS

Based on the provided site plan and information provided by the applicant, the proposed development access will utilize existing on-street parking and surface lots to access the project site and provide internal connectivity.

5.2 TRAFFIC GENERATION

The traffic generation potential of the proposed development was determined using the trip generation rates published in *Trip Generation* (Institute of Transportation Engineers, Tenth Edition, 2017).

Based on the site plan provided by the applicant, the proposed development is envisioned to consist of approximately 148,000 square feet of general office space, 176,300 square feet of retail and 333 units of multifamily housing.

Table 5.1 summarizes the projected trip generation for the proposed mixed-use development. During a typical weekday, the proposed development has the potential to generate 470 and 815 net new external trips during the AM and PM peak hours, respectively.

Table 5.1 - Trip Generation								
Land Use	Intensity	Daily	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
General Office	148,000 SF	1,552	235	207	28	228	41	187
Shopping Center	176,300 SF	8,840	240	149	91	827	397	430
Multifamily Housing Mid-Rise - (Condos/Apartments)	333 DU	1,813	111	29	82	141	86	55
Subtotal		12,205	586	385	201	1,196	524	672
Internal Capture		1,548	40	20	20	52	26	26
<i>ITE 820 Pass-By - 0% AM / 34% PM</i>		266	0	0	0	266	133	133
Pass-By		266	0	0	0	266	133	133
Net New External Trips		10,391	546	365	181	878	365	513

5.3 SITE TRAFFIC DISTRIBUTION AND ASSIGNMENT

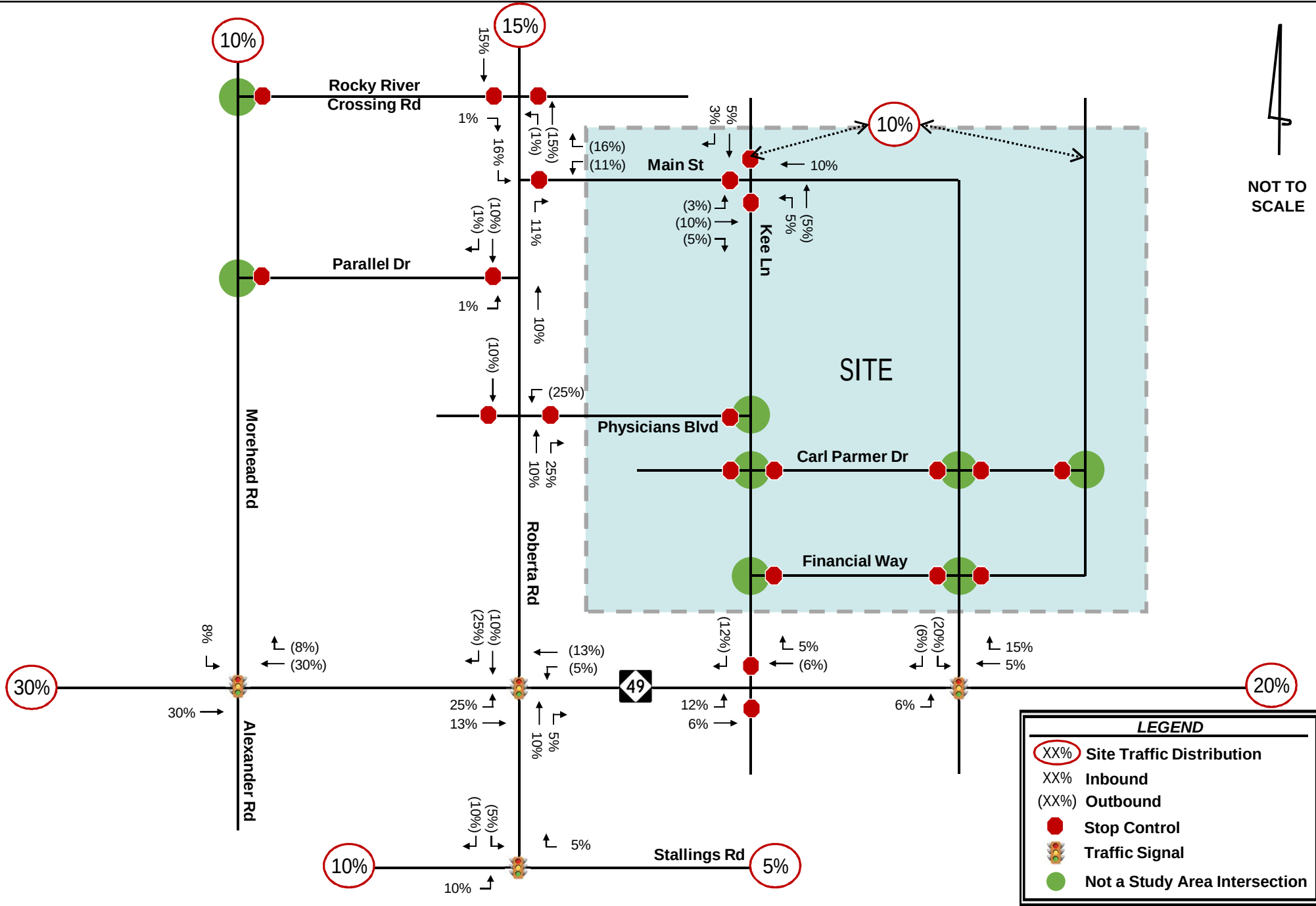
The proposed development's trips were assigned to the surrounding network based on existing peak-hour turning movements, surrounding land uses, locations of similar land use and population densities in the area. The following site traffic distribution was reviewed and approved as part of the MOU by the Town of Harrisburg, NCDOT and the applicant:

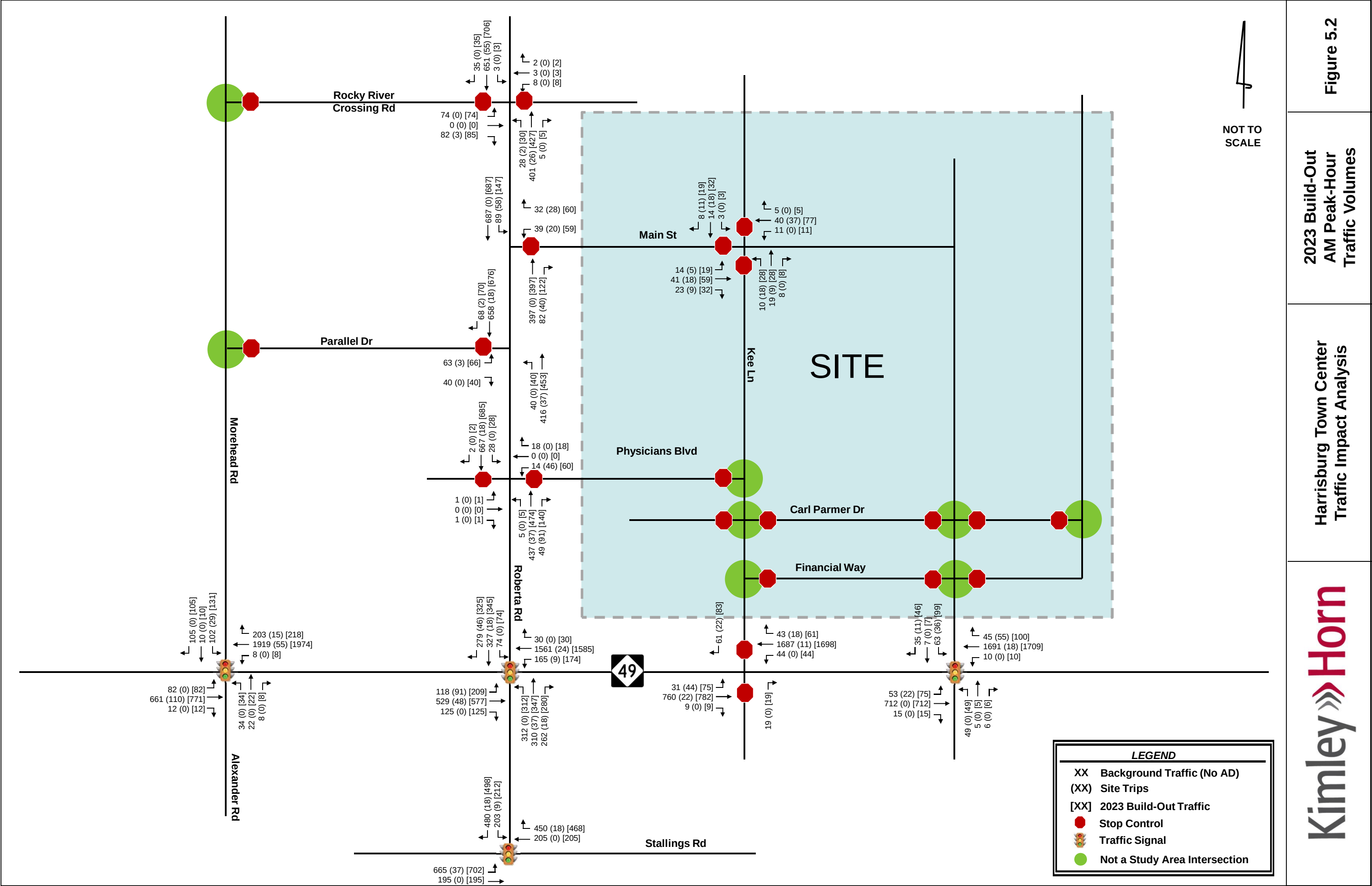
- 30% to/from the west along NC 49
- 20% to/from the east along NC 49
- 10% to/from the north along Morehead Road
- 15% to/from the north along Roberta Road
- 10% to/from the north along Kee Lane and Carl Parmer Drive
- 10% to/from the southwest along Stallings Road
- 5% to/from the southeast along Stallings Road

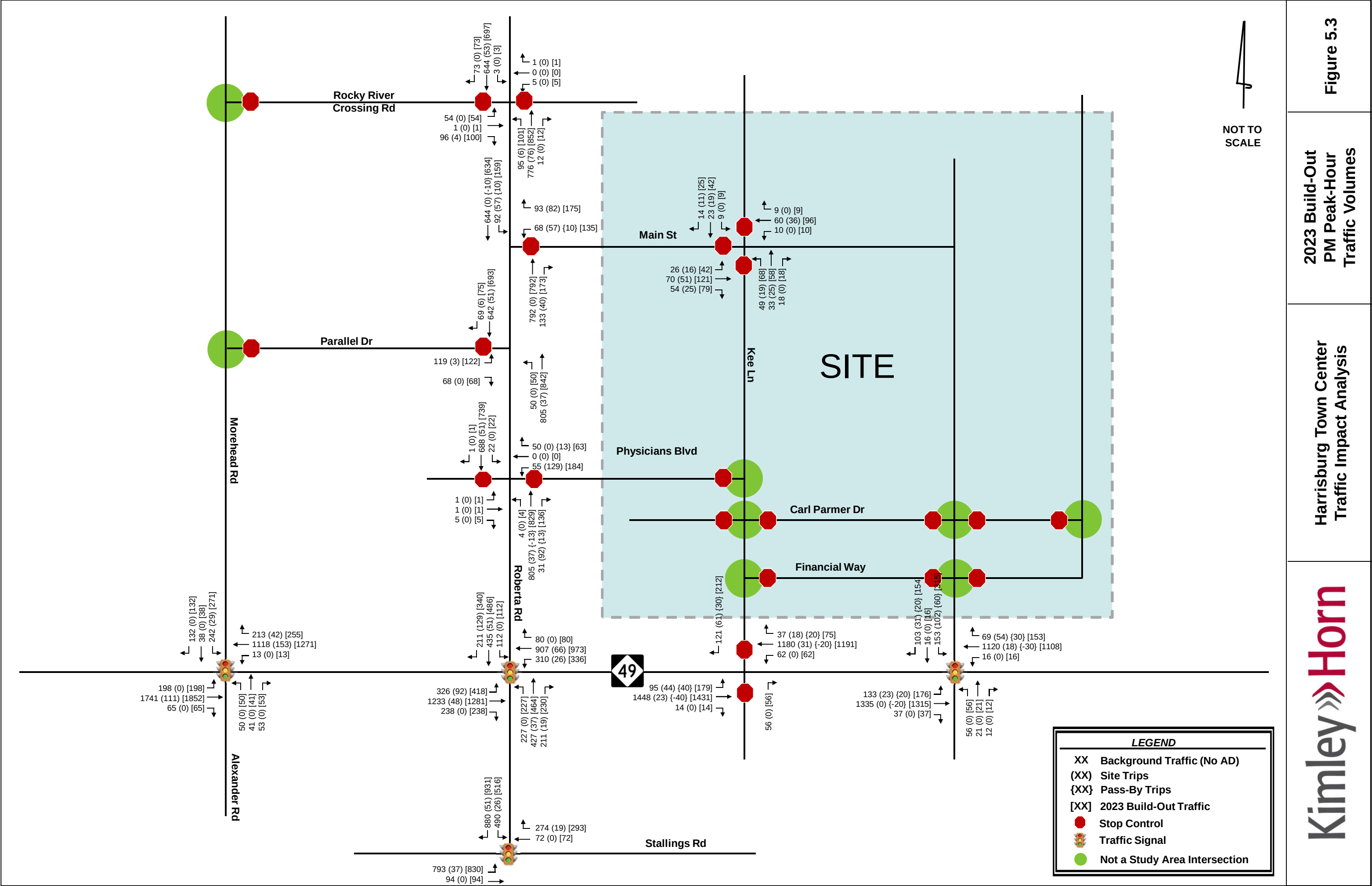
The overall site traffic distribution and assignment are shown in **Figure 5.1**.

5.4 BUILD-OUT TRAFFIC VOLUMES

The 2023 build-out traffic volumes include the assignment of the projected site traffic generation added to the 2023 background traffic volumes. **Figures 5.2** and **5.3** show the projected 2023 build-out traffic volumes for the AM and PM peak hours, respectively. Intersection volume development worksheets for all intersections within the study network are provided in the **Appendix**.







6.0 Capacity Analysis

Based on the requirements set forth by the *Town of Harrisburg Unified Development Ordinance – Appendix F* and in accordance with the traffic study guidelines in the *NCDOT Policy on Street and Driveway Access to North Carolina Highways*, capacity analyses were performed at the study area intersections for each of the following AM and PM peak-hour scenarios:

- 2019 Existing Conditions
- 2023 Background Conditions
- 2023 Build-out Conditions

Capacity analyses were performed for the AM and PM peak hours using the Synchro Version 10 software to determine the operating characteristics at the signalized and stop-controlled intersections of the adjacent street network and to evaluate the impacts of the proposed development. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment, or through a particular intersection, within a specified period of time under prevailing operational, geometric and controlling conditions within a set time duration. This software program uses methodologies contained in the *Highway Capacity Manual* (HCM) to determine the operating characteristics of an intersection.

The *Highway Capacity Manual* (HCM) defines LOS as a “quantitative stratification of a performance measure or measures representing quality of service”, and is used to “translate complex numerical performance results into a simple A-F system representative of travelers’ perceptions of the quality of service provided by a facility or service”. The HCM defines six levels of service, LOS A through LOS F, with A having the best operating conditions from the traveler’s perspective and F having the worst. However, it must be understood that “the LOS letter result hides much of the complexity of facility performance”, and that “the appropriate LOS for a given system element in the community is a decision for local policy makers”. According to the HCM, “for cost, environmental impact, and other reasons, roadways are typically designed not to provide LOS A conditions during peak periods but instead to provide some lower LOS that balances individual travelers’ desires against society’s desires and financial resources. Nevertheless, during low-volume periods of the day, a system element may operate at LOS A.”

LOS for a two-way stop-controlled (TWSC) intersection is determined by the control delay at the side-street approaches, typically during the highest volume periods of the day, the AM and PM peak periods. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. With respect to field measurements, control delay is defined as the total elapsed time from the time a vehicle stops at the end of the queue to the time the vehicle departs from the stop line. It is typical for stop sign-controlled side streets and driveways intersecting major streets to experience long delays during peak hours, particularly for left-turn movements. The majority of the traffic moving through the intersection on the major street experiences little or no delay.

LOS for a three-way stop-controlled intersection is reported by approach and overall intersection. It should be noted that Synchro does not report results for three-way stop-controlled intersections; results for the intersection of Main Street and Kee Lane were obtained from SimTraffic.

LOS for signalized intersections is reported for the intersection as a whole, and typically during the highest volume periods of the day, the AM and PM peak periods. One or more movements at an

intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably.

LOS for roundabout intersections is also reported for the intersection as a whole, but uses the same control delay thresholds as the stop-controlled intersections. However, if the volume-to-capacity ratio on an approach of the intersection is greater than 1.0, that approach or intersection is reported as LOS F regardless of the reported control delay.

Table 6.0-A and **6.0-B** list the LOS control delay thresholds published in the HCM for unsignalized and signalized intersections, respectively, as well as the unsignalized operational descriptions assumed herein.

Table 6.0-A Vehicular LOS Control Delay Thresholds for Unsignalized Intersections		
Level-of-Service	Average Control Delay per Vehicle [sec/veh]	
A	≤ 10	Short Delays
B	> 10 – 15	
C	> 15 – 25	
D	> 25 – 35	Moderate Delays
E	> 35 – 50	
F	> 50	Long Delays

Table 6.0-B Vehicular LOS Control Delay Thresholds for Signalized Intersections	
Level-of-Service	Average Control Delay per Vehicle [sec/veh]
A	≤ 10
B	> 10 – 20
C	> 20 – 35
D	> 35 – 55
E	> 55 – 80
F	> 80

Using the signal timing plans, cycle lengths, offsets, and splits were optimized for the existing conditions analyses and carried through all scenarios. The Congestion Management (CM) cycle of 120 seconds based on the phasing of the signalized intersections was also utilized. A lost time of 5 seconds was used in all scenarios and no right turn on red (RTOR) were utilized in all scenarios as well. Permitted-protected phasing was only allowed at existing signals under existing 2019 conditions to reflect field conditions. All existing permitted-protected phasing was converted to protected phasing under all future scenarios. Intersection splits were optimized in background conditions and utilized in build-out conditions.

In the existing condition, the observed peak hour factor (PHF) was used in the analysis. A 0.9 PHF was used for all future conditions during the AM and PM peak hours.

Capacity analysis reports generated by Synchro Version 10 software are included in the **Appendix**.

6.1 ROBERTA ROAD AT ROCKY RIVER CROSSING ROAD

Table 6.1 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Roberta Road at Rocky River Crossing Road.

Table 6.1 - Roberta Road and Rocky River Crossing							
Condition	Measure	EB	WB	NB		SB	
		EBLTR	WBLTR	NBL	NBTR	SBL	SBTR
AM Peak Hour							
2019 Existing	LOS (Delay)	E (38.2)	D (27.6)	A (0.9)		A (0.1)	
	Synchro 95th Q	112'	11'	4'	0'	1'	0'
2023 Background	LOS (Delay)	E (41.2)	E (37.8)	A (0.6)		A (0.0)	
	Synchro 95th Q	98'	9'	3'	0'	0'	0'
2023 Build-out	LOS (Delay)	F (53.4)	E (45.2)	A (0.6)		A (0.0)	
	Synchro 95th Q	127'	11'	3'	0'	0'	0'
2023 Build-out IMP	LOS (Delay)	F (50.4)	E (44.9)	A (0.6)		A (0.0)	
	Synchro 95th Q	121'	11'	3'	0'	0'	0'
PM Peak Hour							
2019 Existing	LOS (Delay)	F (246.0)	F (75.6)	A (1.2)		A (0.1)	
	Synchro 95th Q	272'	26'	11'	0'	1'	0'
2023 Background	LOS (Delay)	F (241.6)	F (101.6)	A (1.1)		A (0.0)	
	Synchro 95th Q	267'	19'	11'	0'	0'	0'
2023 Build-out	LOS (Delay)	F (453.7)	F (145.9)	A (1.1)		A (0.0)	
	Synchro 95th Q	348'	25'	12'	0'	0'	0'
2023 Build-out IMP	LOS (Delay)	F (394.1)	F (142.9)	A (1.1)		A (0.0)	
	Synchro 95th Q	330'	25'	12'	0'	0'	0'

As shown in **Table 6.1**, the eastbound and westbound approaches are expected to operate with long delays in both peak hours both with and without site traffic. It should be noted that at unsignalized intersections, it is not uncommon for a stop controlled, side-street approach to experience long delays in peak hours.

The eastbound approach is expected to experience significant increases in delay in the PM peak hour. This approach already has a dedicated right-turn lane and minimal through volumes; therefore, the addition of turn lanes on this approach would offer minimal benefit to the intersection. Further, due to the low side-street volumes, a signal would not be warranted at this intersection.

To reduce delay at this intersection, a southbound right-turn lane with a minimum of 100 feet of storage should be constructed. It should be noted that this turn lane is warranted in background and build-out conditions as shown in **Section 7.0**. A northbound right-turn is not warranted at this intersection and would be expected to not significantly reduce side-street delays.

6.2 ROBERTA ROAD AND MAIN STREET

Table 6.2 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Roberta Road and Main Street.

Table 6.2 - Roberta Road and Main Street									
Condition	Measure	WB			NB		SB		Intersection
		WBL	WBT	WBR	NBT	NBR	SBL	SBT	LOS (Delay)
AM Peak Hour									
2019 Existing	LOS (Delay)	C (15.1)			A (0.0)		A (1.0)		-
	Synchro 95th Q	-	18'	-	0'	0'	6'	0'	
2023 Background	LOS (Delay)	C (16.2)			A (0.0)		A (1.0)		-
	Synchro 95th Q	-	18'	-	0'	0'	8'	0'	
2023 Build-out	LOS (Delay)	C (20.8)			A (0.0)		A (1.6)		-
	Synchro 95th Q	-	42'	-	0'	0'	15'	0'	
2023 Build-out IMP	LOS (Delay)	E (63.8)			A (4.7)		A (4.6)		A (9.4)
	Synchro 95th Q	m92'	-	m94'	m141'	m43'	49'	257'	
2023 Build-out IMP RIRO @ Physicians	LOS (Delay)	E (60.6)			A (2.0)		A (6.6)		B (11.3)
	Synchro 95th Q	160'	-	m90'	m50'	m16'	75'	319'	
PM Peak Hour									
2019 Existing	LOS (Delay)	C (23.9)			A (0.0)		B (1.5)		-
	Synchro 95th Q	-	61'	-	0'	0'	12'	0'	
2023 Background	LOS (Delay)	D (32.7)			A (0.0)		A (1.4)		-
	Synchro 95th Q	-	88'	-	0'	0'	13'	0'	
2023 Build-out	LOS (Delay)	F (190.7)			A (0.0)		A (2.5)		-
	Synchro 95th Q	-	426'	-	0'	0'	28'	0'	
2023 Build-out IMP	LOS (Delay)	D (52.9)			B (10.6)		A (9.5)		B (16.5)
	Synchro 95th Q	m173'	-	m224'	m110'	m23'	125'	303'	
2023 Build-out IMP RIRO @ Physicians	LOS (Delay)	E (57.3)			A (8.9)		B (17.2)		C (22.4)
	Synchro 95th Q	#429'	-	m211'	m115'	m25'	#265'	329'	

95th percentile volume exceeds capacity, queue may be longer

m Volume for 95th percentile queue is metered by upstream signal

As shown in **Table 6.2**, all approaches of the study intersection currently operate at an acceptable level during both the AM and PM peak hours, and are expected to continue operating acceptably under 2023 background conditions. The westbound approach is expected to drop by two levels of service during the PM peak hour upon build-out of the site.

Because the site is expected to increase delays at this intersection, the installation of a traffic signal with fiber connection to Roberta Road and NC 49 is recommended to mitigate the site impacts to the intersection. A detailed Traffic Signal Warrant Analysis can be found in **Section 7.0**. It is also recommended that the two lanes be provided on the westbound approach; a right-turn lane and a left-turn lane. Implementation of this laneage may require restriction of on-street parking along the north side of Main Street, but some of this existing pavement could be utilized to provide the right-turn lane.

As noted in **Section 6.4**, the intersection of Roberta Road and Physicians Boulevard may be converted to a right-in/right-out in the future. If that happens, the left-turns in and out of that intersection would be expected to utilize the proposed signal at Roberta Road and Main Street. In **Table 6.2**, LOS, delays, and queues are reported for this scenario. The overall intersection is still expected to operate acceptably under this scenario. Based on the anticipated queues with the addition of the Physicians Boulevard traffic, approximately 450 feet of storage should be provided for the westbound right-turn lane.

6.3 ROBERTA ROAD AND PARALLEL DRIVE

Table 6.3 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Roberta Road and Parallel Drive.

Table 6.3 - Roberta Road and Parallel Drive					
Condition	Measure	EB	NB		SB
		EBT	NBL	NBT	SBTR
AM Peak Hour					
2019 Existing	LOS (Delay)	C (16.4)	A (0.8)		A (0.0)
	Synchro 95th Q	32'	4'	0'	0'
2023 Background	LOS (Delay)	C (18.4)	A (0.8)		A (0.0)
	Synchro 95th Q	31'	4'	0'	0'
2023 Build-out	LOS (Delay)	C (19.3)	A (0.8)		A (0.0)
	Synchro 95th Q	33'	4'	0'	0'
2023 Build-out IMP	LOS (Delay)	C (16.3)	A (0.8)		A (0.0)
	Synchro 95th Q	18'	5'	0'	0'
PM Peak Hour					
2019 Existing	LOS (Delay)	D (29.7)	A (0.8)		A (0.0)
	Synchro 95th Q	86'	7'	0'	0'
2023 Background	LOS (Delay)	E (43.2)	A (0.6)		A (0.0)
	Synchro 95th Q	126'	5'	0'	0'
2023 Build-out	LOS (Delay)	F (54.5)	A (0.6)		A (0.0)
	Synchro 95th Q	151'	6'	0'	0'
2023 Build-out IMP	LOS (Delay)	D (34.9)	A (0.6)		A (0.0)
	Synchro 95th Q	109'	6'	0'	0'

As shown in **Table 6.3**, the eastbound approach of Parallel Drive is expected to operate with long delays under background and build-out conditions in the PM peak hour. It should be noted that at unsignalized intersections, it is not uncommon for a stop controlled, side-street approach to experience long delays in peak hours.

In the PM peak hour, the stop-controlled eastbound approach is expected to drop from LOS E to LOS F with the addition of site traffic. To mitigate the impact of the site, a dedicated eastbound right-turn lane with 50 feet of storage should be constructed. There is approximately 75 feet between Roberta Road and the first driveway on Parallel Drive; turn-lane storage should be accommodated within this distance. With this improvement in place, the stop-controlled approach is expected to operate with less delay than the background condition.

Because the site is not expected to significantly impact delay at this intersection, no improvements are recommended at this intersection for capacity purposes.

6.4 ROBERTA ROAD AND PHYSICIANS BOULEVARD

Table 6.4 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Roberta Road and Physicians Boulevard.

Table 6.4 - Roberta Road and Physicians Boulevard							
Condition	Measure	EB	WB	NB			SB
		EBLTR	WBLTR	NBL	NBT	NBR	SBTR
AM Peak Hour							
2019 Existing	LOS (Delay)	B (14.0)	B (12.2)	A (0.2)			A (0.8)
	Synchro 95th Q	1'	6'	1'	0'	0'	2'
2023 Background	LOS (Delay)	C (15.2)	B (14.0)	A (0.1)			A (0.8)
	Synchro 95th Q	0'	7'	1'	0'	0'	2'
2023 Build-out	LOS (Delay)	C (15.6)	C (19.2)	A (0.1)			A (0.8)
	Synchro 95th Q	0'	25'	1'	0'	0'	2'
PM Peak Hour							
2019 Existing	LOS (Delay)	C (16.2)	C (20.1)	A (0.1)			A (1.2)
	Synchro 95th Q	5'	34'	1'	0'	0'	3'
2023 Background	LOS (Delay)	C (16.3)	D (28.1)	A (0.0)			A (1.0)
	Synchro 95th Q	2'	52'	0'	0'	0'	3'
2023 Build-out	LOS (Delay)	C (17.4)	F (155.3)	A (0.0)			A (1.0)
	Synchro 95th Q	2'	322'	0'	0'	0'	3'

As shown in **Table 6.4**, all approaches of the study intersection currently operate at an acceptable level of service during both the AM and PM peak hours and are expected to continue operating acceptably under 2023 background conditions. The westbound approach is expected to drop by two levels of service during the PM peak hour upon build-out of the site. It should be noted that at unsignalized intersections, it is not uncommon for a stop controlled, side-street approach to experience long delays in peak hours.

Should a dedicated left- and right-turn lane be provided on the westbound approach, the delay on that approach is expected to drop to about 55 seconds. Implementation of this approach would likely require removal of the existing on-street parking on the north side of Physicians Boulevard. However, it should be noted that due to the existing pavement width, some vehicles may be utilizing this pavement to make right-turns. Further, this intersection would likely not meet signal warrants and is located less than 1,000 feet to the adjacent signal at NC 49.

Based on discussion with the Town, the westbound approach to this intersection may be converted to a right-in/right-out intersection in the future. With this configuration in place, the westbound approach is expected to operate at LOS B and LOS C in the AM and PM peak-hours, respectively. Impact of this access configuration to the proposed signal at Roberta Road and Main Street can be found in **Section 6.2**. Capacity analysis results for this scenario can be found in the **Appendix**.

Therefore, no improvements are recommended at this intersection for capacity purposes.

6.5 ROBERTA ROAD AND NC 49

Table 6.5 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Roberta Road and NC 49.

Table 6.5 - Roberta Road and NC 49														
Condition	Measure	EB			WB			NB			SB			Intersection
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	LOS (Delay)
AM Peak Hour														
2019 Existing	LOS (Delay)	C (24.7)			E (71.1)			E (55.1)			D (54.6)			E (56.2)
	Synchro 95th Q	m87'	m143'	m55'	148'	#872'	m20'	#207'	286'	203'	82'	235'	-	
2023 Background	LOS (Delay)	D (35.4)			F (146.1)			E (55.5)			E (57.0)			F (90.8)
	Synchro 95th Q	m#218'	m194'	m79'	m183'	#1049'	m22'	m205'	m294'	m151'	#133'	328'	-	
2023 Build-out	LOS (Delay)	F (100.3)			F (153.7)			D (53.3)			E (60.5)			F (105.3)
	Synchro 95th Q	m#406'	m209'	m77'	m175'	#1071'	m21'	m#194'	m318'	m154'	#133'	#396'	-	
2023 Build-out IMP	LOS (Delay)	C (34.9)			F (142.8)			F (85.4)			D (39.7)			F (90.6)
	Synchro 95th Q	m#315'	m276'	m110'	m158'	#1036'	m30'	m#261'	m390'	m261'	#146'	144'	275'	
2023 Build-out IMP Superstreet	LOS (Delay)	C (22.5)			E (72.6)			F (82.0)			D (46.6)			E (60.3)
	Synchro 95th Q	-	m237'	m308'	-	#952'	m92'	#198'	#790'	318'	m#122'	311'	#413'	
PM Peak Hour														
2019 Existing	LOS (Delay)	D (53.6)			D (53.0)			E (55.7)			E (59.1)			D (54.7)
	Synchro 95th Q	m#301'	m#631'	m180	#371'	#462'	76'	m123'	m362'	m125'	#157'	294'	-	
2023 Background	LOS (Delay)	F (100.8)			F (113.1)			E (56.0)			E (60.5)			F (89.5)
	Synchro 95th Q	m#302'	m#656'	m159'	#537'	#589'	m91'	m91'	m313'	m88'	#218'	347'	-	
2023 Build-out	LOS (Delay)	F (140.1)			F (144.1)			E (59.1)			F (87.8)			F (117.3)
	Synchro 95th Q	m#419'	m#629'	m147'	#591'	#651'	m83'	m89'	m333'	m94'	#218'	#534'	-	
2023 Build-out IMP	LOS (Delay)	F (123.1)			F (92.2)			D (50.7)			D (43.3)			F (87.5)
	Synchro 95th Q	m#447'	m#750'	m152'	#500'	#614'	m78'	m109'	m#488'	m63'	#220'	247'	291'	
2023 Build-out IMP Superstreet	LOS (Delay)	F (100.2)			D (39.4)			F (153.2)			D (39.6)			F (84.9)
	Synchro 95th Q	-	m#778'	#830'	-	545'	#521'	#173'	#1348'	139'	m#160'	447'	m297'	

95th percentile volume exceeds capacity, queue may be longer
m Volume for 95th percentile queue is metered by upstream signal

As shown in **Table 6.5**, this intersection currently operates at LOS E and LOS D during the AM and PM peak hours, respectively. Under both the 2023 background conditions and the 2023 build-out conditions, the intersection is expected to drop one level of service (LOS F) during the AM peak hour and two levels of service (LOS F) during the PM peak hour.

To mitigate the site impact at this intersection, the construction of a southbound right-turn lane with 300 feet of storage and permitted-overlap phasing is recommended.

It should be noted that approximately 170 feet of storage is currently available on this approach between the stop bar and the CVS driveway. The current southbound through-right lane extends its storage across this driveway, but installation of this turn lane across the driveway should be discussed with NCDOT and the Town relative to potential safety concerns. With the installation of this improvement, eastbound U-turns should be prohibited.

At the direction of the Town, this intersection was also analyzed as a superstreet for planning purposes. Under this scenario, it was assumed that left-turns would be prohibited from NC 49 but permitted from Roberta Road/Harrisburg Veterans Road; left-turns from the mainline will be accommodated in U-turn bulbs on Roberta Road/Harrisburg Veterans Road. Under this laneage configuration, the superstreet would improve overall intersection operations in both peak-hours. To better improve operations at this intersection, side street left-turns and throughs may need to be restricted. If these movements are restricted, u-turn bulbs would need to be located along NC 49.

6.6 HARRISBURG VETERANS ROAD AND STALLINGS ROAD

Table 6.6 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Harrisburg Veterans Road and Stallings Road.

Table 6.6 - Harrisburg Veterans Road and Stallings Road								
Condition	Measure	EB		WB		SB		Intersection
		EBL	EBT	WBT	WBR	SBL	SBR	LOS (Delay)
AM Peak Hour								
2019 Existing	LOS (Delay)	B (11.0)		B (17.0)		C (24.5)		B (16.4)
	Synchro 95th Q	256'	57'	182'	275'	m170'	331'	
2023 Background	LOS (Delay)	D (36.6)		D (40.1)		B (18.7)		C (32.1)
	Synchro 95th Q	#846'	81'	241'	401'	m218'	311'	
2023 Build-out	LOS (Delay)	D (37.0)		D (46.7)		B (17.6)		C (33.8)
	Synchro 95th Q	#915'	81'	241'	426'	m215'	m310'	
2023 Build-out IMP	LOS (Delay)	C (28.7)		D (46.1)		C (25.5)		C (32.8)
	Synchro 95th Q	487'	506'	241'	405'	274'	331'	
PM Peak Hour								
2019 Existing	LOS (Delay)	C (25.6)		C (22.7)		C (26.5)		C (25.7)
	Synchro 95th Q	#595'	56'	99'	172'	m431'	m385'	
2023 Background	LOS (Delay)	F (234.0)		C (23.4)		B (16.5)		F (91.5)
	Synchro 95th Q	#1188'	73'	109'	177'	m352'	m666'	
2023 Build-out	LOS (Delay)	F (261.5)		C (23.2)		B (17.2)		F (100.5)
	Synchro 95th Q	#1257'	73'	109'	192'	m301'	m651'	
2023 Build-out IMP	LOS (Delay)	E (79.8)		C (21.7)		C (23.4)		D (42.2)
	Synchro 95th Q	#671'	#688'	109'	168'	m429'	m329'	

95th percentile volume exceeds capacity, queue may be longer

m Volume for 95th percentile queue is metered by upstream signal

As shown in **Table 6.6**, under 2023 background conditions, the overall intersection is expected to operate at LOS C and LOS F in the AM and PM peak hours, respectively. The overall intersection and its approaches are expected to continue to operate at the same levels of service with the addition of site traffic.

Per the previous improvements considered at this intersection in the *Camellia Gardens TIA* (Kimley-Horn, January 2019) the 2023 Build-out Improved conditions include the following improvements:

- Restriping of the eastbound through lane to provide a shared through-left lane
- Implementation of split phasing on the eastbound and westbound approaches
- Installation of a traffic signal at the intersection of Stallings Road and Hickory Ridge Road to operate on the existing signal cabinet

If this improvement is not in place when the proposed Harrisburg Town Center is constructed, the Harrisburg Town Center is responsible for this improvement. Implementation of these improvements by the Camellia Gardens development should be confirmed with the Town.

With these improvements in place, the intersection is projected to operate with minimal increases in delay in the AM peak-hour and decreases in delay in the PM peak-hour compared to the background condition.

6.7 MOREHEAD ROAD/ALEXANDER AVENUE AND NC 49

Table 6.7 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Morehead Road/Alexander Avenue and NC 49.

Table 6.7 - Morehead Road / Alexander Avenue and NC 49										
Condition	Measure	EB		WB			NB	SB		Intersection
		EBL	EBT	WBL	WBT	WBR	NBT	SBL	SBT	LOS (Delay)
AM Peak Hour										
2019 Existing	LOS (Delay)	A (8.5)		B (19.9)			D (44.7)	F (82.4)		C (23.0)
	Synchro 95th Q	66'	112'	m4'	m735	m80'	84'	-	166'	
2023 Background	LOS (Delay)	B (12.5)		C (27.3)			D (47.6)	F (109.0)		C (29.8)
	Synchro 95th Q	#133'	111'	m2'	m726	m61'	95'	-	#359'	
2023 Build-out	LOS (Delay)	B (11.9)		D (35.2)			D (47.2)	F (151.4)		D (37.9)
	Synchro 95th Q	#133'	133'	m2'	m733'	m64'	95'	-	#423'	
2023 Build-out IMP	LOS (Delay)	A (5.8)		A (9.9)			E (59.7)	F (85.5)		B (15.3)
	Synchro 95th Q	73'	101'	m1'	m111'	m23'	102'	#243'	#180'	
PM Peak Hour										
2019 Existing	LOS (Delay)	C (31.8)		C (26.7)			C (28.5)	E (70.2)		C (34.6)
	Synchro 95th Q	151'	#728'	m18'	472'	m177'	125'	-	302'	
2023 Background	LOS (Delay)	E (59.3)		C (31.8)			C (30.1)	F (88.3)		D (51.8)
	Synchro 95th Q	#324'	#1013'	m9'	m516	m164'	148'	-	#585'	
2023 Build-out	LOS (Delay)	E (79.7)		D (49.6)			C (30.1)	F (112.6)		E (70.5)
	Synchro 95th Q	#324'	#1117'	m8'	m538	m170'	148'	-	#643'	
2023 Build-out IMP	LOS (Delay)	C (34.1)		C (24.2)			D (38.4)	E (70.8)		C (34.5)
	Synchro 95th Q	#233'	#1006'	m9'	m567'	m180'	166'	#410'	190'	

95th percentile volume exceeds capacity, queue may be longer
m Volume for 95th percentile queue is metered by upstream signal

As shown in **Table 6.7**, the study intersection currently operates at an acceptable level of service during the AM and PM peak hours and is expected to continue operating acceptably under the 2023 background conditions during both the AM and PM peak hours. Under the 2023 Build-out conditions, the intersection is expected to drop to LOS D and LOS E during the AM and PM peak hours, respectively.

To mitigate the impact of the site traffic, it is recommended that the southbound approach be reconfigured to provide one southbound left-turn lane with 425 feet of storage and one shared through/right-turn lane. Based on a review of available aerial imagery, the existing cross-section of Morehead Road is approximately 35 feet and tapers back to 24 feet approximately 300 feet from the intersection at Morris Drive. The cemetery to the west of Morehead Road could limit the ability to accommodate widening to the west. Available pavement widths and required turning radii should be reviewed to determine if this improvement could be accommodated without widening.

6.8 KEE LANE AND NC 49

Table 6.8 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Kee Lane and NC 49.

Table 6.8 - Kee Lane and NC 49									
Condition	Measure	EB			WB			NB	SB
		EBL	EBT	EBR	WBL	WBT	WBR	NBR	SBR
AM Peak Hour									
2019 Existing	LOS (Delay)	A (0.7)			A (0.1)			A (9.6)	B (10.9)
	Synchro 95th Q	8'	0'	0'	2'	0'	0'	1'	11'
2023 Background	LOS (Delay)	A (0.7)			A (0.2)			A (9.5)	B (10.6)
	Synchro 95th Q	9'	0'	0'	4'	0'	0'	2'	8'
2023 Build-out	LOS (Delay)	A (1.7)			A (0.2)			A (9.4)	B (11.5)
	Synchro 95th Q	24'	0'	0'	4'	0'	0'	2'	12'
PM Peak Hour									
2019 Existing	LOS (Delay)	A (0.9)			A (0.4)			B (10.2)	B (11.0)
	Synchro 95th Q	15'	0'	0'	6'	0'	0'	6'	21'
2023 Background	LOS (Delay)	A (0.8)			A (0.7)			B (10.3)	B (10.2)
	Synchro 95th Q	16'	0'	0'	13'	0'	0'	7'	14'
2023 Build-out	LOS (Delay)	A (1.5)			A (0.6)			B (10.3)	B (11.9)
	Synchro 95th Q	35'	0'	0'	12'	0'	0'	7'	33'

As shown in **Table 6.8**, all approaches of the study intersection currently operate at an acceptable level during both the AM and PM peak hours and are expected to continue operating acceptably under 2023 background conditions and 2023 build-out conditions. Therefore, no improvements are recommended at this intersection for capacity purposes.

6.9 MAIN STREET AND NC 49

Table 6.9 summarizes the LOS, control delay and 95th percentile queue lengths at the signalized intersection of Main Street and NC 49.

Table 6.9 - Main Street and NC 49												
Condition	Measure	EB			WB			NB		SB		Intersection
		EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	LOS (Delay)
AM Peak Hour												
2019 Existing	LOS (Delay)	A (2.5)			A (10.0)			D (52.9)		E (60.0)		B (10.8)
	Synchro 95th Q	6'	27'	2'	6'	448'	19'	30'	12'	85'	33'	
2023 Background	LOS (Delay)	A (6.8)			B (12.5)			E (63.9)		E (61.6)		B (13.9)
	Synchro 95th Q	m91'	31'	m2'	9'	585'	25'	83'	29'	100'	72'	
2023 Build-out	LOS (Delay)	A (9.7)			B (15.9)			E (59.3)		E (69.9)		B (18.0)
	Synchro 95th Q	m#131'	31'	m2'	9'	598'	47'	83'	29'	#165'	86'	
PM Peak Hour												
2019 Existing	LOS (Delay)	A (2.2)			B (12.9)			D (42.3)		E (59.5)		B (12.8)
	Synchro 95th Q	m8'	m35'	m2'	9'	335'	42'	33'	38'	164'	152'	
2023 Background	LOS (Delay)	A (9.7)			B (19.0)			D (46.8)		E (60.1)		B (18.9)
	Synchro 95th Q	m79'	m498'	m5'	23'	471'	58'	83'	52'	194'	149'	
2023 Build-out	LOS (Delay)	B (15.4)			C (30.7)			D (39.4)		E (60.1)		C (28.2)
	Synchro 95th Q	m111'	m477'	m5'	23'	463'	116'	84'	52'	#513'	209'	

95th percentile volume exceeds capacity, queue may be longer

m Volume for 95th percentile queue is metered by upstream signal

As shown in **Table 6.9**, under 2019 existing and 2023 background conditions, the overall intersection is expected to operate at LOS B during both the AM and PM peak hours. With the addition of site traffic, the overall intersection is expected to drop from LOS B to LOS C in the PM peak hour. Therefore, no capacity improvements are recommended at this intersection due to the proposed site.

6.10 MAIN STREET AND KEE LANE

Table 6.10 summarizes the LOS, control delay and 95th percentile queue lengths at the unsignalized intersection of Main Street and Kee Lane.

Table 6.10 - Main Street and Kee Lane						
Condition	Measure	EB	WB	NB	SB	Intersection
		EBLTR	WBLTR	NBLTR	SBLTR	LOS (Delay)
AM Peak Hour						
2019 Existing	SimTraffic LOS (Delay)	A (2.0)	A (0.9)	A (2.6)	A (3.8)	A (2.0)
	SimTraffic 95th Q	47'	0'	41'	37'	
2023 Background	SimTraffic LOS (Delay)	A (2.1)	A (1.0)	A (2.6)	A (4.1)	A (2.0)
	SimTraffic 95th Q	45'	0'	39'	37'	
2023 Build-out	SimTraffic LOS (Delay)	A (4.2)	A (0.9)	A (2.8)	A (4.6)	A (3.1)
	SimTraffic 95th Q	81'	0'	50'	46'	
2023 Build-out IMP	LOS (Delay)	A (1.4)	A (0.9)	B (11.1)	B (10.4)	-
	Synchro 95th Q	1'	1'	9'	7'	
PM Peak Hour						
2019 Existing	SimTraffic LOS (Delay)	A (3.5)	A (1.0)	A (4.1)	A (4.5)	A (2.8)
	SimTraffic 95th Q	58'	0'	58'	44'	
2023 Background	SimTraffic LOS (Delay)	A (3.5)	A (1.2)	A (4.2)	A (4.7)	A (2.9)
	SimTraffic 95th Q	58'	0'	56'	47'	
2023 Build-out	SimTraffic LOS (Delay)	F (68.2)	B (13.1)	A (3.7)	F (92.8)	E (35.9)
	SimTraffic 95th Q	613'	198'	60'	228'	
2023 Build-out IMP	LOS (Delay)	A (1.5)	A (0.7)	C (15.5)	B (12.5)	-
	Synchro 95th Q	2'	1'	34'	13'	

As shown in **Table 6.10**, under 2023 background conditions, the overall intersection is expected to operate at LOS A during the AM and PM peak hours. The overall intersection and its approaches are expected to continue to operate at LOS A during the AM peak hour and LOS F during the PM peak hour with the addition of site traffic. Therefore, it is recommended that the eastbound stop-control be removed to allow for the intersection to operate as a conventional two-way stop-controlled intersection. With this improvement implemented, the northbound and southbound approaches are expected to operate at an acceptable level of service during both the AM and PM peak hours with the east/west traffic operating under uninterrupted flow.

It should be noted that a single-lane roundabout was also considered and analyzed at this intersection. The results yielded an overall LOS A during both the AM and PM peak hour with minimal queuing. These results can be found in the **Appendix**.

7.0 Auxiliary Turn Lane Warrants

Warrants for additional turn-lane improvements for unsignalized intersection beyond those necessary for capacity were determined based on a review of the figure titled 'Warrant for Left and Right-Turn Lanes' found on page 80 in the *NCDOT Policy On Street And Driveway Access to North Carolina Highways*. The results of the warrants for left and right-turn lanes under 2023 build-out conditions are summarized by intersection below and included in the **Appendix**.

Roberta Road at Rocky River Crossing Road

2023 Background Conditions

- Southbound right-turn lane along Roberta Road with a minimum storage length of 75

2023 Build-out Conditions

- Southbound right-turn lane along Roberta Road with a minimum storage length of 75

Although warranted in the background and build-out conditions, it is recommended that the proposed site build the southbound right-turn lane to mitigate anticipated increases in side-street delay. Per NCDOT guideline, a minimum of 100 feet of storage will be required for the warranted turn lane.

8.0 Traffic Signal Warrant Analysis

Based on the approved MOU, a 13- hour traffic signal warrant analysis was performed for the 2023 build-out year for the intersection of Roberta Road and Main Street, based on the guidelines published by the Federal Highway Administration (FHWA) in the *Manual on Uniform Traffic Control Devices (MUTCD), 2009 Edition*.

For signal warrant analysis, the MUTCD provides the following standards:

- An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.
- The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following signal warrants:
 - Warrant 1, Eight-Hour Vehicular Volume
 - Warrant 2, Four-Hour Vehicular Volume
 - Warrant 3, Peak Hour
 - Warrant 4, Pedestrian Volume
 - Warrant 5, School Crossing
 - Warrant 6, Coordinated Signal System
 - Warrant 7, Crash Experience
 - Warrant 8, Roadway Network
 - Warrant 9, Intersection Near a Grade Crossing

Warrant 1 Condition A is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic signal. Warrant 1 Condition B is intended for application where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or

crossing the major street. If a combination of Condition A and Condition B are not satisfied, Warrant 1 may be satisfied by Condition C.

Warrant 2 is intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic signal.

Warrant 3 is intended for use at a location where traffic conditions are such that for a minimum of one hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

A traffic control signal should not be installed unless one or more of the above warrants are met. However, the satisfaction of a traffic signal warrant or warrants should not in itself require the installation of a traffic control signal.

Table 8.1 shows the results of the signal warrant analyses for the intersection of Roberta Road and Main Street under both 2023 background and build-out conditions, along with number of hours satisfied against the number of hours required.

Table 8.1 – Traffic Signal Warrant Analysis Results Roberta Road and Main Street Criteria satisfied/not satisfied (hours satisfied/required)		
Intersection	2023 Background	2023 Build-Out
Warrant 1A	0/8	5/8
Warrant 1B	8/8	11/8
Warrant 1C	0/8	8/8
Warrant 2	5/4	8/4
Warrant 3	0/1	5/1

Based on results shown in **Table 8.1**, signal warrants 1, 2 and 3 are met in both background and build conditions at the intersection of Roberta Road and Main Street, with the exception of warrant 3 for background conditions. It should be noted that this signal warrant analysis was performed based the assumption that the minor street (Main Street) consists of two approach lanes per the recommendation of this TIA.

To mitigate the impact of the site, a signal at Roberta Road and Main Street is recommended. Signal warrant calculations are included in the **Appendix**.

9.0 Crash Data Analysis

Crash data was obtained at study intersections for crashes that occurred between January 1, 2016, and December 31, 2018. No crash data was available for two of the study area intersections: Roberta Road at Rocky River Crossing Road and Roberta Road at Main Street. Over this three-year period, 158 total crashes were reported at the eight existing study intersections. The breakdown of crashes at these eight study intersections by severity, frequency and accident type can be seen the tables below.

Table 9.1 – Crash Severity Summary

Crash Type	Number of Crashes
Fatal Crashes	0
Class A	0
Class B	7
Class C	27
Property Damage Only	124
Total	158

Table 9.1 above displays the total number of crashes by severity type from most to least severe. As shown, there were no fatal or Class A crashes reported in the study area intersections over the past three years. 'Class A' incidents are crashes in which serious injury is suspected, which can include significant loss of blood or broken bones. 'Class B' incidents are crashes in which minor injury is suspected, such as bruises or minor cuts. There were seven of these crash types within the study area reported over the three years. There were 27 'Class C' crashes reported, which are defined as crashes wherein possible injuries occur. Possible injuries are injuries reported by the person or indicated by his/her behavior, but no wounds or injuries are physically present, such as limping or complaint of neck pain. There were 124 crashes in which only property damage occurred, meaning no injury was reported in 78% of the recorded crashes at the study intersections.

Table 9.2 – Accident Frequency Summary

Location	Crashes/100 MEV
Roberta Road and Parallel Drive (Int #3)	17.54
Roberta Road and Physicians Boulevard (Int #4)	17.10
Roberta Road and NC 49 (Int #5)	54.25
Harrisburg Veterans Road and Stallings Road (Int #6)	9.54
Morehead Road and NC 49 (Int #7)	46.69
Kee Lane and NC 49 (Int #8)	38.91
Main Street and NC 49 (Int #9)	33.21
Main Street and Kee Lane (Int #10)	1.42
Average	38.57

Shown in **Table 9.2** are the accident frequency rates for each study intersection, reported in crashes per 100 million entering vehicles (MEV). Their rates resulted in a weighted average crash rate of 38.57 crashes per 100 MEV, with the highest rate occurring at the intersection of Roberta Road and NC 49.

Table 9.3 – Accident Type Summary

Accident Type	Int #3	Int #4	Int #5	Int #6	Int #7	Int #8	Int #9	Int #10
Angle	0	0	8	0	2	0	1	2
Backing Up	0	0	1	0	0	0	0	0
Left-Turn, Different Roadways	2	0	4	1	2	5	1	1
Left-Turn, Same Roadway	0	0	9	4	5	0	3	0
Moveable Object	0	0	0	0	1	0	0	0
Other Collisions with Vehicle	0	0	0	1	0	0	0	0
Overtake/Rollover	0	0	0	1	0	0	0	0
Ran off Road - Left	1	0	1	0	0	0	1	0
Ran off Road - Right	2	1	1	1	0	0	0	0
Rear End, Slow or Stop	2	1	30	5	14	6	7	0
Rear End, Turn	0	0	1	2	0	0	0	0
Right-Turn, Different Roadways	0	0	2	1	0	3	3	0
Right-Turn, Same Roadway	1	0	0	1	0	0	0	0
Sideswipe Opposite Direction	0	0	0	0	1	0	0	0
Sideswipe Same Direction	0	0	10	0	4	2	0	0
Total	8	2	67	17	29	16	16	3

As seen in **Table 9.3**, at the eight study intersections, the most common crash type was a rear-end collision caused by slowing or stopping, with 41% of crashes. This crash type is often associated with mainline traffic along a corridor with unsignalized turning movements with the lack of turn lanes onto side-streets. The second most common crash type was a left-turn collision from the same roadway.

10.0 Mitigation Improvements

Based on the capacity analyses performed at each of the identified study intersections, the following improvements have been identified to mitigate the impact of the proposed development on the adjacent street network:

Roberta Road and Rocky River Crossing Road

- Construction of a southbound right-turn lane with a minimum of 100 feet of storage.

Roberta Road and Main Street

- Installation of a traffic signal.
- Installation of fiber connection to the signal at Roberta Road and NC 49
- Construction of a westbound right-turn lane with a minimum of 450 feet of storage.

Roberta Road and Parallel Drive

- Construction of an eastbound right-turn lane with a minimum of 50 feet of storage.

Roberta Road and NC 49

- Construction of a southbound right-turn lane with 300 feet of storage and permitted-overlap phasing.

Harrisburg Veterans Road and Stallings Road*

- Restripe the eastbound through lane to provide a shared through-left lane.
- Implementation of split phasing on the eastbound and westbound approaches.
- Installation of a traffic signal at the intersection of Stallings Road and Hickory Ridge Road to operate on the existing signal cabinet

**These improvements are currently the responsibility of the Camellia Gardens development. However, if the proposed Harrisburg Town Center is constructed prior to Camellia Gardens, the Harrisburg Town Center will be responsible for this improvement.*

Morehead Road / Alexander Avenue and NC 49

- Construction of a southbound left-turn lane with a minimum of 425 feet of storage

Main Street and Kee Lane

- Remove eastbound stop-control to allow intersection to operate as two-way stop-control (northbound and southbound approaches remain stop-controlled).

Main Street and Town Hall Place

- Remove westbound stop-control to allow intersection to operate as two-way stop-control (southbound approach remains stop-controlled).

The mitigation improvements identified within the study area are shown in **Figure 10.1**. The improvements shown on this figure are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies.

APPENDIX



April 29, 2019

Notice of Public Hearing

To Whom It May Concern;

Our records indicate that you own property in close proximity to the properties located at parcel PIN 55079703680000 and 4245 Main St Harrisburg, NC 28075 (PIN 55078785890000). See map attached for location reference.

The property owner is requesting a rezoning of these parcels from Town Center Planned Unit Development (PUD), to City Center Conditional Use (CC-CZ). The purpose of the rezoning is to enable the property owner to develop and subdivide the property for retail, service, office and mixed uses. The Harrisburg Town Council will be holding a Public Hearing on the question of rezoning this property at the date and time stated below.

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

Town Center Rezoning – Town Council Public Hearing

Date: Monday, May 13th, 2019

Time: 6:00 PM

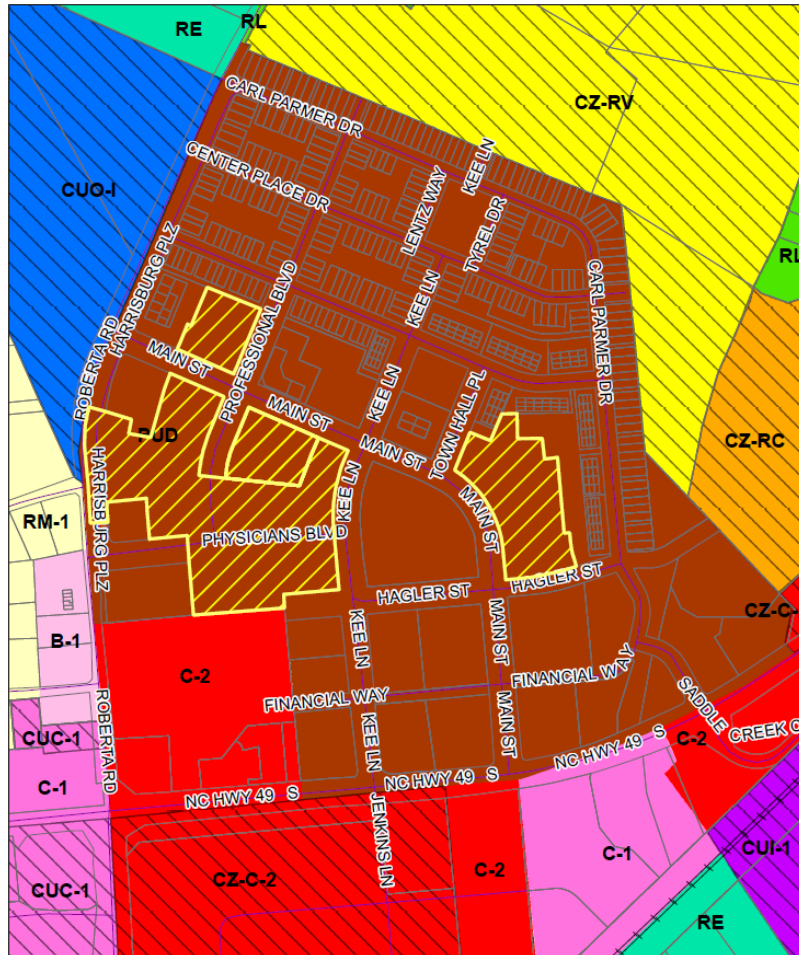
Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,

Sushil Nepal

Sushil Nepal, AICP
Planning & Economic Development Director
Town of Harrisburg

Town Center Rezoning – Parcels Map



H 2018-14-(R) Town Center CapitalNexus LLC and Redtown Investment, LLC

Applicant: CapitalNexus LLC,
Redtown Investment, LLC

Current Zoning: PUD (Planned Unit Development)

Proposed Zoning: CZ-CC
(Conditional City Center)

-  Site
-  Parcels



0 245 490 980 Feet



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Awarding of Contract for Harris Square - Veterans Park Capital Project, FY2019-FY2020 Project Ordinance Amendment and FY2019 Budget Ordinance Amendment.

Presenting Personnel:

Daniel Stines, Parks & Recreation Director, Haynes Brigman, Town Manager

Suggested Motion or Action:

If approved:

Motion to direct the Town Manager to enter into a contract with J.D. Goodrum Construction, for an amount not to exceed \$550,000 for the Harris Square - Veterans Park and approval of the related project ordinance and budget amendments for the base contract price.

If alternates are desired:

Direct staff to return an amended contract with appropriate alternates added, to Council for approval at the June 10, 2019 Council Meeting.

Description/Background:

In 2017, the Town was gifted 1.14 acres of land as part of the conditions of the Publix development (Harris Square) and is to be designated as green space. Planning and design for the green space commenced in 2018, where a steering committee of ten individuals made up of Town Council, Staff, Veterans and architects designed a Town Plaza to include a Veterans and U.S. War History Memorial. Town Council unanimously adopted the design on February 11, 2019. Staff has proceeded with construction documents, permitting and bidding of the project.

A public bid was held and three bids were received:

J.D. Goodrum - \$607,200

Heartland Contracting - \$665,385

United Contracting - \$1,177,941.38

Staff proceeded with the lowest bid, J.D. Goodrum Construction, and was able to further negotiate and refine the project scope to arrive at a contract total of \$550,000.

Along with the base contract, the following alternates have been identified for Council consideration:

Adds:

Town Clock- \$19,500

Segmental Knee Wall - \$31,000

Landscaping for Segmental Wall - \$4,000

Deducts:

Monument Stairs - \$15,000

A description of the alternates is below:

Town Clock – This alternate includes a free-standing clock that would be located on the site. This could be installed at a later date, or potentially in another park.

Segmental Knee Wall - The segmental knee wall is proposed only to be on Hwy 49. The wall would add consistency along Hwy 49 and neighboring properties but would also block or limit the sight view into the park from the roadway. The wall is also not designed to withstand vehicular traffic. For safety purposes there will be a 20' landscaped buffer that includes larger caliper trees between the roadway and park area. It is expected these trees and landscaped areas will provide protection from any potential vehicular incidents. It is not cost-effective to consider a segmented knee wall along Harrisburg Veterans due to the location of underground utilities.

Landscaping for Segmental Knee Wall – If the segmental knee wall alternate is chosen, related landscaping should be added to appropriately complement the wall and park area.

Monument Stairs – These terrace steps lead into the park as you are entering from the Publix shopping center. They serve as one of the main architectural elements of the park. However, the stairs are not a necessary feature and have the ability to be removed if Council chooses to reduce costs.

The original project budget for construction was approved for \$500,000. This amount was estimated by staff in March of 2018, during which time the segmental wall and town clock were not included. Staff estimates were primarily derived from the decorative fountain, landscaping, site furnishings, hardscaping and the Veterans/War-Themed Memorial.

There will also be a Charters of Freedom monument that will be provided and installed at no cost to the Town. The cost, valued at \$25,000, will be paid through fundraising, in partnership with the Town and Foundation Forward.

Any alternates chosen, if any, will be added or subtracted from the base contract price based on the above-noted pricing.

The project timeline remains as originally proposed:

May 20, 2019 - Proposed Groundbreaking

June - October 2019 - Construction

November 2019 - Ribbon Cutting

Recommendation:

Staff recommends approval of a contract to J.D. Goodrum Construction, for a lump sum amount of \$550,000.

Add/Alternates are for the consideration of Council, if approved, would bring the project cost to \$604,500.

Fiscal Impact:

The proposed project is part of the adopted FY19 CIP budget. The total fiscal impact range is: \$550,000 - \$604,500. A \$50,000 - \$104,500 increase from the original project estimate of: \$500,000.

There is approximately \$1.275M available in the General Fund Capital Reserve Fund (GFCRF). Budget amendments have been prepared for the base contract amount excess of \$50,000 as additional transfers from the GFCRF. After this transfer, approximately \$1.225M will be available for any alternates that are selected.

Attachments:

1. Bid Documents
2. Draft - Contract - JD Goodrum
3. Ordinance Amendment -P&R Veterans Plaza CPF 05132019
4. Amendment -P&R Veterans Plaza 05132019

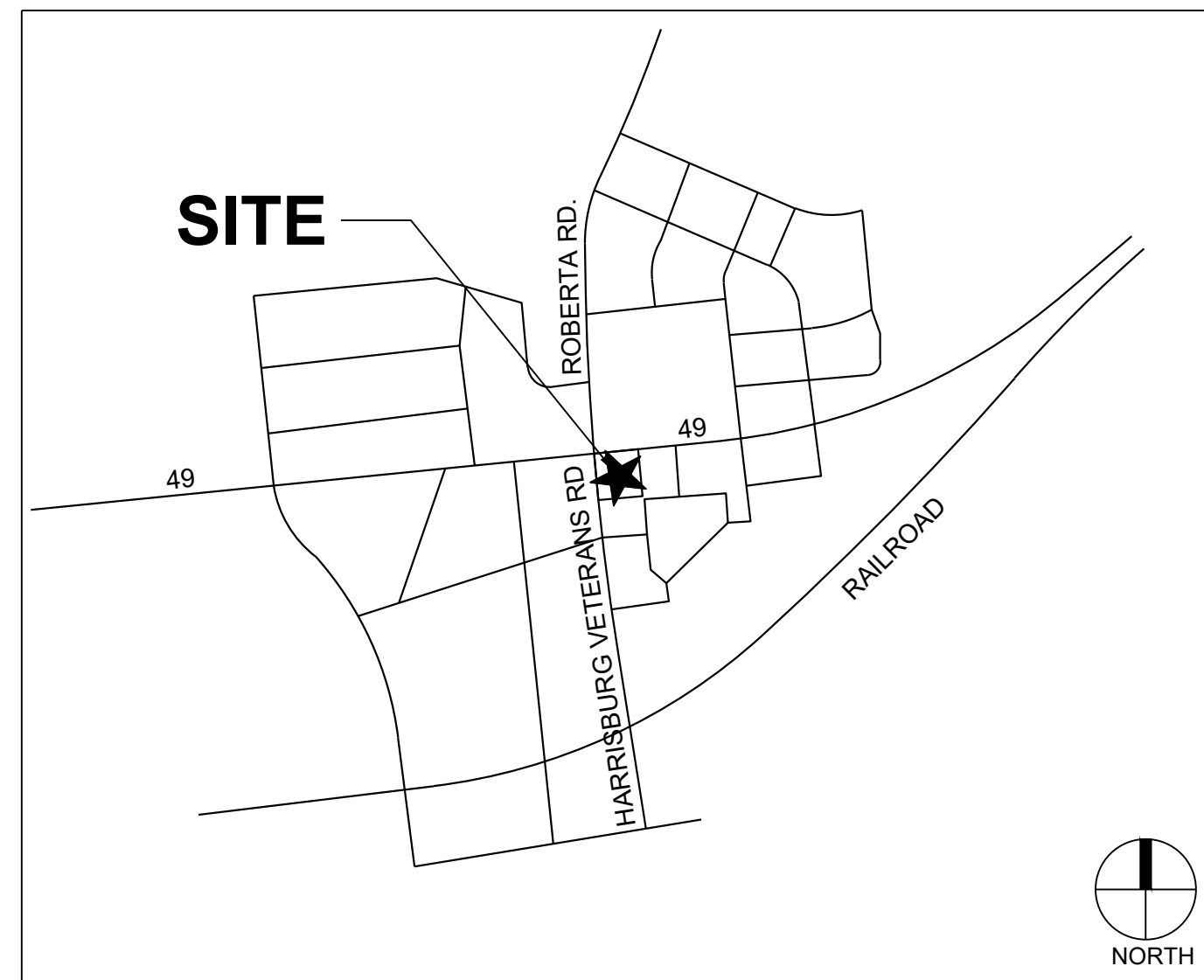
HARRIS SQUARE

4075 Harris Square Drive
Harrisburg, NC 28075

TOWN OF HARRISBURG BID DOCUMENTS

April 5, 2019

N.C. HIGHWAY 49
100' PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. 8.1661005
DB 12335 PG 239

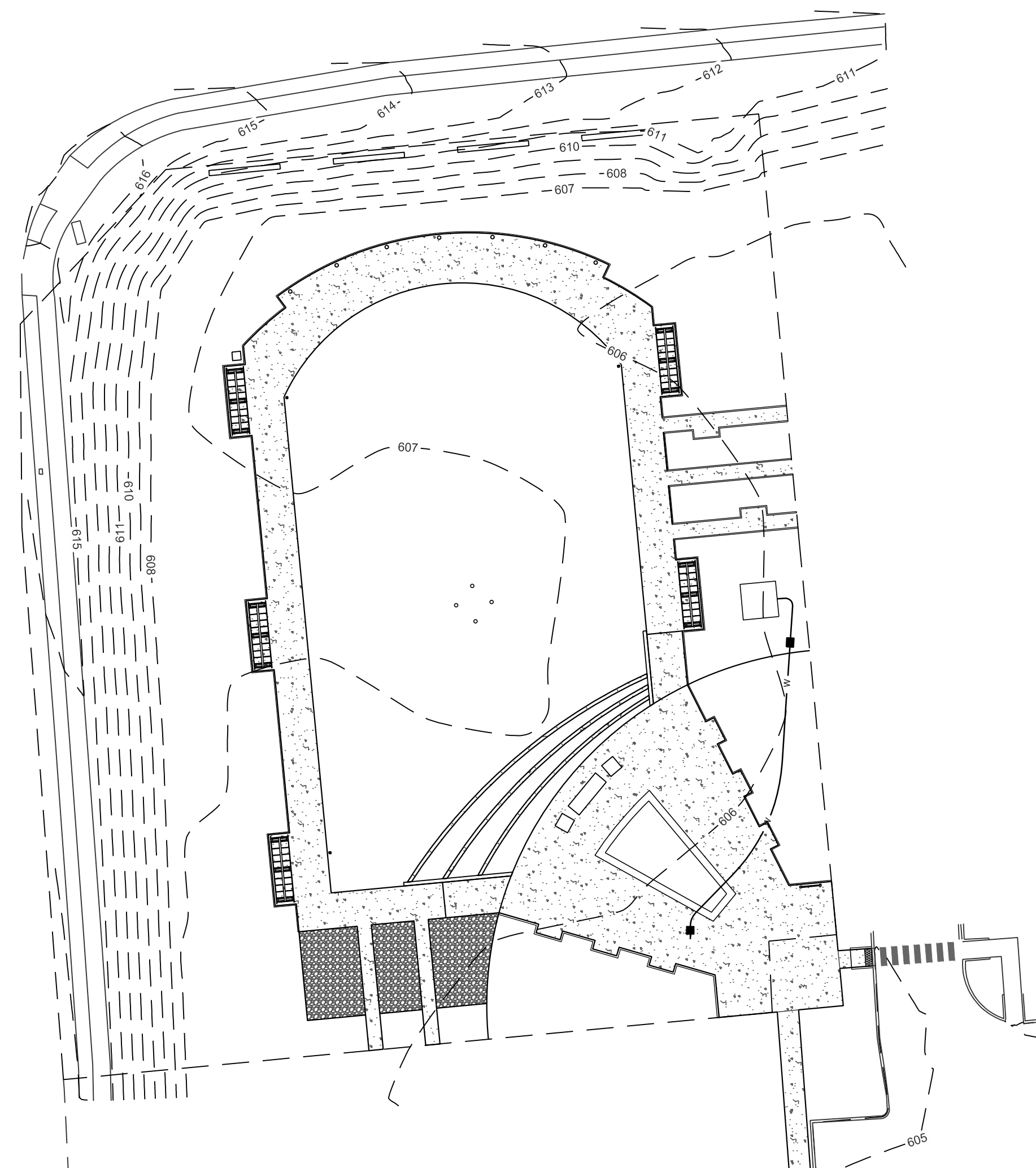


VICINITY MAP

SITE DATA	
PROJECT NAME:	HARRIS SQUARE
SITE ADDRESS:	4075 HARRIS SQUARE DR. HARRISBURG NC 28075
COUNTY:	CABARRUS COUNTY
PARCEL PIN #:	55078597220000
PARCEL OWNER:	TOWN OF HARRISBURG
PARCEL AREA:	1.2 AC
TOTAL DISTURBED/ PROJECT AREA:	1 AC
CURRENT ZONING:	C-2: GENERAL COMMERCIAL DISTRICT
EXISTING LAND USE:	N/A
PROPOSED USE:	PARK
RIVER BASIN:	---
EXISTING IMPERVIOUS AREA:	0
PROPOSED IMPERVIOUS AREA:	13,791 SQUARE FEET = 0.32 AC

SHEET INDEX	
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C3.00	SITE PLAN
C5.00	GRADING PLAN
C9.00	SITE DETAILS
C9.10	SITE DETAILS
C9.20	SITE DETAILS
C9.30	SITE DETAILS
L1.00	LANDSCAPE PLAN
L2.00	MATERIALS & FURNISHINGS PLAN
L6.00	PLANTING & SOIL DETAILS
E1.00	ELECTRICAL COVER SHEET
E2.00	ELECTRICAL SITE PLANS

HARRISBURG VETERANS ROAD
(FORMERLY ROBERTA ROAD)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. P-52080
DB 11350 PG 29



CLIENT

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

ELECTRICAL



TOWN OF HARRISBURG PARKS & RECREATION
4100 Main St #103
Harrisburg, NC 28075
CONTACT: Daniel Stines
704.607.1535
dstines@harrisburgnc.org



STEWART

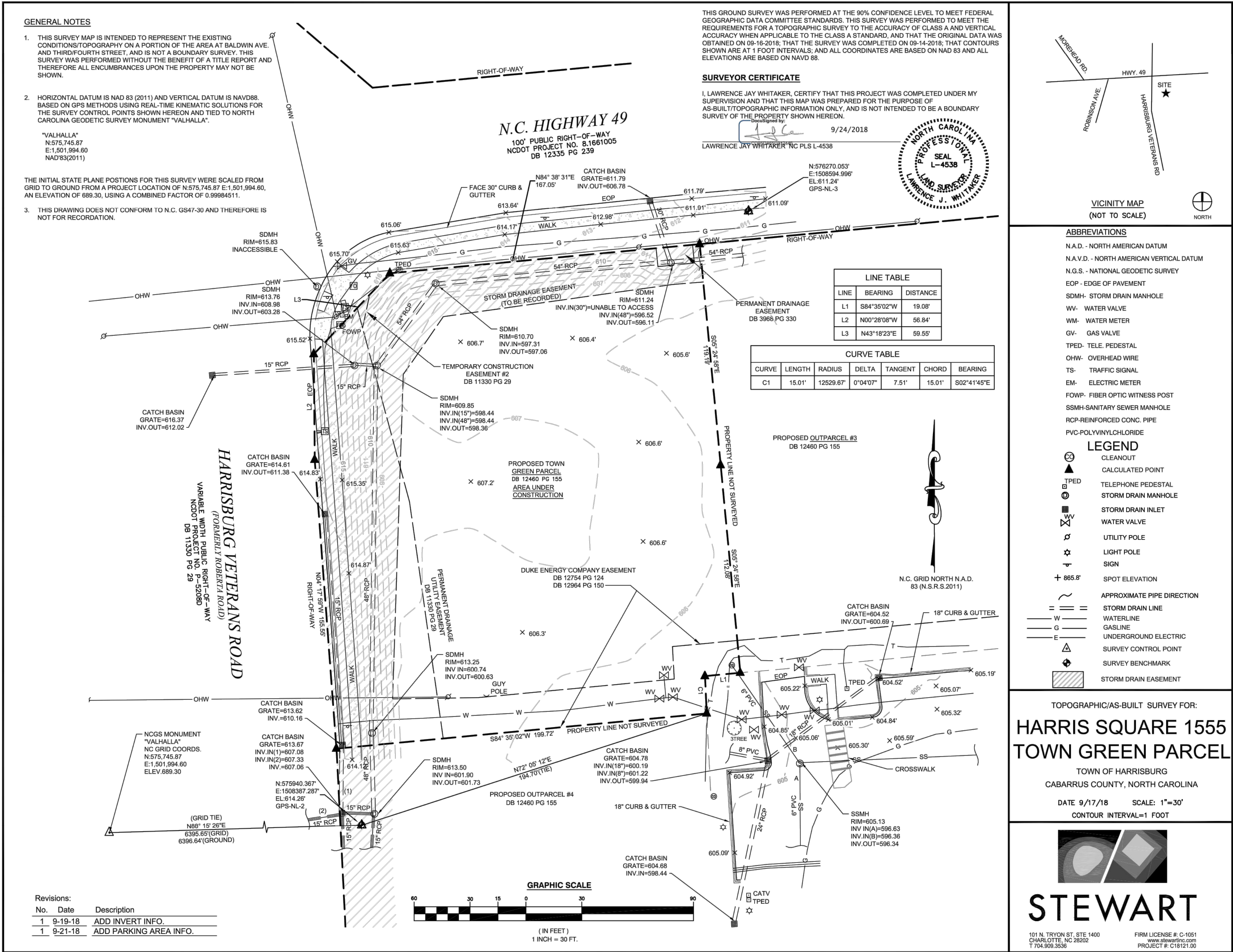
101 N. TRYON STREET SUITE 1400
CHARLOTTE, NC 28202
T 704.334.7925

STEWART INC. - CIVIL
CONTACT: David Starkel, PE
Civil Engineer
704.909.3513
dstarkel@stewartinc.com

STEWART INC. - LANDSCAPE ARCHITECTURE
CONTACT: Emily Blackwell, PLA, CLARB, ASLA
Project Manager/Landscape Architect
704.909.3512
ebblackwell@stewartinc.com



LABELLA ASSOCIATES, P.C.
400 S. Tryon St.
Charlotte, NC 28203
CONTACT: James M. Henderson
jhenderson@LaBellaPC.com

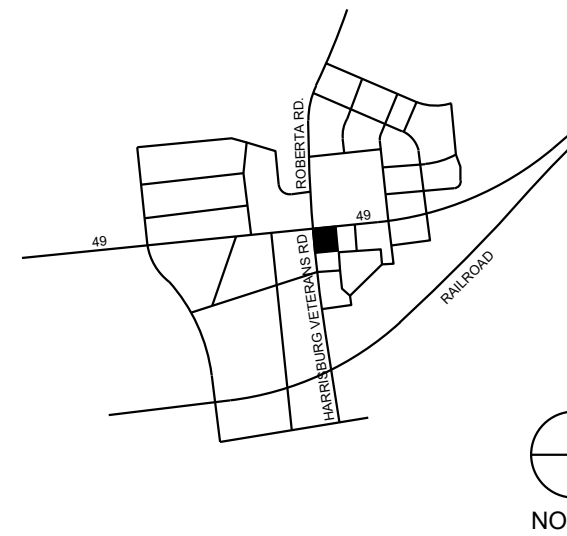


Client:

Project:

HARRIS SQUARE

Vicinity Map:



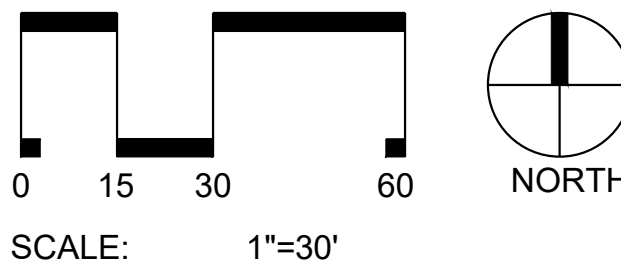
Seal:

PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

BID DOCUMENTS

No.	Date	Description



Title:

EXISTING CONDITIONS PLAN

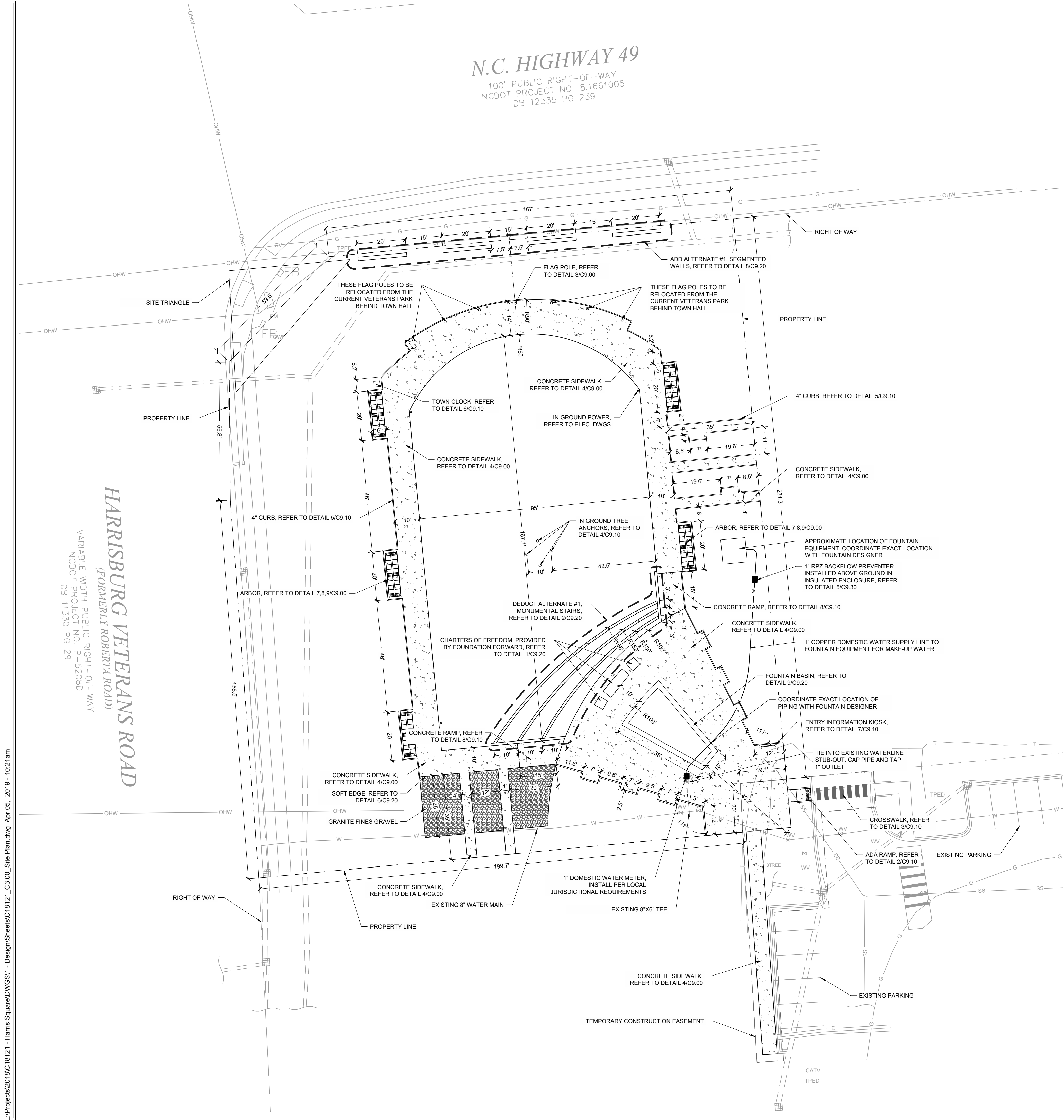
Project number: C18121 Sheet:

Date: 04.05.19

Drawn by: KB

Approved by: EMB

C1.00



ZONING CODE SUMMARY:

PROJECT NAME: HARRIS SQUARE	PARKING REQUIREMENTS: 20 TOTAL BENCHES = 40 PEOPLE 1 SPACE PER 4 PEOPLE = 10 SPACES REQUIRED PROVIDED: 451 SPACES IN DEVELOPMENT. THE TOWN OF HARRISBURG AND THE DEVELOPMENT HAVE AN AGREEMENT TO SHARE PARKING.
ADDRESS: 4075 HARRIS SQUARE DR. HARRISBURG NC 28075 PARCEL ID#: 55078597220000	
OWNER: TOWN OF HARRISBURG	PHONE # 704.455.0726
PLANS PREPARED BY: STEWART	PHONE # 704.334.7925
ZONING: C-2: GENERAL COMMERCIAL DISTRICT	JURISDICTION: TOWN OF HARRISBURG
PROPOSED USE: PARK	
LOT SIZE: 1.2 AC.	

SITE LEGEND:

	PROPOSED CONCRETE SIDEWALK		PROPOSED HIGH VISIBILITY CROSSWALK
	PROPOSED BRICK SIDEWALK		PROPOSED LIGHT

WATER NOTES:

- ALL WATERLINES SHALL BE SOFT COPPER TYPE K PIPE PER ASTM B88.
- ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- TESTING NOTES:
PRESSURE:
LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI.
BACTERIOLOGICAL:
TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.
- THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE OR TRANSPORT ALL HEAVILY CHLORINATED WATER OFFSITE FOR PROPER DISPOSAL.
- VALVE COVERS, METER BOX AND OTHER WATER APPARATUS SHALL BE TO LOCAL JURISDICTIONAL REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE THRUST BLOCKS ON ALL UNDERGROUND WATER LINES AT ALL VALVES, BENDS, AND TEES AND AT CONNECTIONS TO EXISTING MAINS.
- ALL UNDERGROUND LINES, EXCEPT LAWN IRRIGATION LINES, SHALL BE REQUIRED TO HAVE A DETECTABLE WARNING TAPE INSTALLED IN THE BACKFILL BETWEEN 6 AND 24 INCHES BELOW FINISHED GRADE DIRECTLY OVER PIPING.

SITE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE CONSTRUCTION LAYDOWN AREA, PERIMETER FENCE, AND ASSOCIATED GATES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION LAYDOWN AREA PERIMETER FENCE AND ASSOCIATED GATES AT THE COMPLETION OF THE PROJECT.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE FROM SHOPPING CENTER PARKING LOT UNLESS OTHERWISE APPROVED IN WRITING FROM THE OWNER'S REPRESENTATIVE FOR AN ALTERNATE POINT OF ACCESS.
- ALL DIMENSIONS ARE IN DECIMAL FEET TO EDGE OF PAVEMENT, TO CENTERLINES, AND/OR FACE OF CURB UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION.
- ALL WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE FROM DRAWINGS.
- ALL UTILITIES WITH SURFACE ACCESS SHALL BE LOCATED WITHIN THE PAVING PATTERN AND SHALL BE COORDINATED WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. REFER TO LAYOUT DRAWINGS.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
- ALIGN ALL JOINTS, CORNERS, AND EDGES AS SHOWN
- CONTRACTOR SHALL REFER TO AND COORDINATE WITH ELECTRICAL DRAWINGS AT ALL TIMES PRIOR TO AND DURING CONSTRUCTION.
- WHERE NEW SIDEWALK ADJOINS EXISTING WALK, PROVIDE EXPANSION JOINT BY DRILLING INTO THE FACE OF THE EXISTING WALK FOR PLACEMENT OF DOWELS. TIE NEW SIDEWALKS INTO NEAREST EXISTING PAVEMENT JOINT; MATCH WIDTH OF EXISTING WALKWAY.
- MAXIMUM RUNNING SLOPE FOR WALKING SURFACES CANNOT BE GREATER THAN 1:20 AND CROSS SLOPES CANNOT BE GREATER THAN 1:48
- THE SITE SHALL BE FULLY STABILIZED (90% COVERAGE) PRIOR TO ISSUANCE OF PROJECT APPROVAL
- HANDICAP RAMPS SHALL BE INSTALLED PER LATEST EDITION OF THE NC BUILDING CODE AND ANSI 117.11 WITH DETECTABLE WARNING DOMES WITH A COLOR CONTRAST OF 70% MINIMUM. SEE DETAILS AND GRADING SPOT ELEVATIONS. IF THE EXISTING CONDITIONS PRECLUDE THE ABILITY TO PROVIDE A MAXIMUM SLOPE 1/12 FOR 6-FEET OR A MAXIMUM CROSS SLOPE OF 1:48 AND A 36" MINIMUM LANDING, THE CONTRACTOR SHALL NOTIFY ENGINEER OR OWNER REPRESENTATIVE PRIOR TO INSTALLATION.
- UNDERGROUND UTILITIES SHOWN ON THIS PLAN SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OF ANY HARDSCAPE (CONCRETE PAVEMENT OR BRICK PAVERS)

GENERAL NOTES:

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH NCDEQ, AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL GUIDELINES. ALL UTILITY CONSTRUCTION SHALL COMPLY WITH APPLICABLE LOCAL JURISDICTIONAL STANDARDS AND SPECIFICATIONS.
- EXISTING SURVEY INFORMATION INCLUDING TOPOGRAPHIC INFORMATION PROVIDED BY STEWART, UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING, COORDINATING AND PAYMENT FOR ALL NECESSARY LOCATING SERVICES INCLUDING INDEPENDENT LOCATING SERVICES. THE CONTRACTOR SHALL PROVIDE NOTICE OF EXCAVATION TO NOTIFICATION CENTER AND FACTORY OWNERS (PER NC STATUTES) NO LESS THAN 3 BUSINESS DAYS AND NO MORE THAN 12 WORKING DAYS PRIOR TO BEGINNING DEMOLITION, EXCAVATION OR ANY OTHER FORM OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS. NO EXCAVATION OR DEMOLITION SHALL BE STARTED WITHOUT ALL UTILITIES BEING LOCATED.
- ALL EXISTING SUB-SURFACE UTILITIES IDENTIFIED ON THE CONSTRUCTION DOCUMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION GATHERED FROM FIELD INSPECTION AND/OR ANY OTHER APPLICABLE RECORD DRAWINGS WHICH MAY BE AVAILABLE. THE CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION, DEPTH, SIZE AND MATERIAL OF ANY AND ALL SUB-SURFACE CONDITIONS REFERENCED IN THESE PLANS PRIOR TO ANY EXCAVATION OR CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES OR CONFLICTS.
- ELEVATIONS OF UTILITIES ARE GIVEN TO THE EXTENT OF INFORMATION AVAILABLE, WHERE ELEVATIONS ARE NOT GIVEN AT POINTS OF EXISTING UTILITY CROSSINGS, SUCH ELEVATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER, WHEN UNKNOWN LINES ARE EXPOSED, THEIR LOCATIONS AND ELEVATIONS SHALL ALSO BE REPORTED TO THE ENGINEER.
- EXISTING IMPROVEMENTS DAMAGED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED OR REPLACED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COORDINATING PERMITS, INSPECTIONS, CERTIFICATIONS AND OTHER REQUIREMENTS WHICH MUST BE MET UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL MAINTAIN 'AS-BUILT' DRAWINGS TO RECORD THE ACTUAL LOCATION OF ALL PIPING PRIOR TO CONCEALMENT, VALVE AND MANHOLE CHANGES, AND HARDSCAPE OR LANDSCAPE CHANGES. DRAWINGS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE AT REGULAR INTERVALS, OR AS REQUESTED THROUGHOUT THE PROJECT FOR RECORD KEEPING.
- IF DEPARTURES FROM THE PROJECT DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES AND REASONS THERE OF SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR REVIEW. NO DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE OWNER'S REPRESENTATIVE.
- AS-BUILT DOCUMENTATION REQUIREMENTS: PRIOR TO APPROVAL FROM LOCAL JURISDICTION OR ENGINEER THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (IN BOTH PAPER AND ELECTRONIC FORMAT (CAD / PDF) PREPARED AND SEALED BY A PROFESSIONAL LAND SURVEYOR SHOWING ALL UTILITY INSTALLATION, HORIZONTAL AND VERTICAL INFORMATION SHALL BE PROVIDED FOR WATER, SEWER, STORM INCLUDING ALL STRUCTURES, VALVES, HYDRANTS, AND OTHER APPURTENANCES.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTH TRANSITION BETWEEN DISCIPLINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY EXISTING UTILITY LINES REQUIRED TO COMPLETE ANY PORTION OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE COORDINATION AND COSTS OF THE RELOCATION AND ASSOCIATED WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PREMISES FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH CAUSED BY THE CONTRACTOR. ALL DEBRIS SHALL BE REMOVED FROM THE PROJECT SITE ON A DAILY BASIS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.



STEWART

101 N. TRYON ST., #1400 FIRM LICENSE # C-1051
CHARLOTTE, NC 28202 www.stewartinc.com
T 704.334.7925 PROJECT # C18121

Client:



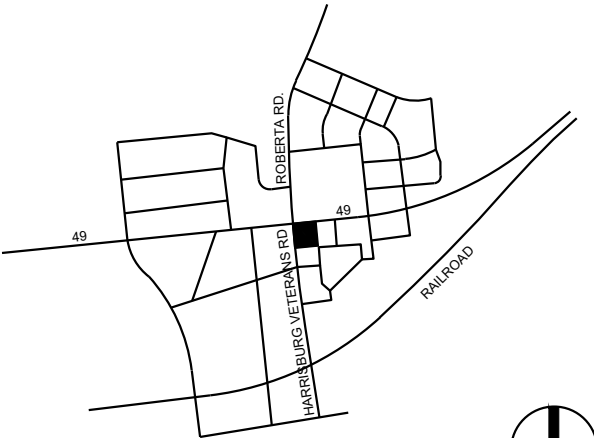
Harrisburg NC
The right side of opportunity

HARRISBURG PARKS & RECREATION
4100 MAIN ST. #103
HARRISBURG, NC 28075
PHONE # (704)-455-7275

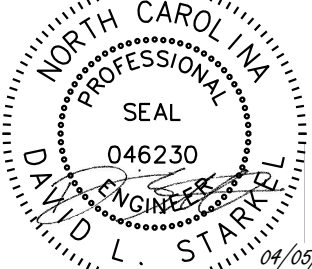
Project:

HARRIS SQUARE

Vicinity Map:



Seal:

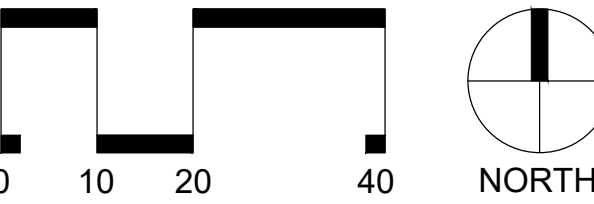


PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for:

BID DOCUMENTS

No.	Date	Description



SCALE: 1"=20'

Title:

**OVERALL SITE AND
UTILITY PLAN**

Project number: C18121 Sheet:

Date: 04.05.19

Drawn by: KB

Approved by: DS

C3.00

N.C. HIGHWAY 49

100' PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. 8.1661005
DB 12335 PG 239

SDMH
RIM=611.24
INV.IN(30")=UNABLE TO ACCESS
INV.IN(48")=596.52
INV.OUT=596.11

CATCH BASIN
GRATE=611.79
INV.OUT=606.78

SDMH
RIM=610.70
INV.IN=597.31
INV.OUT=597.06

SDMH
RIM=615.83
INACCESSIBLE

SDMH
RIM=613.76
INV.IN=608.98
INV.OUT=603.28

SDMH
RIM=609.85
INV.IN(15")=598.44
INV.IN(48")=598.44
INV.OUT=598.36

CATCH BASIN
GRATE=614.61
INV.OUT=611.38

SDMH
RIM=613.25
INV.IN=600.74
INV.OUT=600.63

CATCH BASIN
GRATE=613.62
INV.=610.16

CATCH BASIN
GRATE=613.67
INV.IN(1)=607.08
INV.IN(2)=607.33
INV.=607.06

SDMH
RIM=613.50
INV.IN=601.90
INV.OUT=601.73

CATCH BASIN
GRATE=604.68
INV.IN=598.44

STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)		
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS
Perimeter dikes, swales, ditches, slopes	7 days	None
High Quality Water (HQW) Zones	7 days	None
Slopes steeper than 3:1	7 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.
Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

GRADING LEGEND:

- 200 PROPOSED MAJOR CONTOUR
- 200 PROPOSED MINOR CONTOUR
- 200 EXISTING MAJOR CONTOUR
- 200 EXISTING MINOR CONTOUR
- PROPOSED STORM DRAINAGE
- PROPOSED AREA DRAIN
- PROPOSED ELEVATION
- LIMITS OF DISTURBANCE
- HARDWARE CLOTH AND GRAVEL INLET PROTECTION
- SILT FENCE
- SILT FENCE OUTLET
- TEMPORARY CONSTRUCTION ENTRANCE
- CLEANOUT

TOTAL AREA OF DISTURBANCE
± 1.05 AC

SEQUENCE OF CONSTRUCTION ACTIVITIES:

- OBTAIN GRADING PERMIT.
- DETERMINE AND MARK LIMITS OF DISTURBANCE.
- A PRECONSTRUCTION CONFERENCE MUST BE HELD 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE EROSION CONTROL INSPECTOR, ENGINEER, AND CONTRACTOR SHALL BE PRESENT TO SATISFY REQUIREMENTS.
- INSTALL CONSTRUCTION ENTRANCE, SILT FENCE, AND ANY OTHER REQUIRED PERIMETER EROSION CONTROL DEVICES.
- SCHEDULE SITE INSPECTION.
- UPON APPROVAL TO PROCEED BY THE EROSION CONTROL INSPECTOR, REMOVE AND/OR STORE TOPSOIL AND BEGIN GRADING OPERATIONS.
- INSTALL INLET PROTECTION IMMEDIATELY FOLLOWING INSTALLATION OF ANY STORM DRAINAGE PIPES.
- MAINTAIN ALL EROSION CONTROL MEASURES AS REQUIRED PER THE DETAILS.
- ALL STREETS SURROUNDING THE PROJECT SHALL BE KEPT CLEAN AT ALL TIMES.
- PLACE TEMPORARY SEEDING ON ALL DISTURBED AREAS THAT WILL BE IDLE 14 DAYS OR LONGER. REFER TO DETAIL 8/C9.30.
- PERMANENT SURFACE STABILIZATION SHALL BE INSTALLED FOR ALL AREAS WITHIN 14 DAYS AFTER FINAL GRADE HAS BEEN REACHED. AS NECESSARY, FERTILIZE, WATER AND RESEED AS REQUIRED TO ESTABLISH AND MAINTAIN A VIGOROUS STAND OF GRASS.
- AFTER COMPLETION OF CONSTRUCTION AND THE SITE IS STABILIZED, REMOVE ALL ACCUMULATED SEDIMENT FROM SEDIMENT TRAPPING MEASURES AND DISPOSE BY MEANS DEEMED ACCEPTABLE BY THE ENGINEER. SCHEDULE SITE INSPECTION. UPON APPROVAL BY THE EROSION CONTROL INSPECTOR, REMOVE TEMPORARY EROSION CONTROL MEASURES, SMOOTH AREA AND APPLY APPROPRIATE STABILIZATION.
- STORMWATER PERMIT INSPECTION REPORTS SHALL BE PERFORMED BY THE CONTRACTOR UNTIL NOTIFIED OTHERWISE BY THE EROSION CONTROL INSPECTOR.

GROUND STABILIZATION CHART

NFDES Stormwater Discharge Permit for Construction Activities (030301)

NCDENR/Division of Energy, Mineral and Land Resources

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High Quality Water (HQW) Zones	7 days	None
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Slopes 3:1 or flatter	14 days	7 days for slopes greater than 50' in length.
All other areas with slopes flatter than 4:1	14 days	None, except for perimeters and HQW Zones.

EROSION CONTROL NOTES:

- REFER TO C3.00 FOR GENERAL NOTES.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED IN BEST LOCATION BASED ON FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONSTRUCTION ENTRANCES AS NECESSARY TO PREVENT THE TRACKING OF SEDIMENT OFF-SITE.
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF STORM DRAINAGE DESIGN.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE LIMITS OF DISTURBANCE (L.O.D.) SHALL BE PERMITTED. THE L.O.D. SHALL BE MAINTAINED BY THE ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G., RELOCATION OF DITCHES AND SILT FENCES, ETC.).
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE MAINTAINED BY THE CONTRACTOR THROUGHOUT THE DURATION OF THE PROJECT. COPIES OF THE WRITTEN INSPECTION REPORTS SHALL BE PROVIDED TO THE OWNER'S REPRESENTATIVE ONCE PER WEEK AND AFTER RAINS OF GREATER THAN 0.5".
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE 2 - 3 INCHES THICK.
- THE SURFACE OF AREAS SLOPES STEEPER THAN 1 VERTICAL TO 4 HORIZONTAL THAT ARE TO RECEIVE INTERIM FILL SHALL BE PLOWED, FURROWED, TILLED OR BROKEN UP PRIOR TO PLACING FILL SO THAT FILL MATERIAL WILL BOND WITH THE EXISTING SURFACE. INTERIM FILL SHALL BE PLACED AS SPECIFIED FOR PERMANENT FILLS AND IN LIFTS NOT GREATER THAN 6".
- PROVIDE DUST CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, WETTING DOWN TO CONTROL DUST ON SITE, IN ORDER TO PREVENT ANNOYANCE/AND OR DAMAGE TO ADJACENT SITES. CALCIUM CHLORIDE OR ANY OTHER CHEMICAL MATERIAL MAY NOT BE USED ON SUBGRADES OF AREAS TO BE SEEDED OR PLANTED.
- SEDIMENT LADEN RUNOFF FROM EXCAVATIONS SHALL NOT BE PUMPED DIRECTLY TO STORM DRAINAGE.
- ANY AREAS OF EXPOSED SOILS THAT WILL NOT BE DISTURBED FOR FOURTEEN DAYS SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- INTERIM SLOPES MAY BE GRADED TO A MAXIMUM SLOPE OF 2:1 (HORIZONTAL: VERTICAL); CUT SLOPES SHALL BE LIMITED TO A MAXIMUM OF 1.5:1.
- INSPECTOR REFERS TO LOCAL JURISDICTIONAL (NCDENR OR LOCAL) LAND QUALITY INSPECTOR OR HIS REPRESENTATIVE. FIELD INSPECTIONS MAY REQUIRE ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES AS DEEMED NECESSARY BY THE INSPECTOR.
- CONSTRUCTION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF EROSION CONTROL METHODS DURING CONSTRUCTION. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT EROSION CONTROL METHODS AFTER CONSTRUCTION IS COMPLETE, IF ANY PERMANENT METHODS ARE REQUIRED.
- NOTIFICATION OF LAND RESOURCES SEDIMENT AND EROSION CONTROL SELF-INSPECTION PROGRAM: THE PERSON RESPONSIBLE FOR LAND-DISTURBING ACTIVITIES IS REQUIRED TO INSPECT THE PROJECT AFTER EACH PHASE OF THE PROJECT AND CONTINUED UNTIL PERMANENT GROUND COVER IS ESTABLISHED IN ACCORDANCE WITH NCGS 113A-54.1 AND 15A NCAAC 48.0131 TO MAKE SURE THAT THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN IS BEING FOLLOWED. THE SELF-INSPECTION REPORT FORM IS AVAILABLE AS AN EXCEL SPREADSHEET FORM. [HTTP://WWW.DLR.ENR.STATE.NC.US/PAGES/SEDIMENTATION_NEW.HTML](http://www.dlr.enr.state.nc.us/PAGES/SEDIMENTATION_NEW.HTML)

GRADING AND STORM DRAINAGE NOTES:

- REFER TO SHEET C3.00 FOR GENERAL NOTES.
- CONTRACTOR SHALL REPORT ANY GRADE DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
- THE MAXIMUM SLOPE ALONG ANY HANDICAP ACCESSIBLE PATHWAY SHALL NOT EXCEED 5.0% AND SHALL NOT EXCEED A 2.0% CROSS SLOPE. HANDICAP RAMPS INDICATED ON PLANS SHALL BE A MAXIMUM OF 1/12 SLOPES WITH A MAXIMUM RISE OF 30" BETWEEN LANDINGS. NON-CURB CUT RAMPS SHALL HAVE HANDRAILS AND GUARDS PER DETAILS WITH 5' LANDINGS AT THE BOTTOM AND TOP OF RAMP.
- ALL PROPOSED SPOT ELEVATIONS SHOWN ARE FINISHED GRADE AT EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL NEWLY CONSTRUCTED STORM DRAINAGE IMPROVEMENTS AND RECEIVING STORM DRAINAGE SYSTEMS REMAIN CLEAN OF SEDIMENT AND DEBRIS. PRIOR TO OWNER ACCEPTANCE OF SYSTEM, THE CONTRACTOR SHALL COORDINATE AND PROVIDE A VISUAL OBSERVATION VIDEO OF ALL STORM DRAINAGE IMPROVEMENTS 12" AND LARGER. THE VISUAL OBSERVATION SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY THE CONTRACTOR SHALL PROVIDE THE OWNER WITH THE VIDEO INSPECTION OF THE STORM SEWER SYSTEM. (BOTH PUBLIC AND PRIVATE). THIS SUBMITTAL MAY NEED TO BE REVIEWED AND ACCEPTED BY THE LOCAL JURISDICTION PRIOR TO THE ISSUANCE OF THE BUILDING CO.
- INTERIM GRADING SHALL BE PROVIDED THAT ENSURES THE PROTECTION OF STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, AND WASHOUT.
- PROPOSED CONTOURS ARE APPROXIMATE. SPOT ELEVATIONS SHALL BE USED IN CASE OF DISCREPANCY.
- PLACE BACKFILL AND FILL MATERIALS IN LAYER NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. PLACE BACKFILL AND FILL MATERIALS EVENLY ON ALL SIDES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL UP TO TWO FEET OF FINISHED GRADE. COMPACT SOIL TO NOT LESS THAN 96 PERCENT OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 FOR EACH LAYER OF BACKFILL OR FILL MATERIAL FOR THE FINAL TWO FEET.
- CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF EXISTING MANHOLES, METERS, VALVES, ETC. AS REQUIRED TO MEET NEW FINISHED GRADES.
- CONTRACTOR SHALL SLOPE GRADES TO ASSURE POSITIVE STORMWATER FLOW TO KEEP WATER FROM POOLING ALONG CURBS AND WALLS.
- ALL FOUNDATION DRAINS (FD) SHALL BE 6" NOMINAL SIZE RIGID PERFORATED HDPE PIPE. INSTALL WITH A MINIMUM 0.5% SLOPE.
- PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.



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PROJECT # C18121

Client:



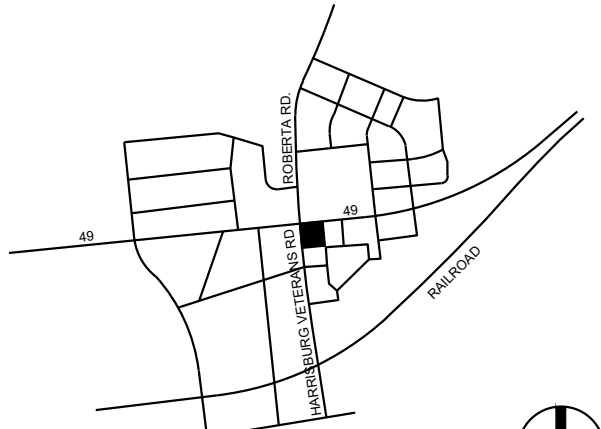
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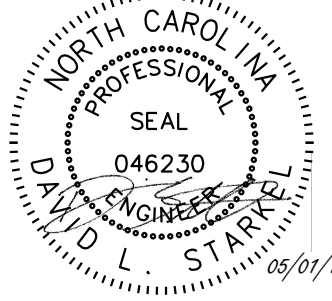
Project:

HARRIS
SQUARE

Vicinity Map:



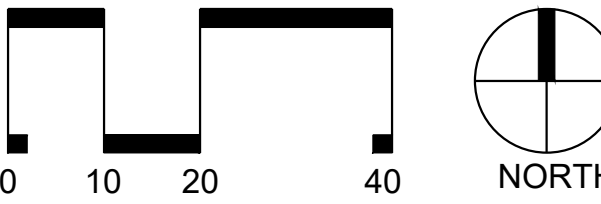
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No.	Date	Description
1	05/01/2019	REVISIONS TO CALL-OUTS



SCALE: 1"=20'

Title:

GRADING, STORM
DRAINAGE, AND
EROSION CONTROL
PLAN

Project number: C18121 Sheet:

Date: 04.05.19

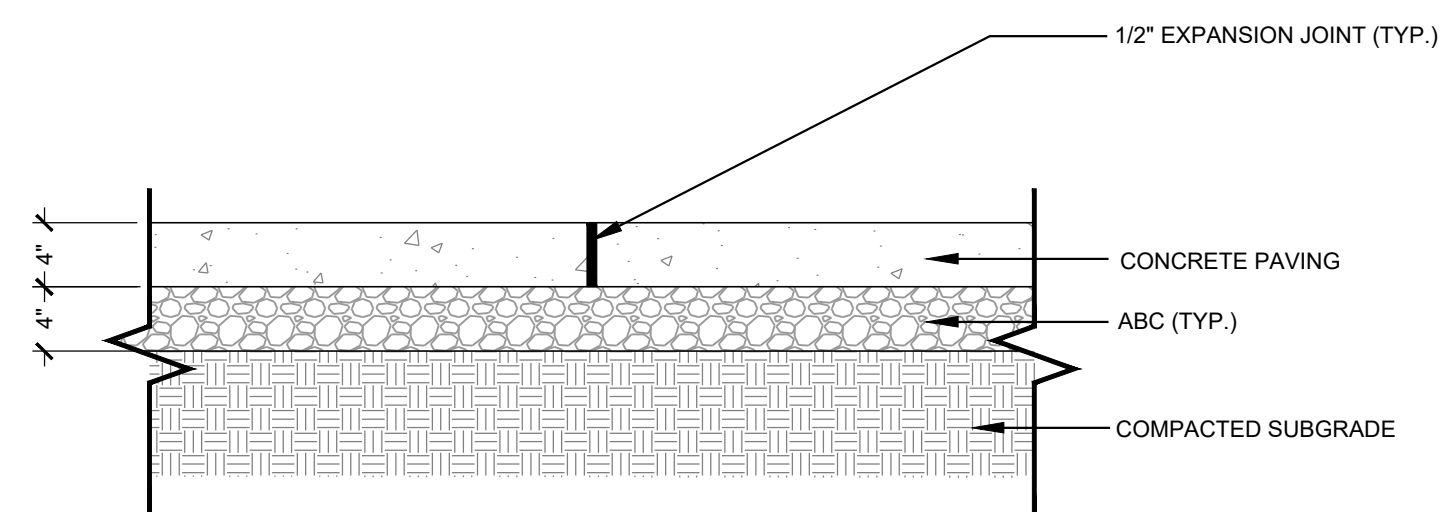
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Approved by: DS

C5.00

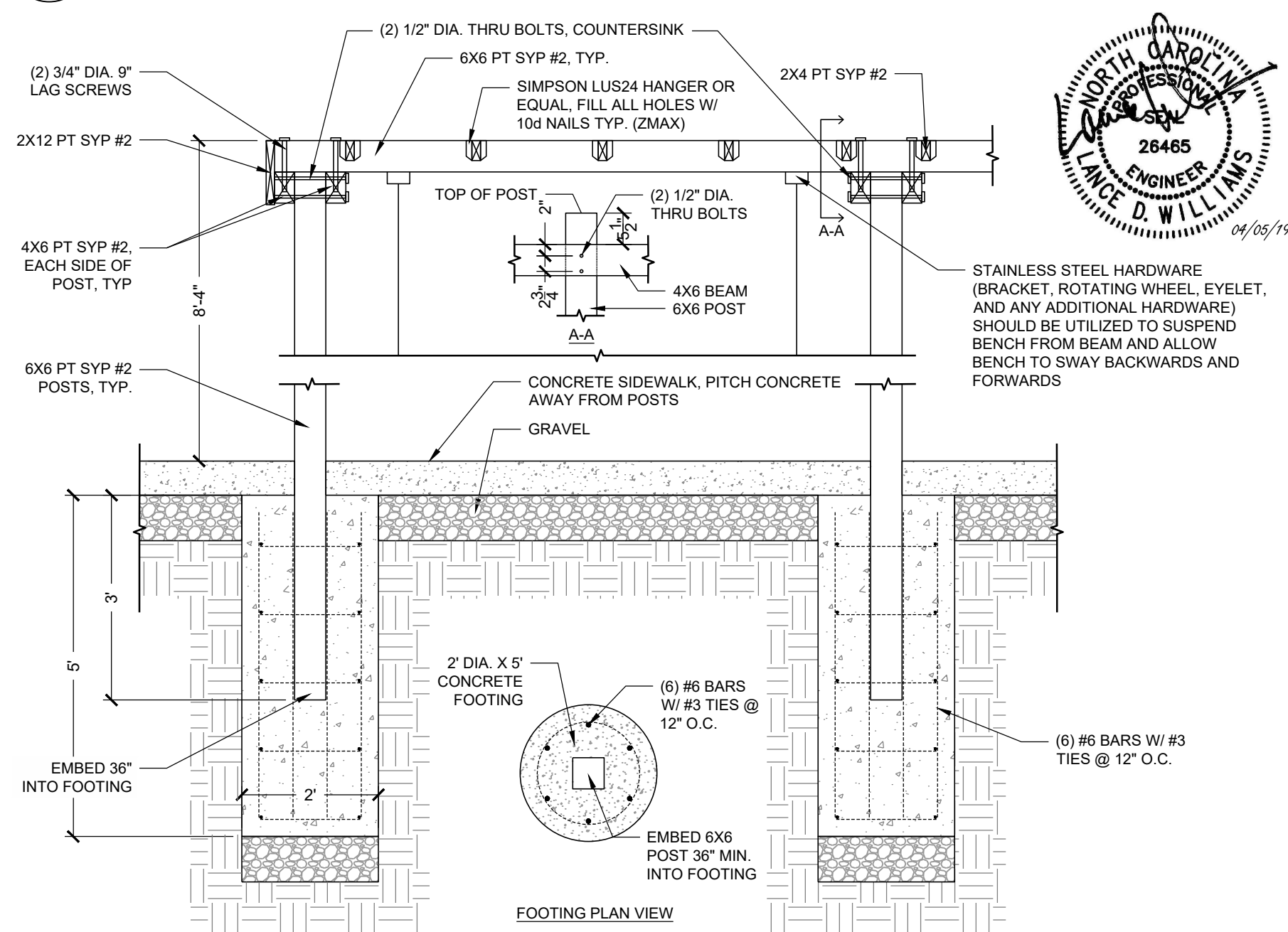
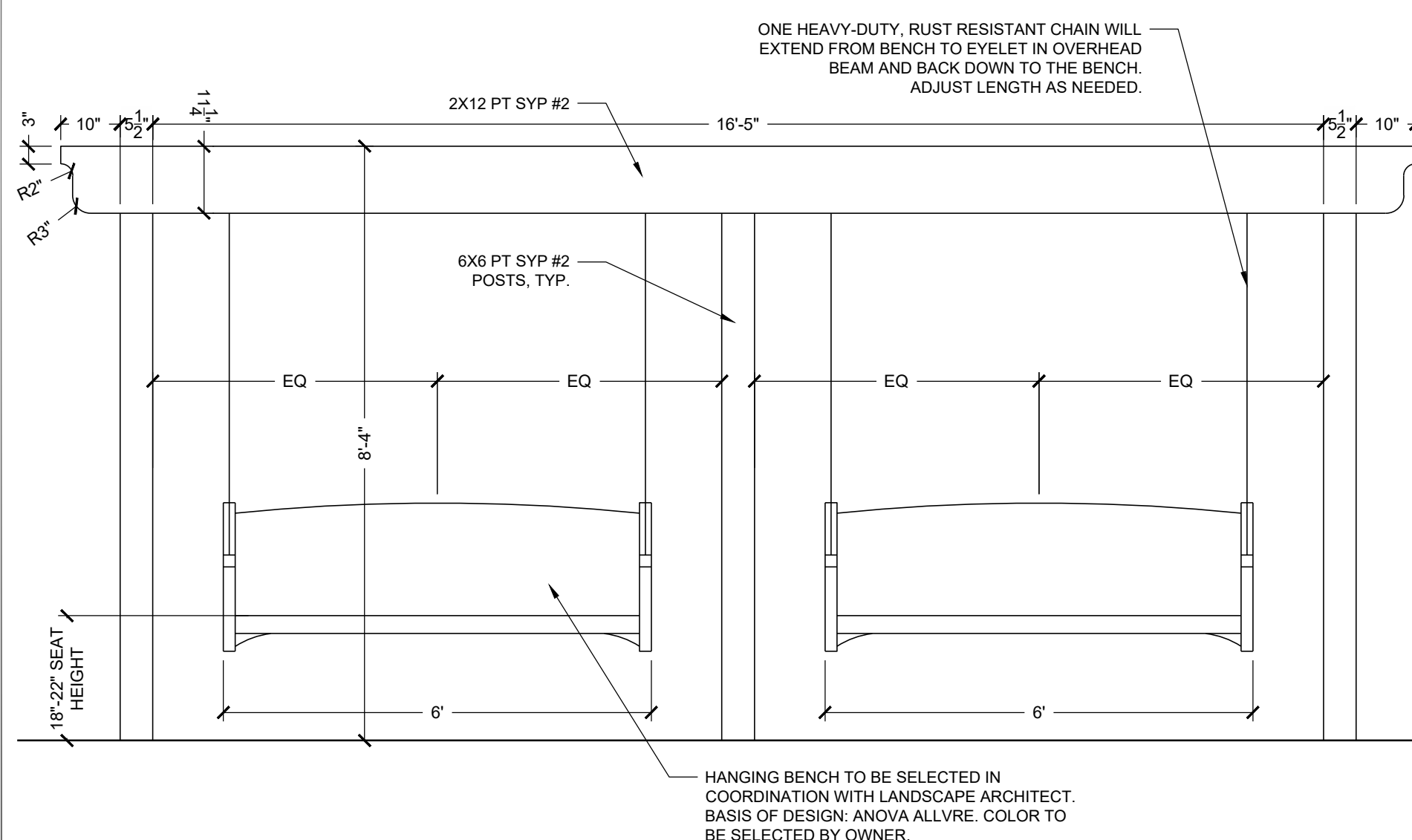
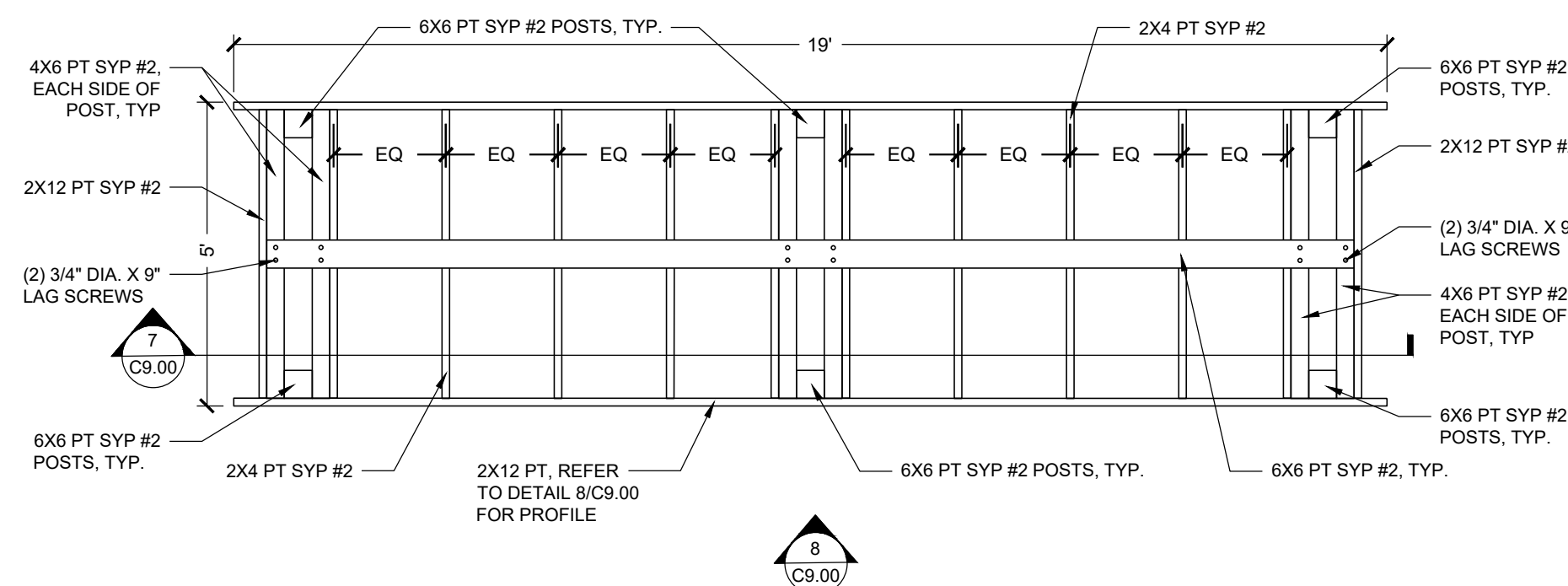
HARRISBURG VETERANS ROAD
(FORMERLY ROBERTA ROAD)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. P-5208D
DB 11330 PG 29

NTS

$$\frac{1}{2}'' = 1'-0''$$
$$\frac{3}{8}'' = 1'-0''$$

$$1'' = 1' - 0'$$

NTS

NTS


$$\frac{1}{2}'' = 1'-0''$$
$$\frac{1}{2}'' = 1'-0''$$

$$\frac{3}{8}'' = 1'-0''$$


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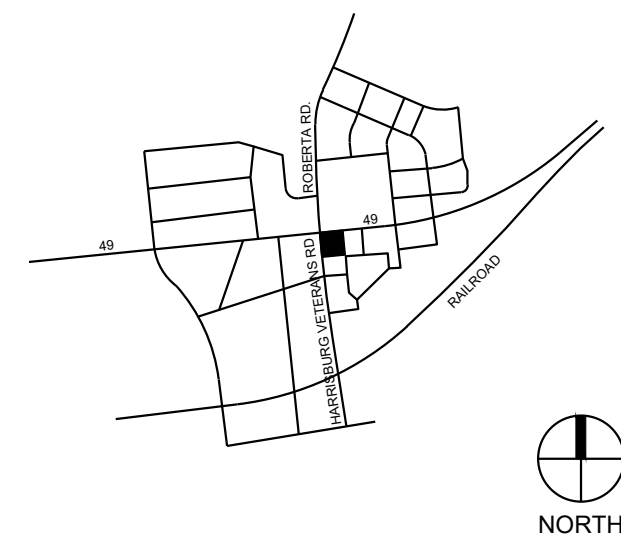
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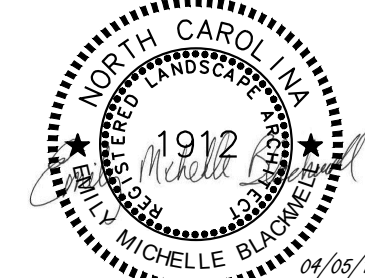
Project

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Vicinity Map



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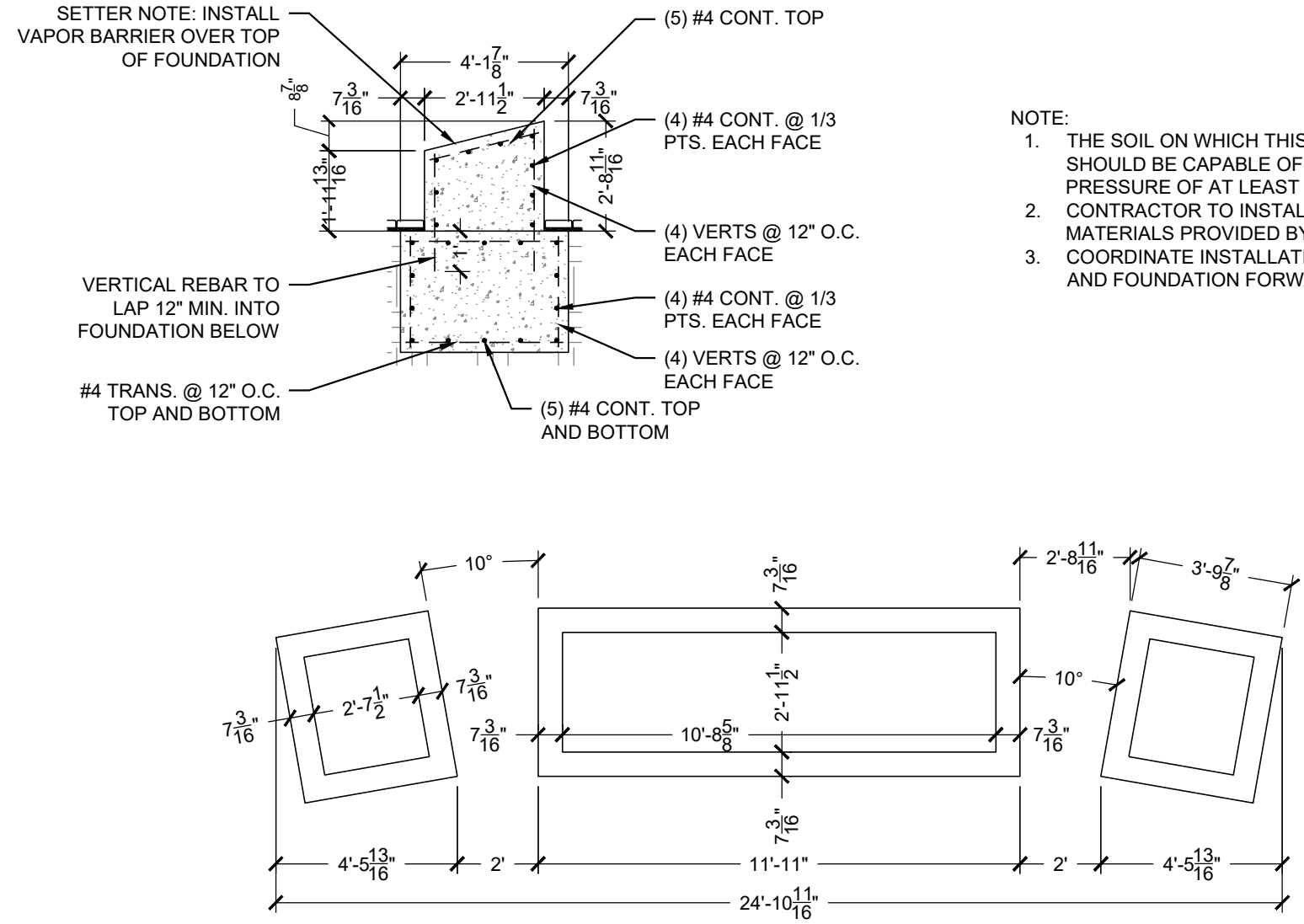
Project number: C18121 Sheet:

Date: 04.05.19

Drawn by:

Approved by

C9.00



1 CHARTERS OF FREEDOM DETAIL SECTION 1/4" = 1'-0"

2 NOT USED PLAN NTS

3 SITE FURNISHINGS - HANGING BENCH PLAN NTS



4 SITE FURNISHINGS - BENCHES SECTION NTS

5 NOT USED SECTION NTS

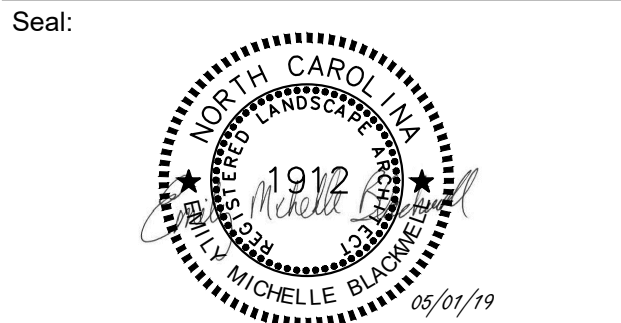
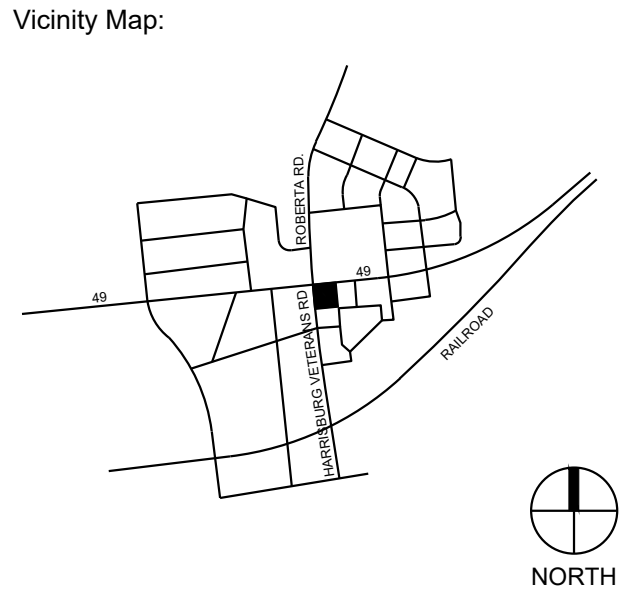
6 SOFT EDGE DETAIL SECTION 1" = 1'-0"

7 NOT USED SECTION NTS

8 WALL DETAIL SECTION 1/2" = 1'-0"

9 FOUNTAIN BASIN DETAIL SECTION 1/2" = 1'-0"

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BID DOCUMENTS

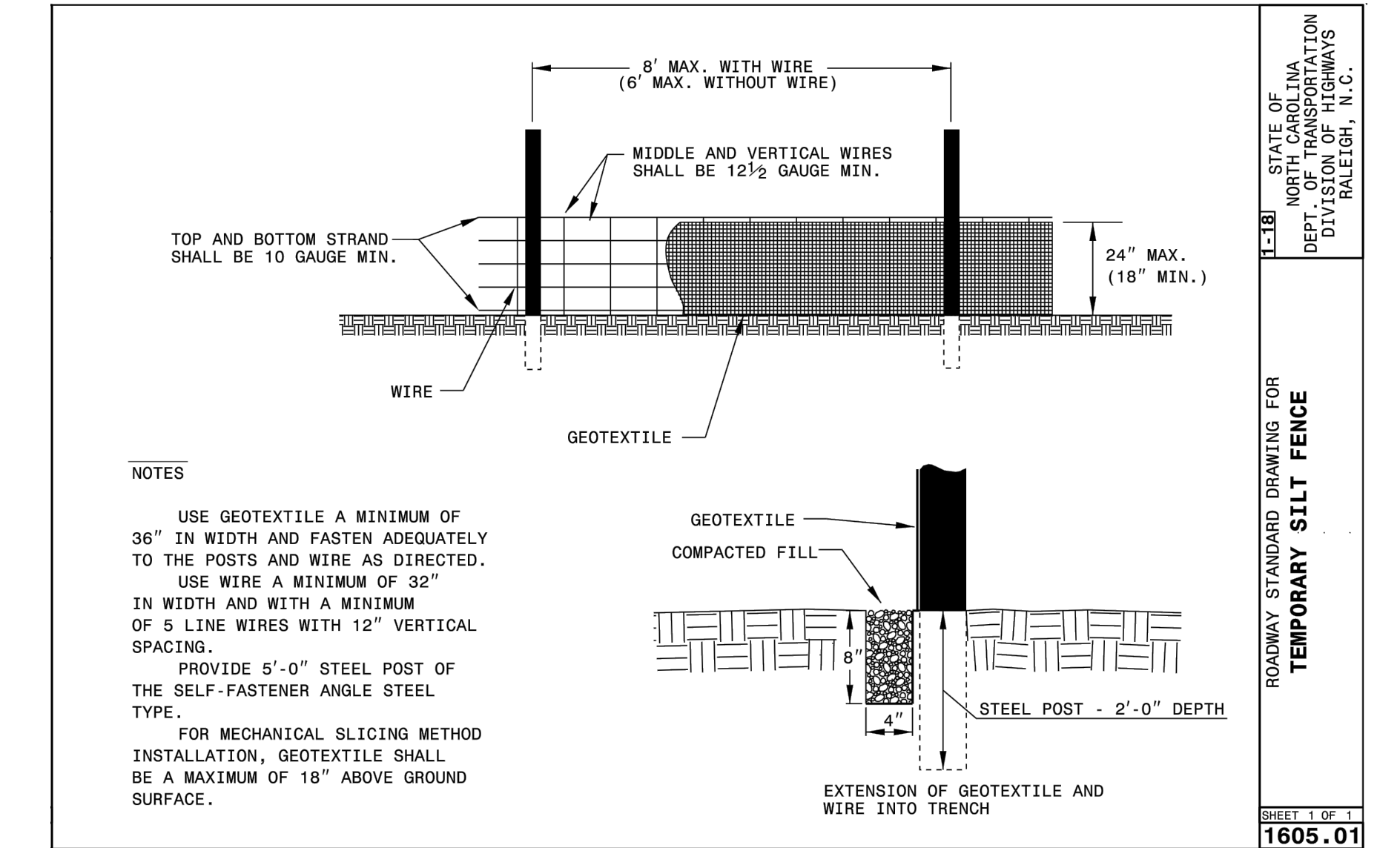
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1	5/2/19	TRC REVISIONS

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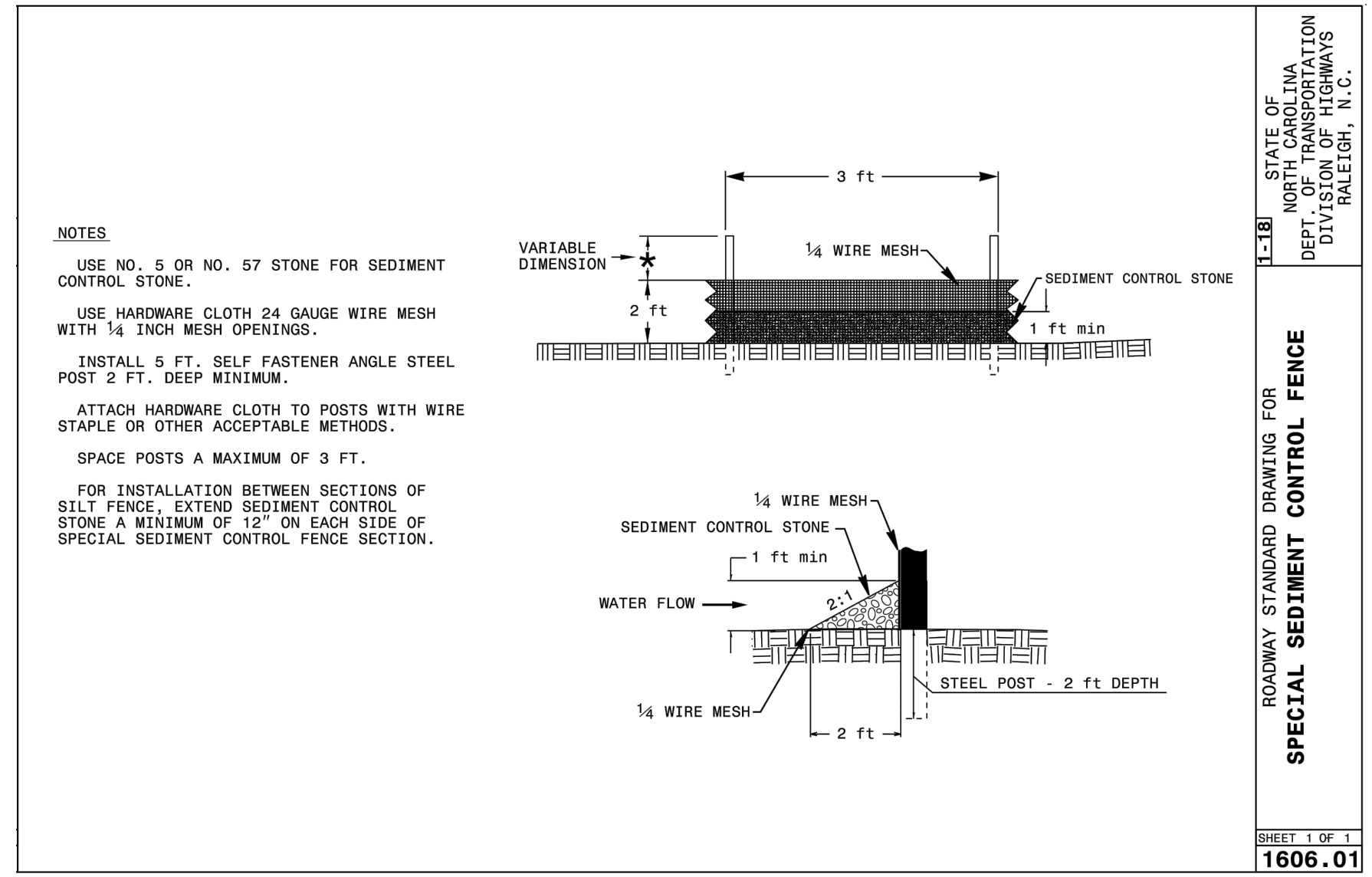
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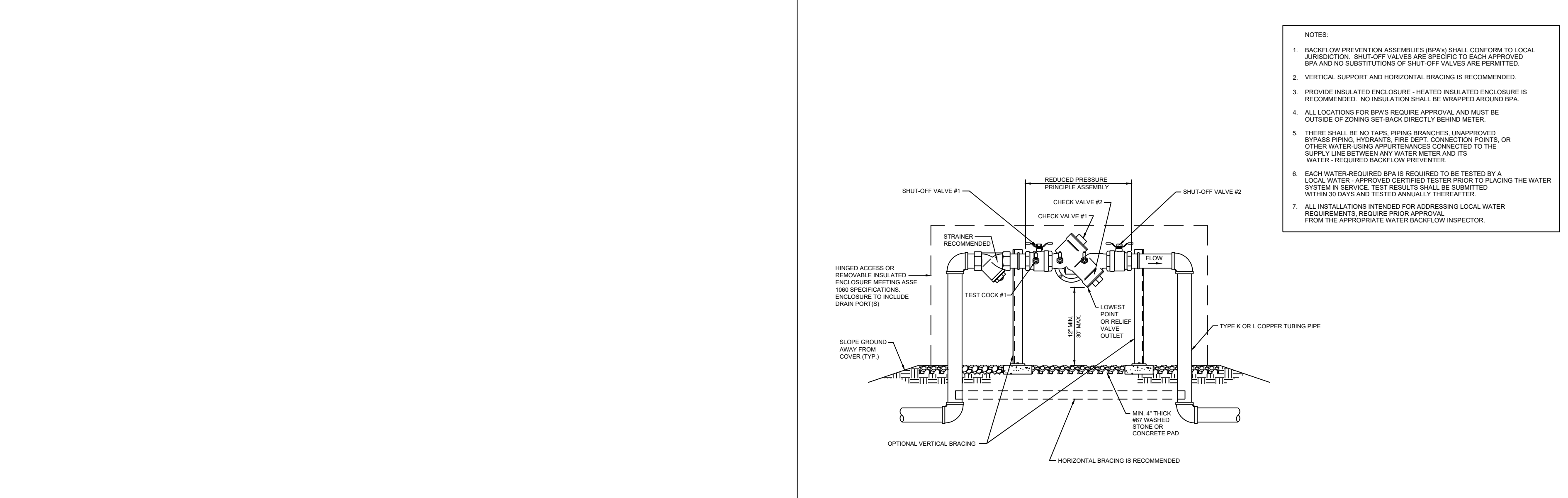
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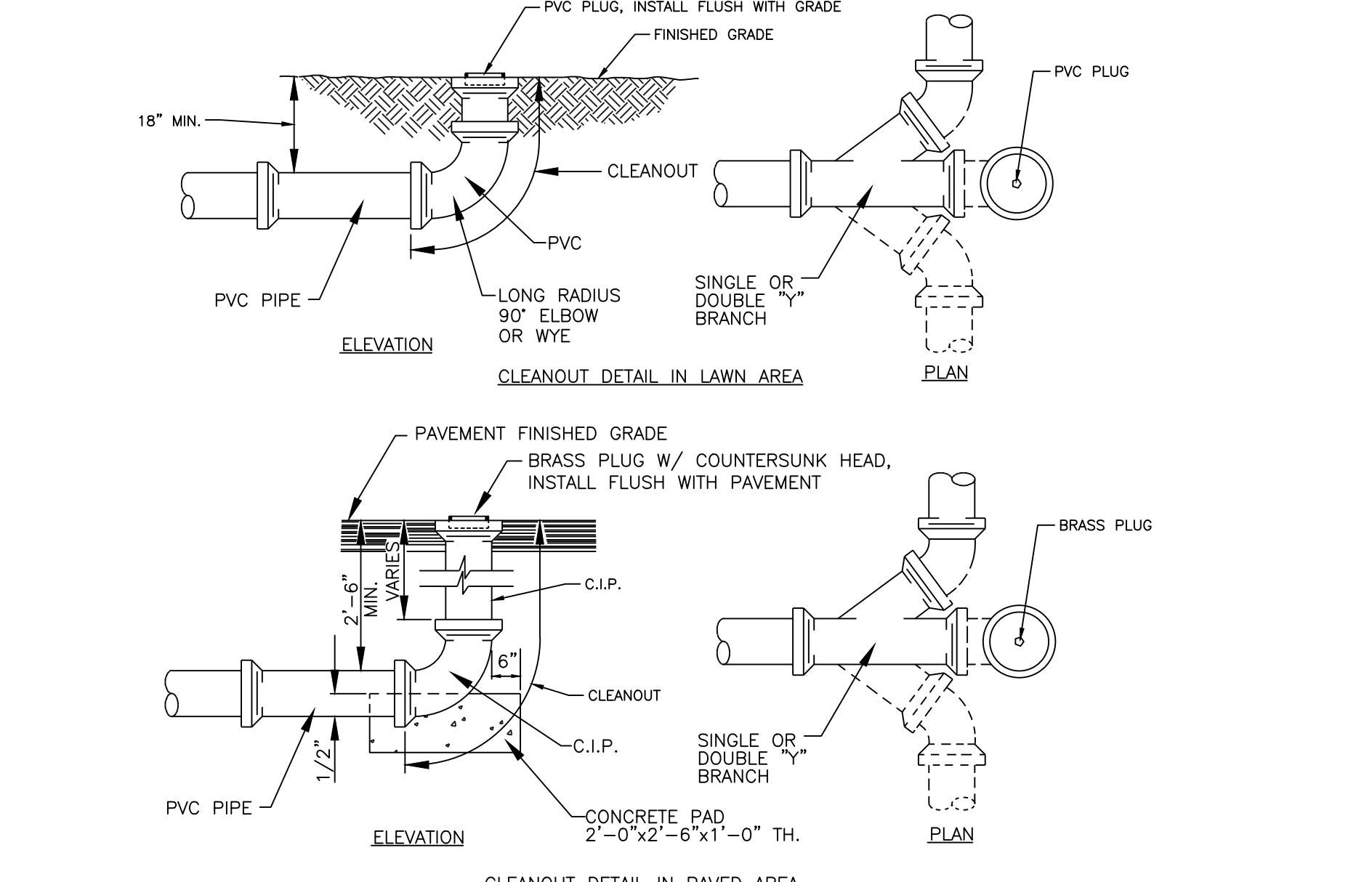
1 SILT FENCE NTS



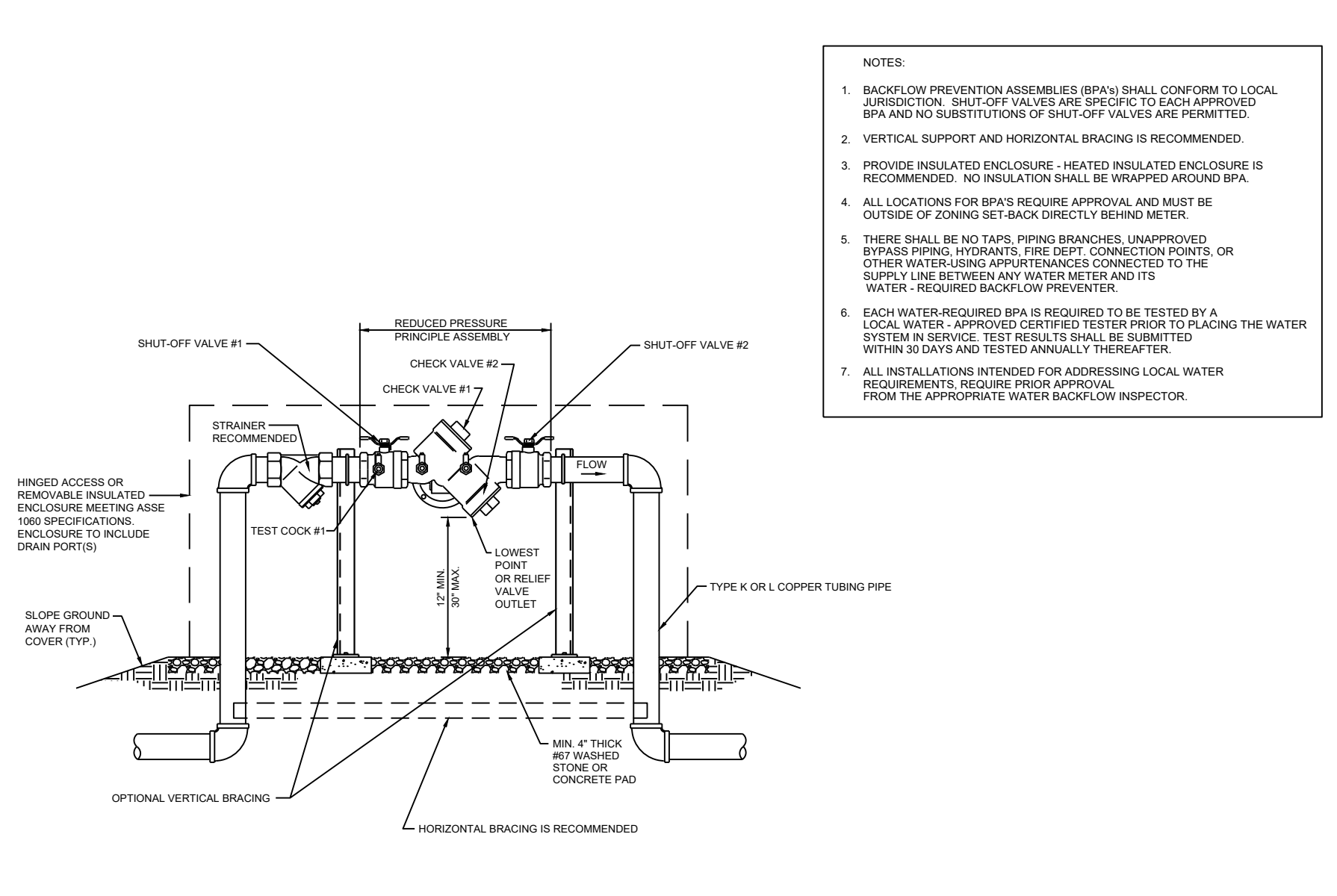
2 SILT FENCE OUTLET NTS



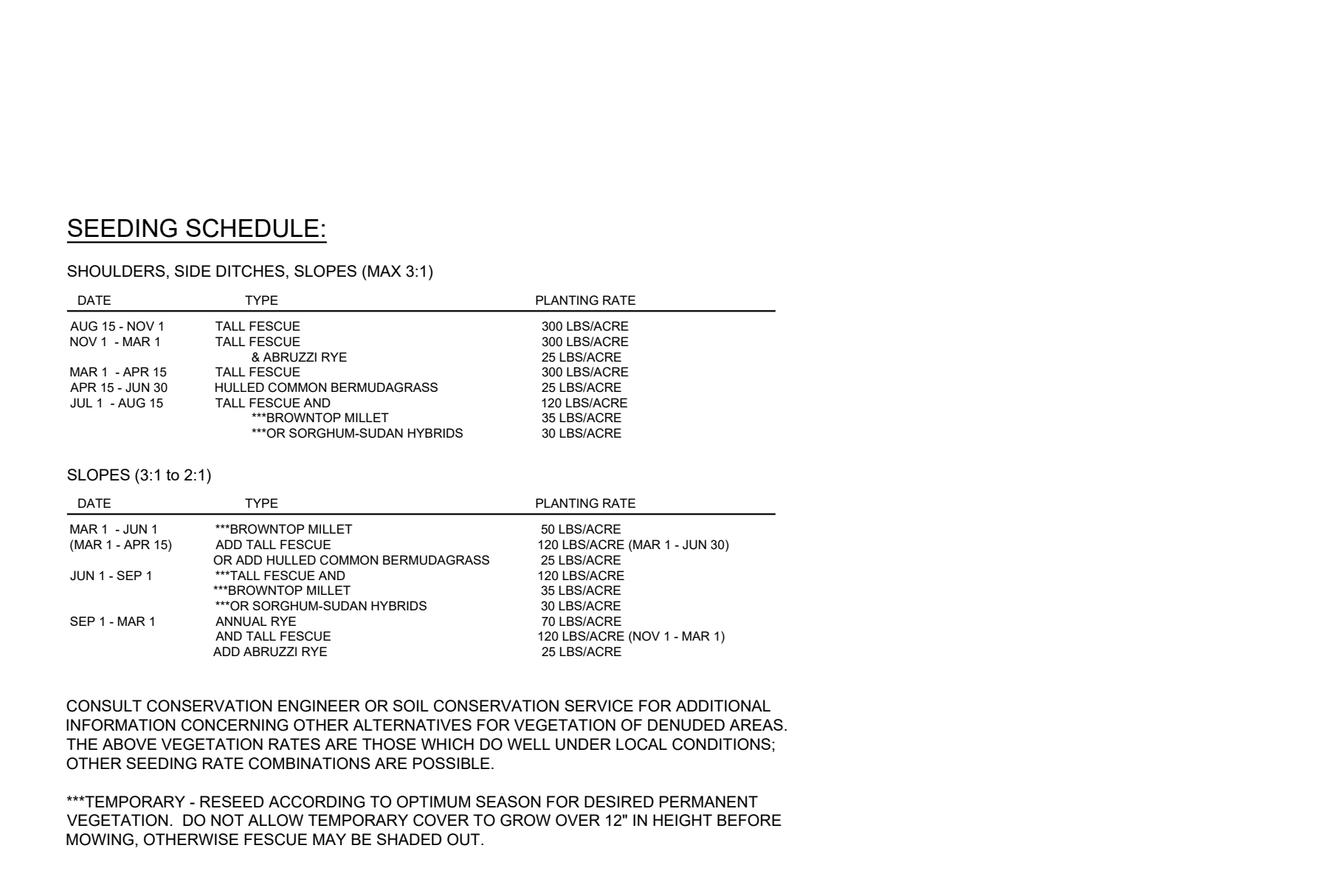
4 NOT USED NTS



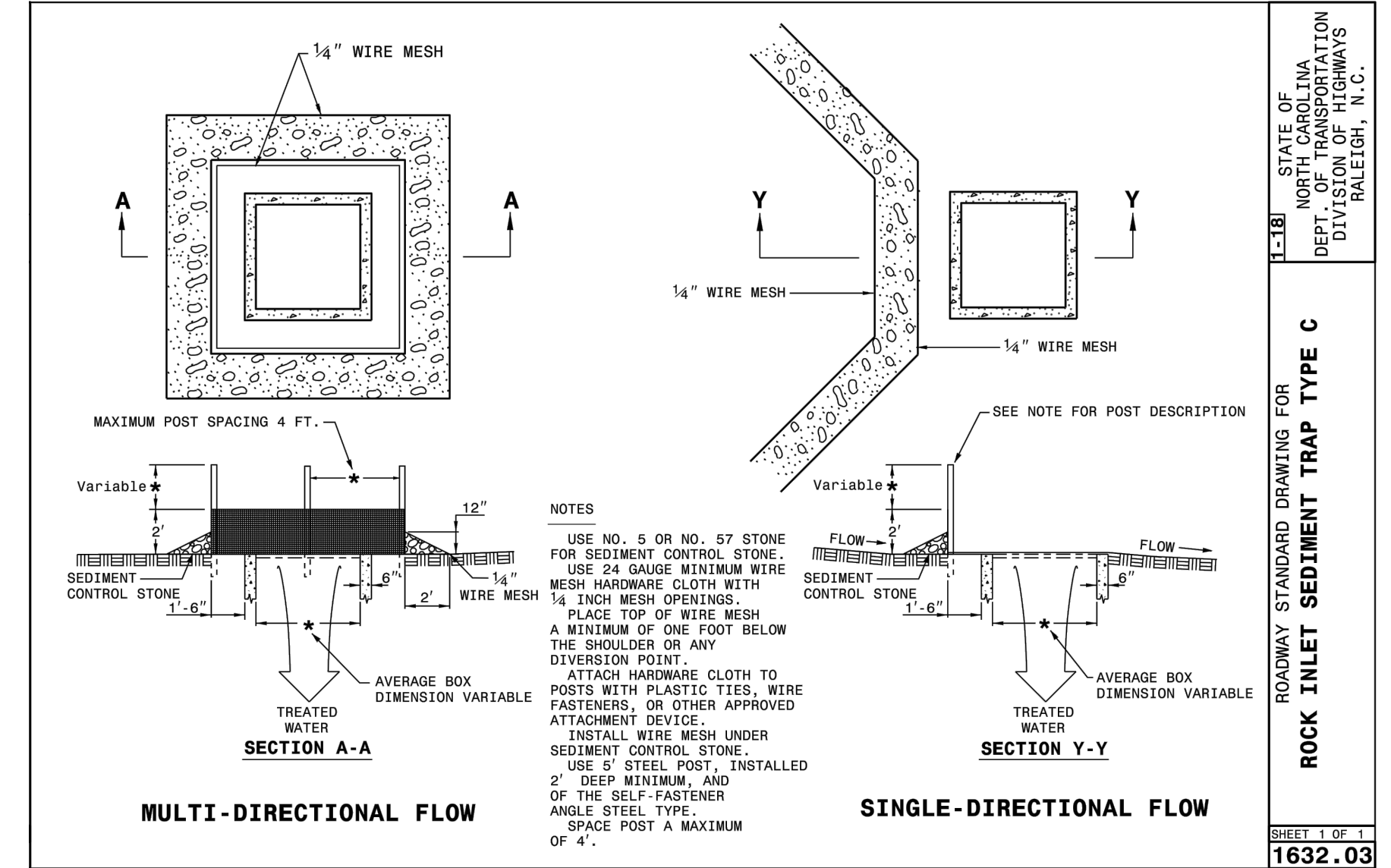
7 CLEANOUT DETAIL NTS



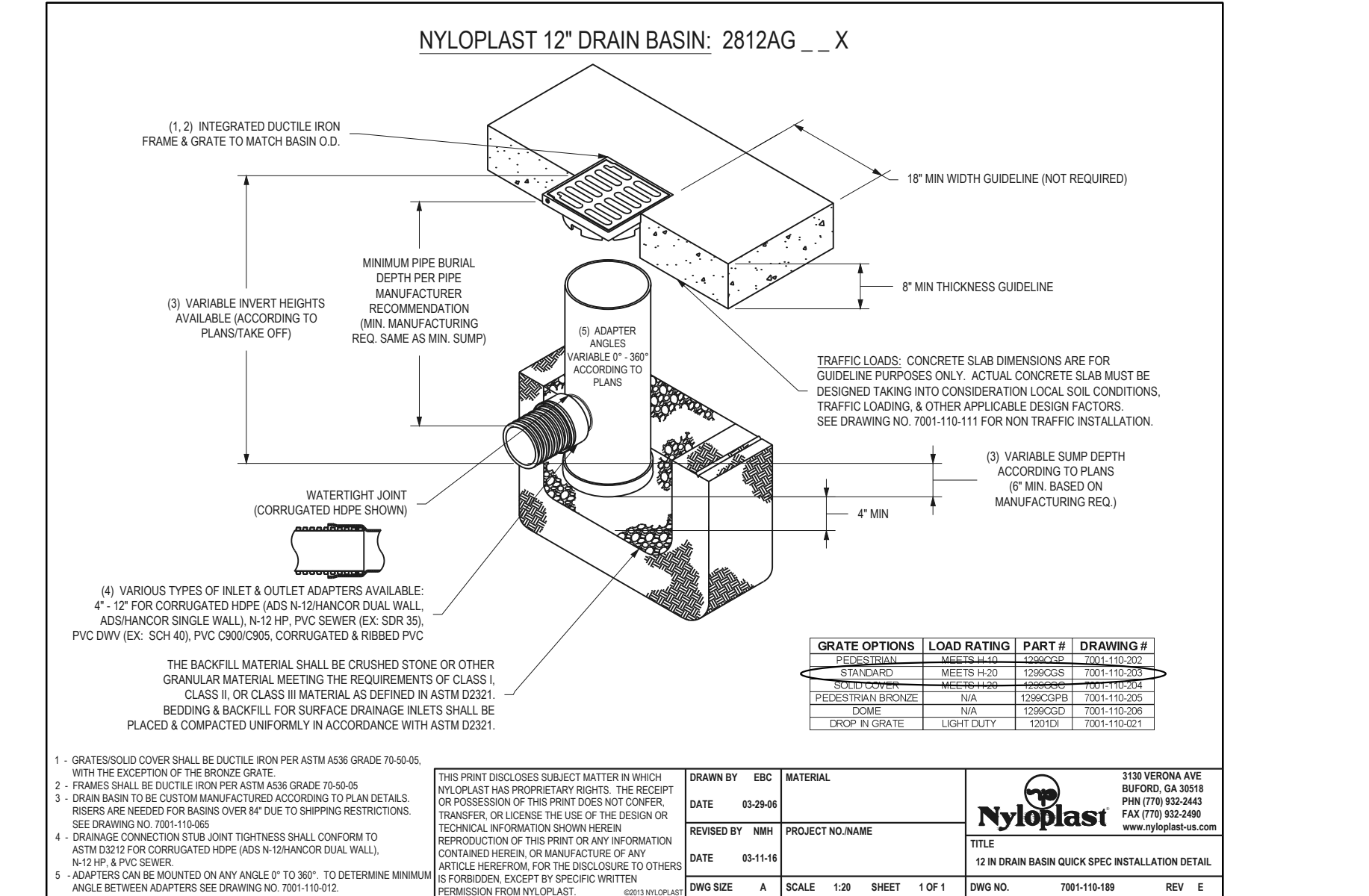
5 BACKFLOW PREVENTER NTS



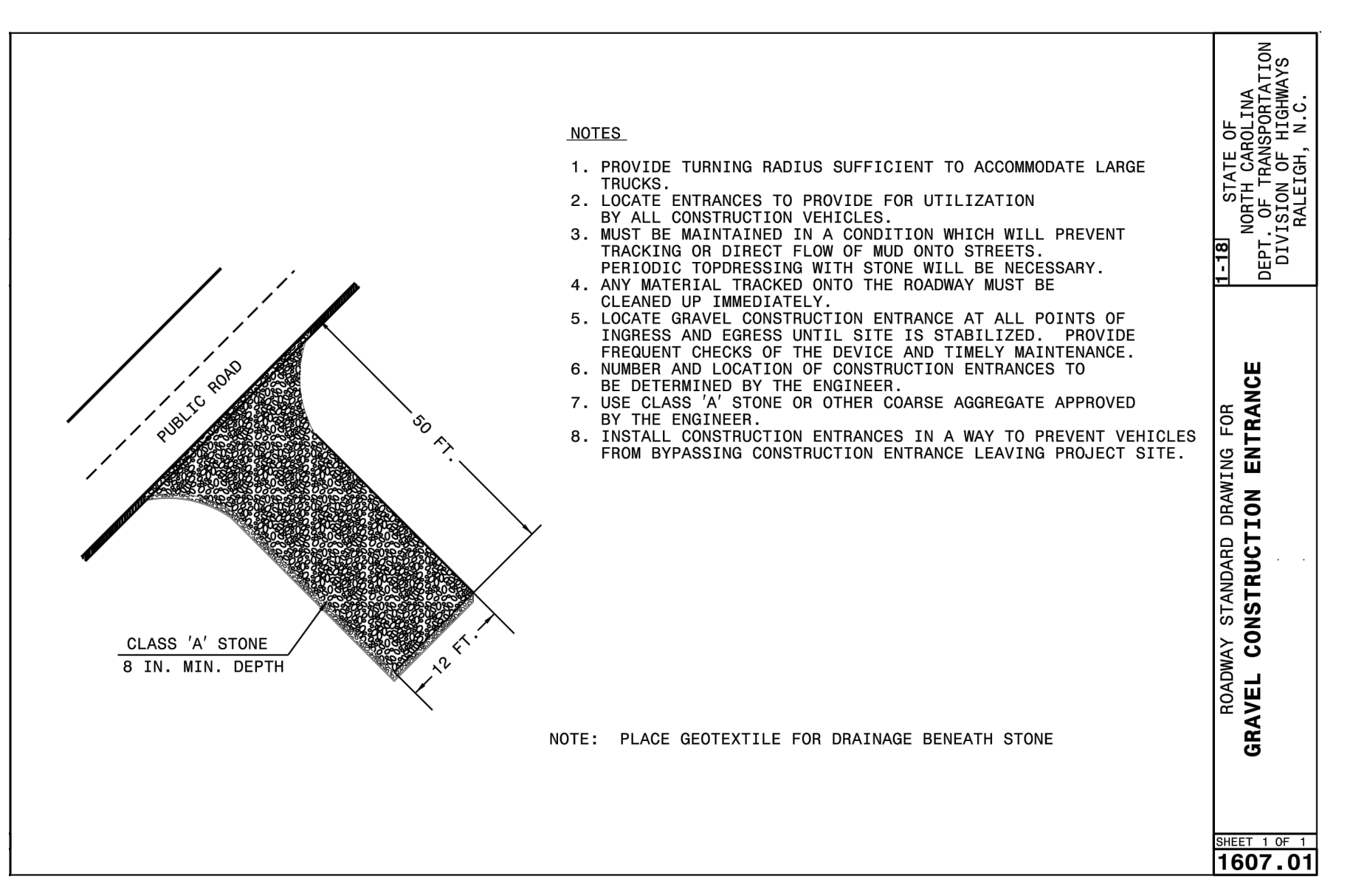
8 SEEDING SCHEDULE NTS



3 HARDWARE CLOTH AND GRAVEL INLET PROTECTION NTS



6 12" NYLOPLAST DRAIN BASIN NTS



9 CONSTRUCTION ENTRANCE NTS

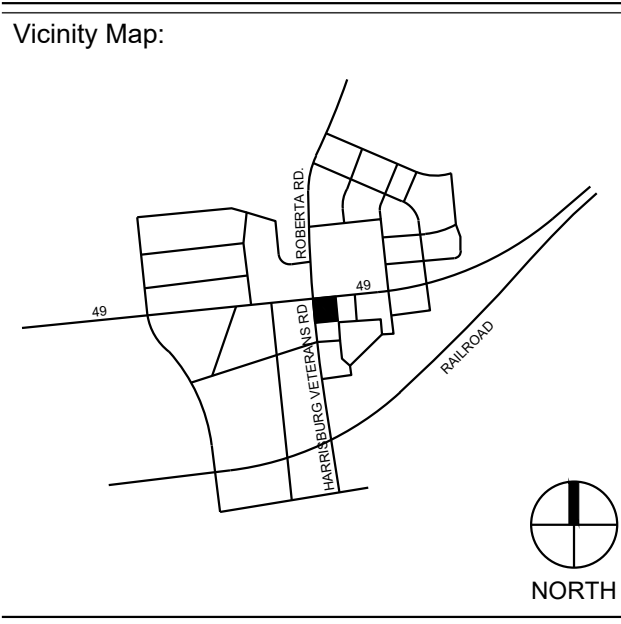
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PROFESSIONAL SEAL
DAVID L. STRAIN
04/05/19

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No.	Date	Description

SCALE: N.T.S.

Title:

SITE DETAILS

Project number: C18121 Sheet:
Date: 04.05.19
Drawn by: KB
Approved by: DS

C9.30

DIVISION 16 - ELECTRICAL

SECTION 1601 - GENERAL PROVISIONS

D1 SCOPE

THE WORK COVERED BY DIVISION 16 OF THESE SPECIFICATIONS CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES, AND MATERIALS, AND PERFORMING ALL OPERATIONS, INCLUDING TRENCHING, BACKFILLING, CUTTING, CHANNELING, CHASING, AND PATCHING NECESSARY FOR THE INSTALLATION OF COMPLETE WIRING SYSTEMS IN STRICT ACCORDANCE WITH DIVISION 16 OF THESE SPECIFICATIONS, AND THE APPLICABLE DRAWINGS, INSTRUCTION TO BIDDERS, GENERAL CONDITIONS, AND DIVISION ONE, GENERAL REQUIREMENTS.

D2 GENERAL

A. THE INSTALLATION SHALL COMPLY WITH THE APPLICABLE RULES OF THE NATIONAL ELECTRICAL CODE AND RULES AND REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION, IN NO CASE SHALL THE MATERIALS AND WORKMANSHIP FAIL TO MEET THE MINIMUM REQUIREMENTS OF THE 2017 NATIONAL ELECTRICAL CODE.

1. THE REGULATIONS OF THE LOCAL UTILITY SHALL GOVERN SERVICE CONNECTIONS AND METERING PROVISIONS.
2. AN ELECTRICAL INSPECTION CERTIFICATE SHALL BE ISSUED BY THE LOCAL AUTHORITY BEFORE WORK WILL BE APPROVED FOR FINAL PAYMENT.
3. THIS CONTRACTOR SHALL DO ALL CUTTING NECESSARY FOR THE PROPER INSTALLATION OF THIS WORK AND SHALL REPAIR ANY DAMAGE DONE BY HIMSELF OR HIS WORKMEN TO CEILINGS, WALLS, FLOORS, PAVING, AND SEEDED AREAS.

B. SITE INSPECTION. EACH ELECTRICAL BIDDER SHALL VISIT THE SITE OF WORK AND FAMILIARIZE HIMSELF WITH THE CHARACTER AND CONDITIONS OF THE SITE AND THE PROPOSED BUILDING.

C. MATERIALS. ALL MATERIALS, DEVICES, APPLIANCES, AND EQUIPMENT USED IN THIS WORK SHALL BE NEW AND APPROVED BY THE UNDERWRITERS' LABORATORIES IN EVERY CASE WHERE THEY HAVE ESTABLISHED A STANDARD FOR THE PARTICULAR TYPE OF MATERIALS TO BE INSTALLED OR SHALL BE LABEL LISTED BY A NORTH CAROLINA APPROVED THIRD PARTY TESTING AGENCY.

1. ALL LIGHTING FIXTURES SHALL BEAR THE LABEL OF UNDERWRITERS' LABORATORIES OR BE LISTED UNDER THE REEXAMINATION SERVICE.

2. CATALOG NUMBERS AND TRADE NAMES IN THESE SPECIFICATIONS AND NOTED ON THE DRAWINGS ARE INTENDED TO DESCRIBE THE MATERIAL, DEVICE, OR APPARATUS WANTED.

D. SUPERVISION. THE CONTRACTOR SHALL BE IN CHARGE OF THE WORK AT ALL TIMES DURING CONSTRUCTION, A THOROUGHLY COMPETENT FOREMAN WITH EXTENSIVE EXPERIENCE IN THE WORK TO BE PERFORMED UNDER THE CONTRACT, ANYONE DEEMED NOT CAPABLE BY THE ENGINEER SHALL BE REPLACED IMMEDIATELY UPON REQUEST AND AFTER A SATISFACTORY FOREMAN HAS BEEN ASSIGNED HE SHALL NOT BE WITHDRAWN WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

E. TESTS. A FULL SCALE TEST WITH ALL LIGHTS, EQUIPMENT, AND APPLIANCES IN OPERATION SHALL BE CONDUCTED BY THE CONTRACTOR AT HIS EXPENSE AND THE ELECTRICAL SYSTEM SHALL BE PROVEN SATISFACTORY FOR OPERATION AND FREE FROM DEFECTS. PARTICULAR ATTENTION SHALL BE PAID TO THE BALANCING OF THE SINGLE PHASE LOADS ON THE THREE PHASE SYSTEM, ANY AND ALL DEFECTS SHALL BE PROMPTLY REMEDIED.

1. THE CONTRACTOR SHALL TEST ALL WIRING AND CONNECTIONS FOR CONTINUITY AND GROUNDS BEFORE FIXTURES ARE CONNECTED AND HE SHALL DEMONSTRATE BY MEGGER TEST THE INSULATION RESISTANCE OF ANY CIRCUIT OR GROUP OF CIRCUITS, WHERE SUCH INSULATION RESISTANCE TEST INDICATES THE POSSIBILITY OF FAULTY INSULATION, THE CONTRACTOR SHALL LOCATE THE POINT OR POINTS OF SUCH FAULTY INSULATION, AND HE SHALL PULL OUT THE CONDUCTOR AT FAULT, REPLACE WITH NEW CONDUCTORS, AND DEMONSTRATE BY FURTHER TEST THE ELIMINATION OF SUCH FAULT AT HIS OWN EXPENSE.

2. READINGS PHASE-TO-PHASE, PHASE-TO-NEUTRAL & PHASE-TO-GROUND SHALL BE 2 MEGAOHMS OR GREATER.

D3 GROUNDING AND BONDING

ALL CONDUIT, NEUTRAL CONDUCTORS OF THE WIRING SYSTEMS, AND ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED. THE GROUND CONNECTION OF THE ELECTRICAL SYSTEM NEUTRAL AND CONDUIT SYSTEM SHALL BE MADE AT THE MAIN SERVICE SWITCH OR CIRCUIT BREAKER. ALL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL HAVE A GREEN GROUNDING CONDUCTOR IN ADDITION TO THE PHASE AND NEUTRAL CONDUCTORS.

A. A THIN COPPER GROUND CONDUIT SHALL BE USED IN CONDUIT SHALL BE EXTENDED IN CONDUIT FROM THE MAIN SERVICE EQUIPMENT TO THE POINT OF ENTRANCE OF THE WATER SERVICE. THE CONDUIT SHALL BE BONDED TO THE GROUNDING CONDUCTOR AT EACH END OF THE CONDUIT. CONNECTION TO WATER PIPE SHALL BE BY SUITABLE GROUND CLAMP OR BY LUG CONNECTION TO A PLUGGED TEE. IF FLANGED PIPES ARE ENCOUNTERED, CONNECTION SHALL BE MADE WITH THE LUG BOLTED TO THE SUPPLY SIDE OF THE FLANGED CONNECTION, ELECTRICAL BOND SHALL BE ESTABLISHED AROUND THE WATER METER IF APPLICABLE.

SECTION 1602 - BASIC MATERIALS AND METHODS

D1 REQUIREMENTS OF SECTION 1601 SHALL APPLY.

D2 WIRING. ALL WIRING SHOWN ON THE CONTRACT DRAWING SHALL BE IN CONDUIT UNLESS OTHERWISE HEREINAFTER SPECIFIED.

A. BRANCH CIRCUIT CONDUCTORS SHALL BE AS INDICATED ON THE DRAWINGS.

B. CONDUCTORS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET, AND NO SPLICES SHALL BE MADE EXCEPT WITHIN OUTLET OR JUNCTION BOXES. UNCTION BOXES MAY BE UTILIZED WHERE REQUIRED.

D3 CONDUIT SYSTEMS. CONDUIT SHALL BE RIGID STEEL CONDUIT, INTERMEDIATE METAL CONDUIT, OR ELECTRICAL METALLIC TUBING (EMT), EMT SHALL NOT BE INSTALLED UNDERGROUND OR IN SLABS ON GRADE.

A. AT THE CONTRACTORS OPTION RIGID SCHEDULE 40 NONMETALLIC CONDUIT (PVC) MAY BE USED IN LIEU OF STEEL CONDUIT WHERE INSTALLED UNDER BUILDING SLABS OR UNDERGROUND, AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ARTICLE 352 OF THE NEC. RIGID STEEL CONDUIT SHALL BE USED WHERE BEND GREATER THAN 45 DEGREES ARE REQUIRED. EXPOSED PVC CONDUIT SHALL NOT BE PERMITTED.

B. AT THE CONTRACTORS OPTION MC CABLE SHALL BE ALLOWED WHEN USED IN STRICT ACCORDANCE WITH THE NEC AND ALL OTHER PERTINENT CODES.

D4 CONDUIT INSTALLATION.

- A. CONDUITS SHALL BE CONCEALED WITHIN WALLS, CEILINGS, AND FLOOR WHERE POSSIBLE. EXPOSED RUNS OF CONDUIT SHALL BE SUPPORTED EVERY 8' WITH APPROVED TYPE SUPPORTS.
 - B. GALVANIZED STEEL INSULATION THROAT COMPRESSION RING TYPE FITTINGS SHALL BE USED FOR EMT WORK.
 - C. PULL CORDS SHALL BE INSTALLED IN ALL EMPTY CONDUITS. NO CONDULET TYPE FITTINGS SHALL BE ALLOWED ON SERVICE CONDUITS OR ANY OTHER CONDUIT 2" OR LARGER.
 - D. WHERE STEEL AND PVC CONDUIT IS INSTALLED UNDERGROUND OR UNDER BUILDING SLABS JOINTS SHALL BE MADE WATERTIGHT. ALL CONDUIT INSTALLED UNDERGROUND SHALL BE ENCASED IN A MINIMUM OF 3" OF CONCRETE WITH 2" SEPARATION BETWEEN ADJACENT CONDUITS.
 - E. UNDERGROUND CONDUIT OUTSIDE THE BUILDING SHALL HAVE A MINIMUM COVER OF 2' AND IF POSSIBLE SHALL BE GRADED SO AS TO HAVE A FALL OF AT LEAST 3" PER 100' TOWARD A DRAINAGE POINT.
1. ALL UNDERGROUND STEEL CONDUITS SHALL BE THOROUGHLY COATED WITH TWO COATS OF ASPHALTUM OR BITUMASTIC AND SHALL BE RETOUCHEAS AS REQUIRED AFTER BEING MADE UP.

D5 SECONDARY CONDUCTORS. A COMPLETE SYSTEM OF CONDUCTORS SHALL BE INSTALLED IN THE RACEWAY SYSTEM. ONLY POWDERED SOAPSTONE OR OTHER NON-DELETERIOUS LUBRICANT APPROVED BY THE ENGINEER MAY BE USED IN PULLING CONDUCTORS IN CONDUIT.

A. ALL CONDUCTORS SHALL BE COPPER, CONDUCTORS UNLESS OTHERWISE NOTED SHALL BE HEAT AND MOISTURE RESISTANT GRADE, THERMOPLASTIC INSULATED. TYPE THW, THWN, THHN, OR XHHW AS APPLICABLE.

1. CONDUCTORS NO. 8 AWG AND LARGER SHALL BE STRANDED COPPER, NO. 12 AWG AND NO. 10 AWG SHALL BE SOLID COPPER.
- B. HOMERUNS MAY BE COMBINED IN ONE CONDUIT, PROVIDED ALL CONNECTIONS ARE IN ACCORDANCE WITH NEC REQUIREMENTS AND THE MAXIMUM UNBALANCED CURRENT IN THE NEUTRAL DOES NOT EXCEED THE CAPACITY OF THE CONDUCTOR.
- C. COLOR CODE. ALL CONDUCTORS, FEEDERS, AND BRANCH CIRCUITS SHALL BE COLOR CODED BY PHASE AND SHALL BE PLAINLY MARKED IN ACCORDANCE WITH SECTIONS 210.5(C) AND 200.6 OF THE NEC. COLOR CODES SHALL BE AS FOLLOWS:
 1. 120/240 VOLT, 3-PHASE, 4-WIRE HIGH LEG DELTA SYSTEMS: PHASE A, BLACK; PHASE B (HIGH LEG), ORANGE; PHASE C, BLUE; GROUNDED NEUTRAL, WHITE.
 2. 120/208 VOLT, 3-PHASE, 4-WIRE SYSTEM: PHASE A, BLACK; PHASE B, RED; PHASE C, BLUE; GROUNDED NEUTRAL, WHITE.
 3. GROUNDING CONDUCTORS SHALL BE GREEN FOR EITHER SYSTEM.

D6 SERVICE.

SERVICE ENTRANCE CONDUCTORS SHALL BE INDIVIDUAL CONDUCTORS IN CONDUIT, AS PREVIOUSLY SPECIFIED, FROM THE POWER COMPANY TRANSFORMER TO SERVICE SECTION OF THE MAIN SERVICE EQUIPMENT, ALL AS INDICATED ON THE DRAWINGS.

D7 PANELBOARDS

- A. PANELBOARDS SHALL BE OF THE DEAD FRONT SAFETY TYPE. THE PANELBOARDS SHALL BE PROVIDED WITH THE SIZE AND NUMBER OF SINGLE, DOUBLE, OR TRIPLE POLE BRANCH CIRCUIT BREAKERS, BOLTED TO THE BUS, AS INDICATED ON THE DRAWINGS. PANELBOARD BUS SHALL BE COPPER.
 1. CIRCUIT BREAKERS SHALL BE OF THE AUTOMATIC THERMAL MAGNETIC TYPE, QUICK-MAKE AND QUICK-BREAK FOR MANUAL AND AUTOMATIC OPERATION. ALL MULTI-POLE BREAKERS SHALL BE COMMON TRIP. HANDLE TIES WILL NOT BE ACCEPTABLE. PANELBOARDS SHALL BE PROVIDED WITH A GROUNDING TERMINAL BAR BONDED TO THE CABINET OR PANELBOARD FRAME.
 2. CIRCUIT BREAKERS FOR ALL TWO(2) AND THREE(3) CIRCUIT HOMERUNS WITH A COMMON NEUTRAL SHALL BE EQUIPPED WITH A "TIE HANDLE" IN ORDER TO SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS THAT SHARE A COMMON NEUTRAL IN ACCORDANCE WITH NEC ART. 210.4(A),(B) & (C).
 - B. PANELBOARDS USED AS SERVICE EQUIPMENT SHALL HAVE U.L. LISTING AS "SUITABLE FOR USE AS SERVICE EQUIPMENT", AND SHALL BE SO MARKED.
 - C. SQUARE-D PANELBOARD, FUSED SWITCH, AND CIRCUIT BREAKER DESIGNATIONS ARE USED HEREIN AND ON THE DRAWINGS, BUT SIMILAR AND EQUAL PRODUCTS OF G.E., SIEMENS, OR OUTLER HAMMER ARE EQUALLY ACCEPTABLE. ALL CIRCUIT BREAKERS SHALL BE CALIBRATED FOR 40-DEGREES "C" OR BE AMBIENT COMPENSATED. CIRCUIT BREAKERS SHALL HAVE U.L. INTERRUPTING RATINGS AS INDICATED BY CLASS OF CIRCUIT BREAKER SHOWN ON THE DRAWINGS.
 - D. ALL 3-PHASE, 4-WIRE GROUNDED NEUTRAL OR 3-PHASE, 3-WIRE POWER OR DISTRIBUTION PANELBOARDS SHALL BE SQUARE-D "HQ" WITH CIRCUIT BREAKERS OF NAMES AND TYPE NOTED ON SCHEDULES.
 - E. 120/208-VOLT, 3-PHASE, 4-WIRE GROUNDED SOLID NEUTRAL LIGHTING PANELBOARDS SHALL BE SQUARE-D "HQ". UNLESS OTHERWISE NOTED, 2-POLE CIRCUIT BREAKERS MAY BE RATED FOR 120/240-VOLT AC, COMMON TRIP AND HANDLE.
 - F. 277/480 VOLT, 3-PHASE, 4-WIRE GROUNDED, SOLID NEUTRAL LIGHTING PANELBOARDS SHALL BE SQUARE-D "NP" AND SHALL ACCEPT 2-POLE AND 3-POLE CIRCUIT BREAKERS.

D8 CIRCUIT BREAKERS

A. INDIVIDUAL CIRCUIT BREAKERS SHALL BE THE MOLDED CASE TYPE OF THE FRAME AND TRIP RATING NOTED ON THE DRAWINGS IN NEMA 1 ENCLOSURE UNLESS NOTED OTHERWISE. FRAMES LISTED ARE SQUARE-D BUT EQUIVALENT CIRCUIT BREAKERS BY G.E., SIEMENS, OR WESTINGHOUSE ARE EQUALLY ACCEPTABLE.

1. ALL CIRCUIT BREAKERS SHALL BE AMBIENT COMPENSATED OR CALIBRATED FOR 40-DEGREES "C". CIRCUIT BREAKERS SHALL HAVE U.L. INTERRUPTING RATINGS AS INDICATED BY CLASS OF CIRCUIT BREAKERS SHOWN ON THE DRAWINGS.

D9 DISCONNECTS.

- A. FUSED DISCONNECTING SWITCHES SHALL BE SQUARE-D TYPE "H" IN NEMA 1 ENCLOSURES, RATED FOR 250 OR 600-VOLTS AS APPLICABLE. UNLESS OTHERWISE NOTED, FUSES SHALL BE BUSS "FUSETRONS" OR APPROVED EQUAL.
- B. UNFUSED DISCONNECTING SWITCHES SHALL BE TYPE "H" IN NEMA 1 OR 3R AS APPLICABLE ENCLOSURES.
 1. SIMILAR AND EQUIVALENT EQUIPMENT AS MANUFACTURED BY G.E., SIEMENS, OR WESTINGHOUSE IS EQUALLY ACCEPTABLE. SWITCHES USED AS SERVICE SWITCHES SHALL BEAR SUCH U.L. LABEL, AND NAMEPLATE ON SWITCH SHALL SO INDICATE.

10 DEVICE PLATES. ALL DEVICE PLATES ON FLUSH OUTLETS SHALL BE "302" STAINLESS STEEL AND ON SURFACE BOXES SHALL BE GALVANIZED STEEL.

11 OUTLET AND JUNCTION BOXES. OUTLET BOXES SHALL BE GALVANIZED SHEET STEEL OF A CLASS TO SATISFY THE CONDITIONS FOR EACH OUTLET. JUNCTION NO PULL BOXES SHALL BE CODE GAUGE, GALVANIZED SHEET METAL. BOXES SHALL NOT BE LESS THAN THE MINIMUM SIZE RECOMMENDED BY THE NEC. EACH OUTLET AND JUNCTION BOX SHALL BE FITTED WITH AN APPROPRIATE COVER.

12. PANELBOARD CABINETS. CABINETS FOR PANELBOARDS, UNLESS OTHERWISE NOTED, SHALL HAVE A MINIMUM WIDTH OF 20" AND SHALL BE PROVIDED WITH NO LESS THAN 4" WIRING GUTTERS AT THE SIDES, TOP, AND BOTTOM. CABINETS SHALL BE CONSTRUCTED OF ZINC COATED SHEET STEEL.

A. PANELBOARDS SHALL BE OF THE DEAD FRONT SAFETY TYPE. THE PANELBOARDS SHALL BE PROVIDED WITH THE SIZE AND NUMBER OF SINGLE, DOUBLE, OR TRIPLE POLE BRANCH CIRCUIT BREAKERS. PANELBOARD BUS SHALL BE COPPER.

13 DEMOLITION AND ALTERATION. THIS CONTRACTOR SHALL EITHER REMOVE COMPLETELY, OR MECHANICALLY OR ELECTRICALLY SECURE ALL ELECTRICAL CONDUIT, CONDUCTORS, AND OUTLETS WHICH ARE SHOWN AS BEING ABANDONED. ELECTRICAL MATERIALS AND EQUIPMENT WHICH ARE SHOWN AS BEING REMOVED OR REPLACED SHALL, UNLESS OTHERWISE NOTED TO BE RELOCATED OR REUSED, BE TURNED OVER TO THE OWNER. ALL EXISTING ELECTRICAL OUTLETS NOT SHOWN AS BEING ABANDONED SHALL BE RECONNECTED.

ELECTRICAL SYMBOLS

THE ELECTRICAL SYMBOLS HEREINAFTER LISTED ARE A BASIC STANDARD FOR ALL PROJECTS AS APPLICABLE. EACH AND EVERY SYMBOL MAY NOT NECESSARILY APPEAR ON THE SPECIFIC PROJECT DRAWINGS, ALL DIMENSIONS ARE TO TOP OF THE OUTLET BOX UNLESS OTHERWISE NOTED. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT OUTLET HEIGHT WITH COUNTERS, BACKSPLASHES, WAINSCOT, AND EQUIPMENT TO ASSURE PROPER MOUNTING HEIGHTS.

— — — — CONDUIT CONCEALED IN OR ABOVE CEILING, IN OVERHEAD SLAB OR IN WALL, AS APPLICABLE.

- - - - CONDUIT CONCEALED IN OR BELOW FLOOR, BELOW GRADE OR IN WALL, AS APPLICABLE.

- - - - CONDUIT EXPOSED ON SURFACE OF CEILING, OVERHEAD STRUCTURE OR WALL AS APPLICABLE.

— — — — NUMBER OF CURRENT CARRYING CONDUCTORS PLUS NEUTRAL IF REQUIRED. EQUIPMENT GROUNDING CONDUCTORS SIZED PER N.E.C. ARE NOT INCLUDED IN QUANTITY INDICATED, BUT SHALL BE INCLUDED IN ALL RACEWAYS.

— — — — CONDUIT TURNING UP/CONDUIT TURNING DOWN.

— — — — CONDUIT STUB UP 6" AFF WITH CONNECTION TO EQUIPMENT.

— — — — HOMERUN TO PANELBOARD, MOTOR CONTROL CENTER, OR SWITCHBOARD AS APPLICABLE.

① ① JUNCTION BOX SIZED PER N.E.C. UNLESS OTHERWISE INDICATED.

① ① JUNCTION BOX WITH FLEX CONNECTION TO EQUIPMENT.

S S₂ SINGLE OR DOUBLE POLE SWITCH AS INDICATED, MOUNTED 48" AFF.

S₃ S₄ THREE-WAY OR FOUR-WAY SWITCH AS INDICATED, MOUNTED 48" AFF.

S_{WP} SWITCH AS SPECIFIED ABOVE WITH CAST WEATHERPROOF COVER AND OUTLET AND BOX ADAPTER IF REQUIRED.

S^a SWITCH AS SPECIFIED ABOVE WITH OUTLETS CONTROLLED INDICATED BY BY SUBSCRIPT.

S_D SWITCH WITH 0-10 V LOW VOLTAGE DIMMING CAPABILITIES.

S_{OS} WALL MOUNTED OCCUPANCY SENSOR, WITH DUAL TECHNOLOGY. AUTO ON/OFF. FIELD CHANGEABLE TO VACANCY SENSOR.

S_P SWITCH AS SPECIFIED ABOVE EXCEPT WITH PILOT LIGHT.

S_K SWITCH AS SPECIFIED ABOVE EXCEPT KEY OPERATED.

⊕ NEMA 5-20R DUPLEX CONVENIENCE RECEPTACLE MOUNTED 20", UNLESS NOTED OTHERWISE.

⊕ NEMA 5-20R DUPLEX CONVENIENCE RECEPTACLE MOUNTED 48" AFF OR BACKSPLASH.

⊕ RECEPTACLE AS SPECIFIED ABOVE EXCEPT WITH INTEGRATED GROUND FAULT CIRCUIT INTERRUPTER (GFCI).

⊕ 2 RECEPTACLES AS SPECIFIED ABOVE EXCEPT MOUNTED IN-GRADE INSIDE OUTDOOR GROUND BOX. BOX SHALL BE LEGRAND BOX XB14 AND WITH COVER XB14CS20BN OR ENCLOSURE OF EQUAL PERFORMANCE AS APPROVED BY ENGINEER. SEE DETAIL 2/E2.0.

— — — — LIGHTING POWER OR DISTRIBUTION PANELBOARD AS INDICATED AND SCHEDULED.

⊕ EQUIPMENT CONTROL PANEL, CABINET, OR MODULE AS APPLICABLE.

⊕ FUSIBLE OR NON-FUSIBLE DISCONNECT FURNISHED WITH EQUIPMENT UNDER OTHER DIVISIONS OF THESE SPECIFICATIONS. TERMINATE WIRING ON LINE SIDE OF DISCONNECT.

⊕ NON-FUSIBLE DISCONNECT. NUMERALS INDICATE SIZE AND POLES. WP INDICATES NEMA 3R ENCLOSURE OR WITH OTHER ENCLOSURE AS INDICATED.

⊕ FUSIBLE DISCONNECT. NUMERALS INDICATE SIZE, POLES, AND FUSETRON SIZE. WP INDICATES NEMA 3R ENCLOSURE OR WITH OTHER ENCLOSURE AS INDICATED.

S_M MANUAL MOTOR STARTER SINGLE PHASE.

⊕ 120 OR 240-VOLT, SINGLE PHASE MOTOR, HORSEPOWER AS INDICATED.

⊕ 208 OR 240-VOLT, THREE PHASE MOTOR, HORSEPOWER AS INDICATED.

⊕ 480 OR 575-VOLT, 3-PHASE MOTOR, HORSEPOWER AS INDICATED.

⊕ DRY TYPE TRANSFORMER, 3-PHASE, 4-WIRE. KVA AS INDICATED.

— — — — STRIP FIXTURE, TYPE AS INDICATED. SEE FIXTURE SCHEDULE FOR DESCRIPTION.

⊕ CEILING FIXTURE SURFACE, PENDANT OR RECESSED LED, INCANDESCENT, OR H.L.D. TYPE AS INDICATED. SEE FIXTURE SCHEDULE FOR DESCRIPTION.

⊕ WALL FIXTURE SURFACE PENDANT, RECESSED LED, INCANDESCENT, OR H.L.D. TYPE AS INDICATED. SEE FIXTURE SCHEDULE FOR DESCRIPTION.

⊕ DIRECTIONAL FIXTURE, TYPE AS INDICATED. SEE FIXTURE SCHEDULE FOR DESCRIPTION.

⊕ CONNECTION TO POWERED CLOCK FEATURE. COORDINATE CONNECTION REQUIREMENTS AND EXACT LOCATION WITH CLOCK FEATURE.

CONNECTION TO FOUNTAIN DIRECT BURIAL VAULT. HOUSING 3HP FOUNTAIN PUMP AND LIGHTING EQUIPMENT. PROVIDE 120/208 V. 4W, 3 PH TO CONTROL PANEL IN VAULT. COORDINATE ALL WORK WITH FOUNTAIN CONTRACTOR PRIOR TO ROUGH IN AND WIRE COMPLETE. PROVIDE CONDUIT AND WIRE FROM FOUNTAIN VAULT TO FOUNTAIN LIGHTS AND EQUIPMENT IN FOUNTAIN PER VENDOR INSTALLATION DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH NEC 680, PART V.

LIGHTING FIXTURE NOTES

LIGHTING FIXTURES AND LAMPS. ALL FIXTURES SHALL BE UL LISTED AND SUPPORTED IN ACCORDANCE WITH ARTICLE 410 OF NEC. BALLAST FOR FLUORESCENT SHALL BE ENERGY EFFICIENT, ELECTRONIC TYPE. SELF-PROTECTED TYPE "P". HIGH POWER FACTOR, LOW HARMONIC DISTORTION (>20%TDH), 60 HZ BALLASTS FOR 120 OR 277 VOLTS AS APPLICABLE AND SHALL BE UL LISTED AND SHALL CONFORM TO CBM REQUIREMENTS. INCANDESCENT, FLUORESCENT, AND HID LAMPS SHALL BE ENERGY EFFICIENT TYPE. IN ACCORDANCE WITH NEC 410.73(F)(5) - METAL HALIDE LAMP CONTAINMENT; ALL OPEN TYPE FIXTURES UTILIZING A METAL HALIDE LAMP SHALL BE PROVIDED WITH A PHYSICAL MEANS THAT ONLY ALLOWS THE USE OF A LAMP THAT IS TYPE-O. ALL LAMPS SHALL HAVE A CORRELATED COLOR TEMPERATURE OF 3500K, PER NEC 410.130(G)(1). LUMINAIRES, CONTAINING BALLAST(S) AND UTILIZING DOUBLE-ENDED LAMPS, SHALL BE EQUIPPED WITH AN INTEGRAL DISCONNECTING MEANS. LINE SIDE TERMINALS OF DISCONNECTING MEANS SHALL BE GUARDED TO PREVENT UNINTENTIONAL CONTACT. LED FIXTURES WITH 0-10V DIMMING SHALL HAVE ISOLATED DRIVERS.

FIXTURE TYPE DESIGNATIONS ARE KEYED SUCH THAT THE FIRST LETTER IN THE FIXTURE TYPE INDICATES THE GENERAL TYPE OF FIXTURE, AND THE SECOND LETTER INDICATES THE SPECIFIC FIXTURE UNDER THE GENERAL DESIGNATION.

FIRST LETTER	FIRST LETTER	FIRST LETTER
F= FLANGED TROFFER	W= WALL BRACKETS	I= INDUSTRIAL FIXTURE
G= LAY-IN TROFFER	R= RECESSED FIXTURE	L= LUMINOUS CEILING
S= SURFACE FIXTURE	C= CEILING FIXTURE	O= OUTDOOR AREA LIGHTING
P= PENDANT OR SUSPENDED	H= H.L.D. OF TYPE INDICATED	A= MISCELLANEOUS

LENS FOR ALL FLAT LENS TYPE FIXTURES SHALL BE CLEAR PRISMATIC ACRYLIC AND SHALL BE .125 INCH MINIMUM THICKNESS.

ALL FIXTURES SHALL BE SECURELY SUPPORTED IN ACCORDANCE WITH NEC ARTICLES 410.30, 410.36, AND 314.27. ALL RECESSED FIXTURES SHALL COMPLY WITH NEC ARTICLE 410.64.

SWITCHES SHALL BE FURNISHED & INSTALLED IN ACCORDANCE WITH NEC ARTICLE 404, WHERE VOLTAGES BETWEEN ADJACENT DEVICES EXCEEDS 300 VOLTS. A U.L. LISTED BARRIER PER NEC 404.8(B) MUST SEPARATE THESE SWITCHES. PER NEC 404.8(C), WHERE A 120V & 277V CIRCUIT ARE CONTROLLED FROM A 2-CIRCUIT SWITCH, SWITCH SHALL BE LISTED AND MARKED FOR MULTI-CIRCUIT USE OR HAVE A VOLTAGE RATING THAT IS GREATER THAN THE LINE-TO-LINE VOLTAGE OF THE HIGHER VOLTAGE USED. WIRE INSULATION SHALL BE RATED AT 600 VAC.

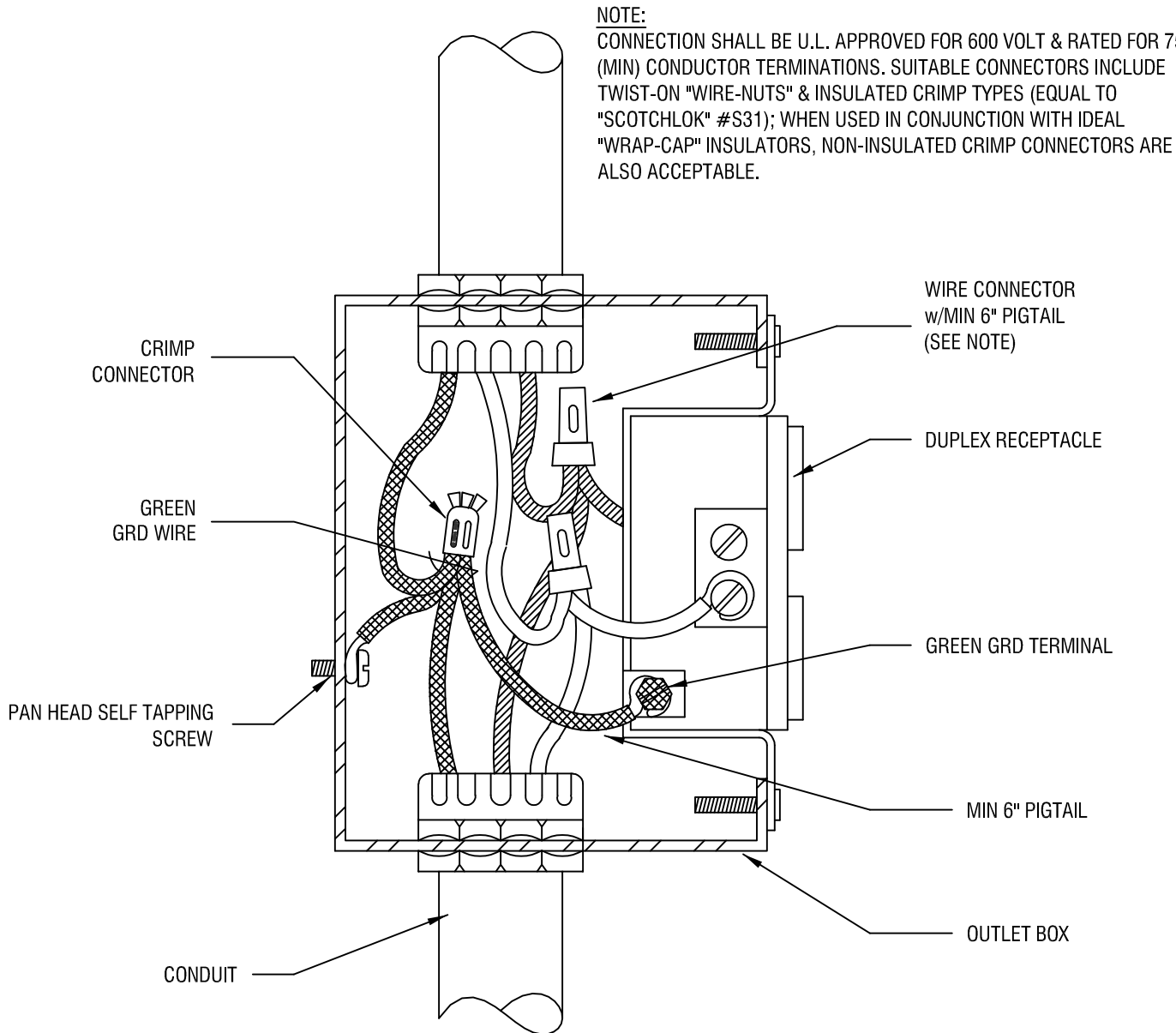
NITE LIGHTING: LIGHTING FIXTURES DESIGNATED BY  OR  SHALL BE KNOWN AS "NITE LIGHTING" AND SHALL BE STANDARD LIGHTING FIXTURES AS SPECIFIED, CONNECTED TO THE EMERGENCY CIRCUIT.

EMERGENCY AND EXIT LIGHTING (EGRESS LIGHTING) SHALL UPON FAILURE OF NORMAL POWER, BE AUTOMATICALLY SUPPLIED FROM ITS OWN EMERGENCY UNIT BATTERY SYSTEM, SELF-CONTAINED IN EACH FIXTURE.

A. EXIT FIXTURES SHALL BE SPECIED IN THE FIXTURE SCHEDULE COMPLETE UNIT SHALL BE UL LISTED AND CAPABLE OF A MINIMUM OF 90 MINUTES EMERGENCY OPERATION AND SHALL HAVE AUTOMATIC, SOLID STATE CHARGER AND SEALED, RECHARGEABLE LEAD DIOXIDE BATTERY.

B. EMERGENCY LIGHTING FIXTURES DESIGNATED BY  SHALL BE STANDARD FIXTURES AS SPECIFIED, EQUIPPED WITH EMERGENCY LIGHTING FEATURES. UNIT COMPONENTS SHALL CONSIST OF HIGH TEMPERATURE, SEALED, NICKEL CADMIUM BATTERY, ENCAPSULATED SOLID STATE INVERTER/CHARGER TO PROVIDE ELECTRONIC SWITCHING, BATTERY CHARGING AND EMERGENCY LAMP OPERATION. SYSTEM SHALL BE UL LISTED AND CAPABLE OF A MINIMUM OF 90 MINUTES OPERATION AT 1400 LUMENS.

LIGHTING FIXTURE SCHEDULE						
TYPE	LAMPS		BALLASTS		DESCRIPTION	TOTAL VOLT-AMPS
	NO.	TYPE	NO.	TYPE		
AA		LED 4000K 1550L		INTEGRAL ELECTRONIC DRIVER	IN GRADE LED UPLIGHTS. DRIVER INTEGRATED INTO RECESSED HOUSING. GASKETED, WITH STEEL TRIM AND ANTI-SLIP GLASS. ADJUSTABLE FLOOD OPTIC. COORDINATE EXACT MOUNTING LOCATION AND OPTIC ANGLE WITH FEATURE TO BE UPLIT.	15 120/277
AB		LED 4000K 1550L		INTEGRAL ELECTRONIC DRIVER	IN GRADE LED UPLIGHTS. DRIVER INTEGRATED INTO RECESSED HOUSING. GASKETED, WITH STEEL TRIM AND ANTI-SLIP GLASS. ADJUSTABLE NARROW OPTIC. COORDINATE EXACT MOUNTING LOCATION AND OPTIC ANGLE WITH FLAGPOLES.	15 120/277



1 TYPICAL DEVICE WIRING
E1.00 NTS

ELECTRICAL SYSTEM

METHOD OF COMPLIANCE:

ENERGY CODE: ☒ PRESCRIPTIVE ☐ PERFORMANCE
ASHRAE 90.1: ☐ PRESCRIPTIVE ☐ PERFORMANCE

LIGHTING SCHEDULE: (EACH FIXTURE TYPE) SEE FIXTURE SCHEDULE

LAMP TYPE REQUIRED IN FIXTURE NUMBER OF BALLASTS IN FIXTURE
NUMBER OF LAMPS IN FIXTURE TOTAL WATTAGE PER FIXTURE
BALLAST TYPE USED IN THE FIXTURE

TOTAL INTERIOR WATTAGE SPECIFIED = X TOTAL ALLOWED = X
TOTAL EXTERIOR WATTAGE SPECIFIED = 315 TOTAL ALLOWED = 2005

ADDITIONAL PRESCRIPTIVE COMPLIANCE:

- ☐ 506.2.1 MORE EFFICIENT MECHANICAL EQUIPMENT
 - ☒ 506.2.2 REDUCED LIGHTING POWER DENSITY
 - ☐ 506.2.3 ENERGY RECOVERY VENTILATION SYSTEMS
 - ☐ 506.2.4 HIGHER EFFICIENCY SERVICE WATER HEATING
 - ☐ 506.2.5 ON-SITE SUPPLY OF RENEWABLE ENERGY
 - ☐ 506.2.3 AUTOMATIC DAYLIGHTING CONTROL SYSTEMS
 - ☐ NOT APPLICABLE
- 315 W EXEMPT PER
NCEC C405.5.1.9



JOB NO. 2190950 DATE 04/05/2019
DESIGN JLS DRAWN AGR
CHECKED JMH



Client:

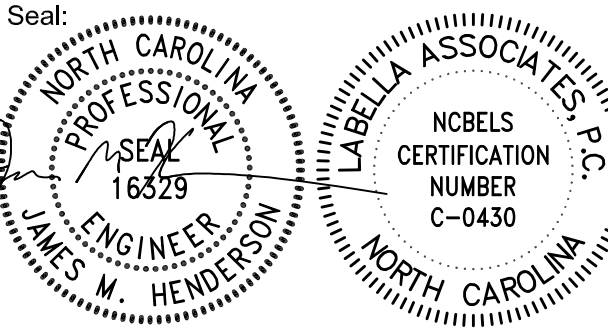
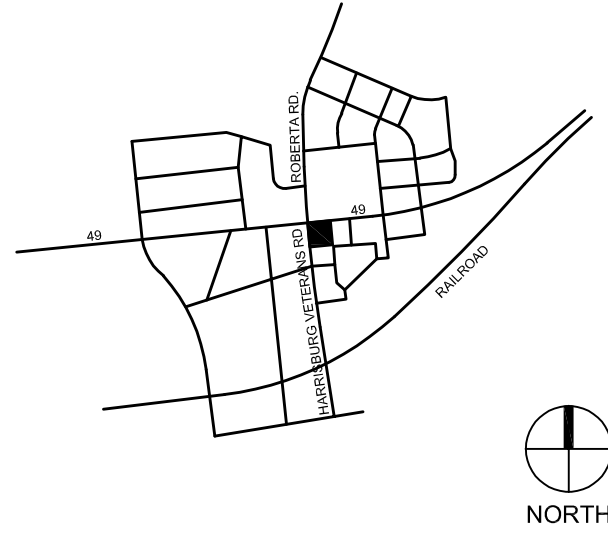


HARRISBURG PARKS & RECREATION
4100 MAIN ST. #103
HARRISBURG, NC 28075
PHONE # (704)-455-7275

Project:

HARRIS
SQUARE

Vicinity Map:



Issued for:

BID
DOCUMENTS

No.	Date	Description

Title:

ELECTRICAL
COVER SHEET

Project number: C18121 Sheet:

Date:

Drawn by: AGR

Approved by: JMH

E1.00



STEWART

101 N. TRYON ST., #1400 FIRM LICENSE #: C-1051
CHARLOTTE, NC 28202 www.stewartinc.com
T 704.334.7925 PROJECT #: C18121

Client:

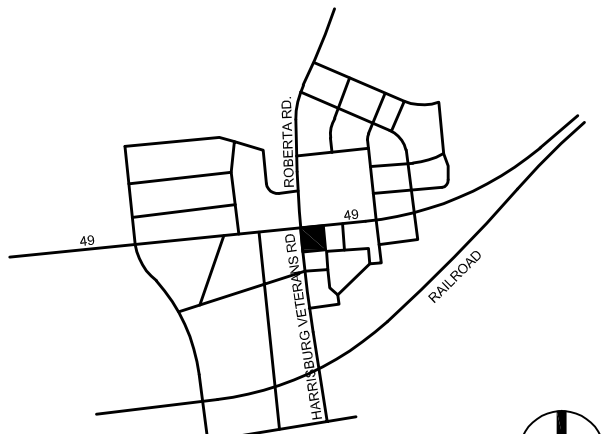


HARRISBURG NC
The right side of opportunity
HARRISBURG PARKS & RECREATION
4100 MAIN ST. #103
HARRISBURG, NC 28075
PHONE # (704)-455-7275

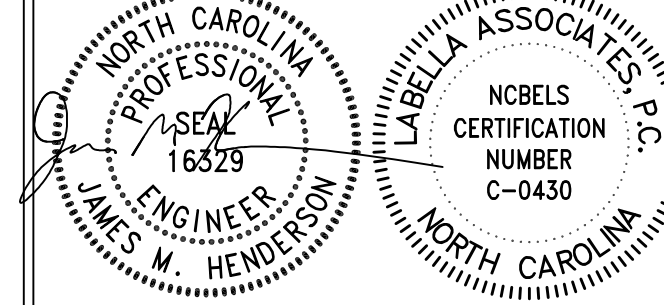
Project:

HARRIS SQUARE

Vicinity Map:



Seal:

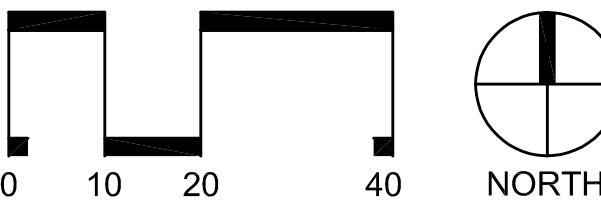


04.05.2019

Issued for:

BID DOCUMENTS

No.	Date	Description



SCALE: 1"=20'

Title:

ELECTRICAL SITE PLANS

Project number: C18121 Sheet:

Date:

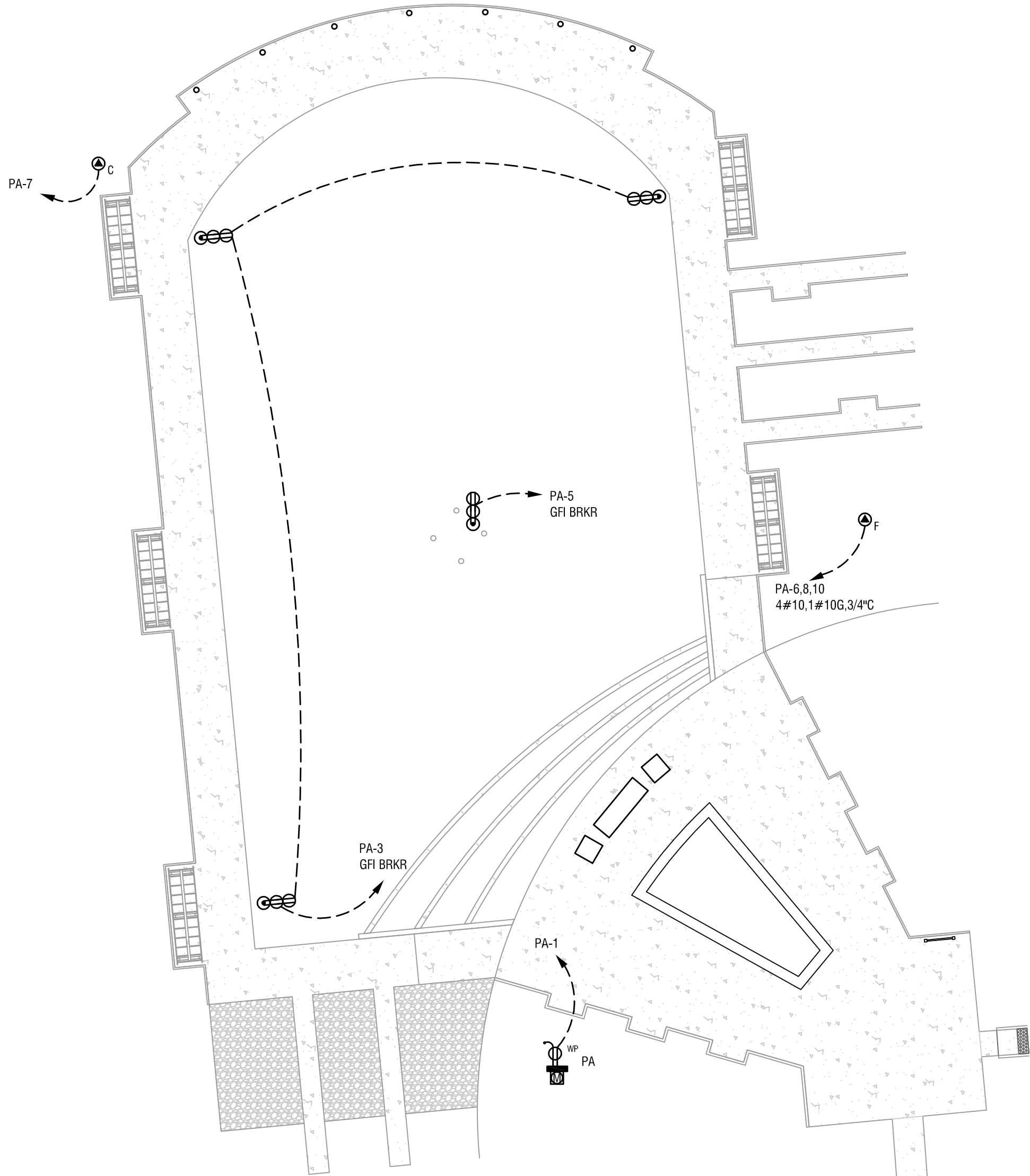
Drawn by:

Approved by:

AGR

JMH

E2.00



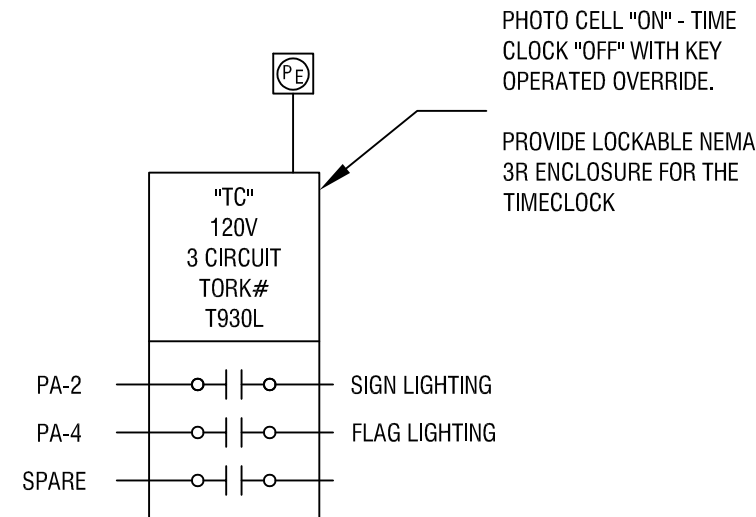
1 ELECTRICAL SITE PLAN

1" = 20' - 0"

NOTE: SEE DETAIL 2/E2.0 FOR IN-GRADE RECEPTACLE ENCLOSURE INSTALLATION AND SPECIFICATION.

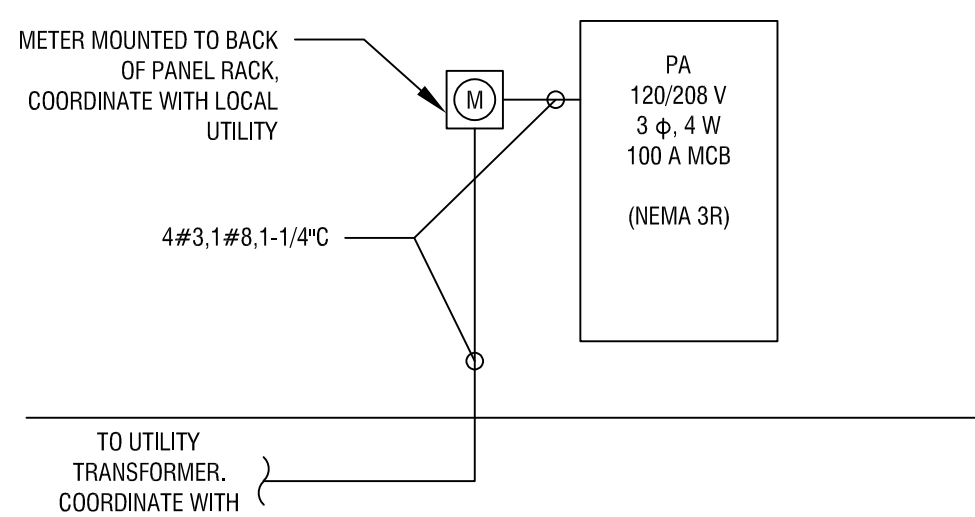
PANEL: PA				TYPE: NQ (NEMA 3R)	SURFACE		120/208 VOLT				3 Ø	4 W		100 AMP MCB					
CCT	FR	P	TRIP	WIRE	COND	SERVING	VA	ØA	ØB	ØC	VA	SERVING	COND	WIRE	TRIP	P	FR	CCT	
1	Q	1	20	12	3/4	SERVICE RECPT	500	635			135	SIGN & STATUE LIGHTS	3/4	12	20	1	Q	2	
3	QGF	1	20	12	3/4	PARK RECPTS	1080		1260			FLAGPOLE LIGHTS	3/4	12	20	1	Q	4	
5	QGF	1	20	12	3/4	HOLIDAY RECPTS	360			1632	1272	FOUNTAIN VAULT						6	
7	Q	1	20	12	3/4	CLOCK TOWER	500	1772			1272		3/4	10	30	3	QGF	8	
9	Q	1	20	-	-	SPARE	0		1272		1272							10	
11	Q	1	20	-	-	SPARE	0			0	0		SPARE	-	-	20	1	Q	12
13	-	-	-	-	-	SPACE	0	0			0		SPACE	-	-	-	-	-	14
15	-	-	-	-	-	SPACE	0		0		0	SPACE	-	-	-	-	-	16	
17	-	-	-	-	-	SPACE	0			0	0	SPACE	-	-	-	-	-	18	
ALL TERMINATIONS SHALL BE SUITABLE FOR 75°C COPPER OR ALUMINUM							CONN. VA PER PHASE		2407	2532	1632	TOTAL VOLT AMPS:				6571			
							AMPS PER PHASE		20	21	14	AVERAGE AMPS:				18			
							AIC RATING: 10,000 AMPS												
LOADS		LIGHTING		RECPTS		ELEC HEAT		HVAC		OTHER		SPARE							
CONN. VA		315		1440		0		0		4816		0		TOTAL DEMAND VA: 6650					
DEMAND FACTOR		x 1.25		NEC 220.44		x1.25		x1.0		x 1.0		x 0.0		DEMAND AMPS: 18					
TOTAL		394		1440		0		0		4816		0							
NOTES:																			
1. "QGF" FRAME BREAKERS SHALL BE Q FRAME BREAKERS WITH BUILT IN GFCI CAPABILITIES.																			

NOTES:
1. "QGF" FRAME BREAKERS SHALL BE Q FRAME BREAKERS WITH BUILT IN GFCI CAPABILITIES.



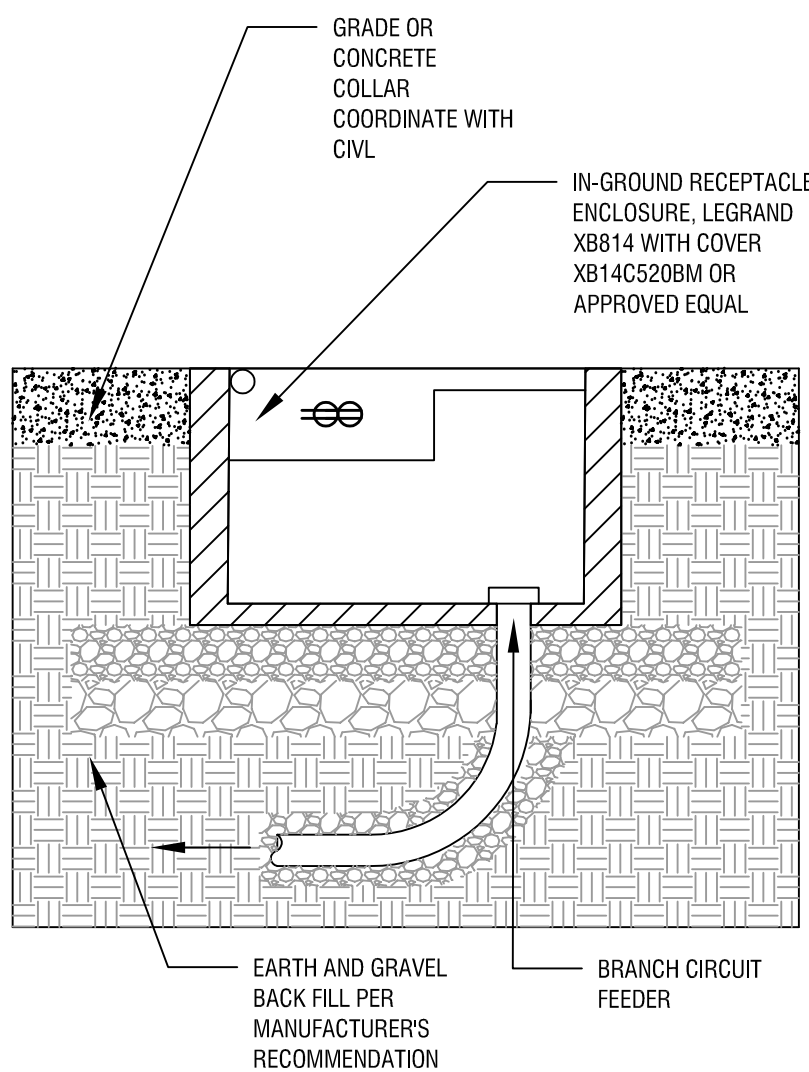
4 TIMECLOCK DETAIL

NTS



5 POWER RISER DIAGRAM

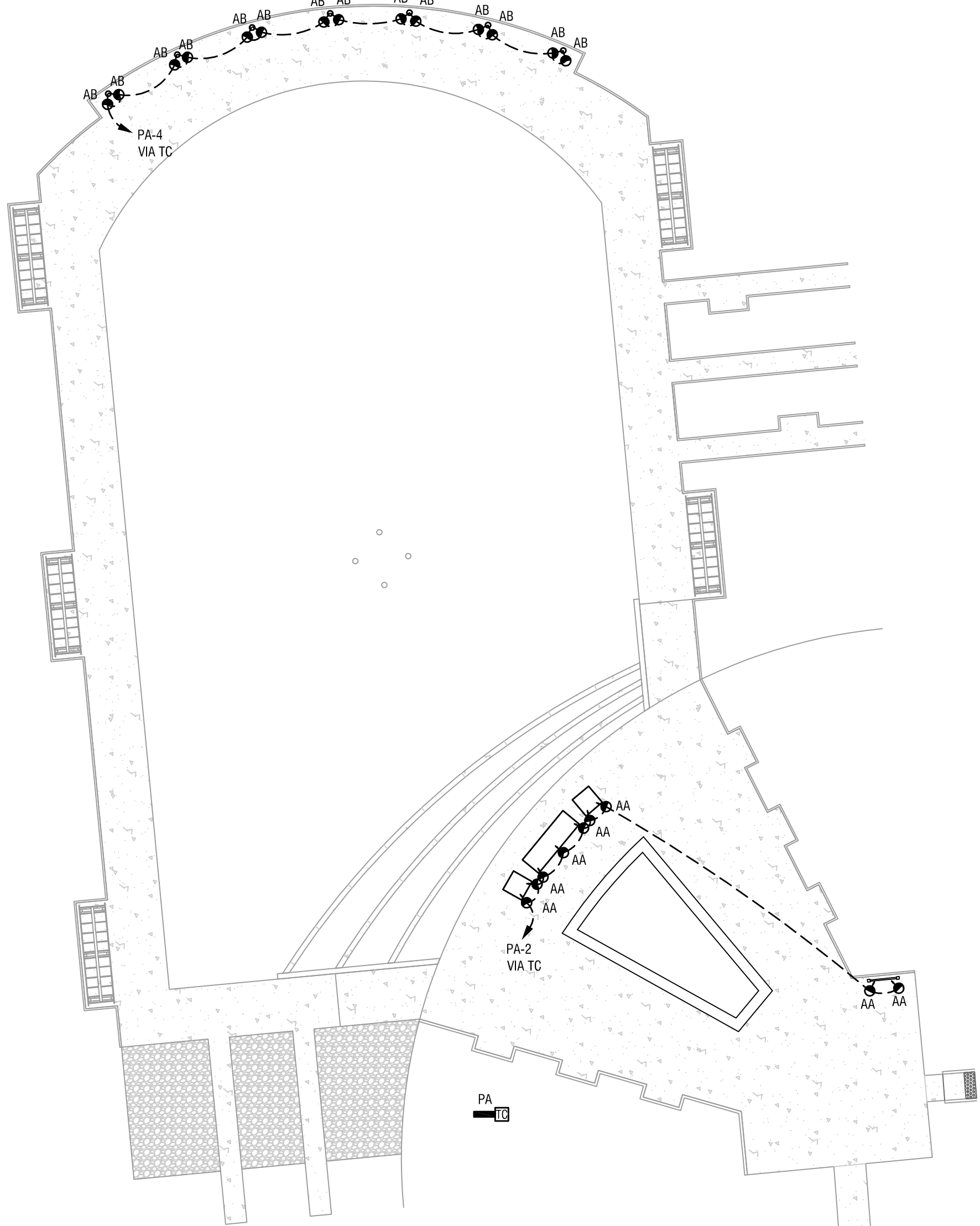
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2 IN-GRADE RECPT DETAIL

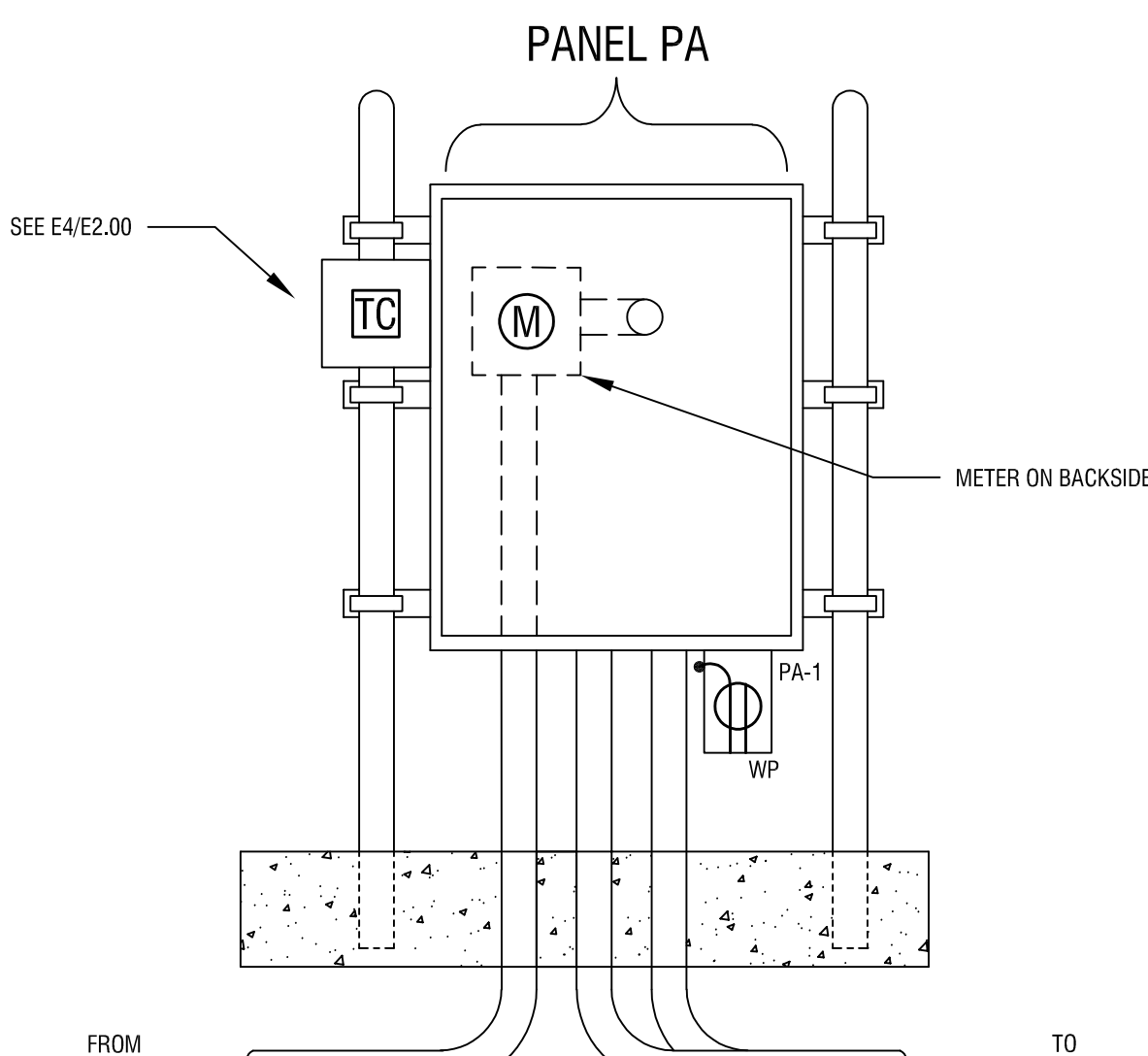
NTS

BOX PROVIDED SHALL BE TAMPER RESISTANT, DRIVER RATED FOR UP TO 5000 LBS, IP 68 AND NEMA 6P RATED



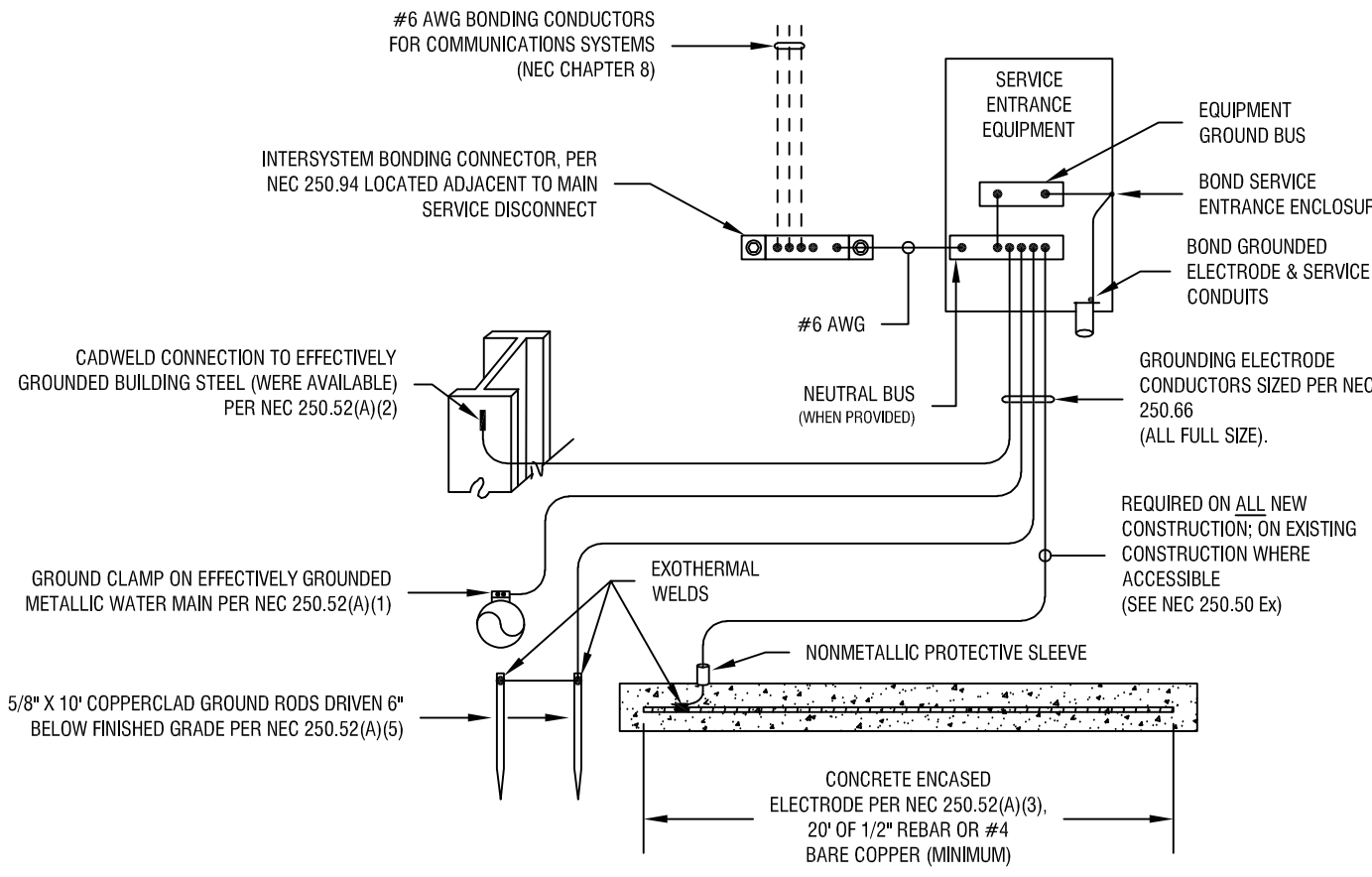
3 LIGHTING SITE PLAN

1" = 20' - 0"



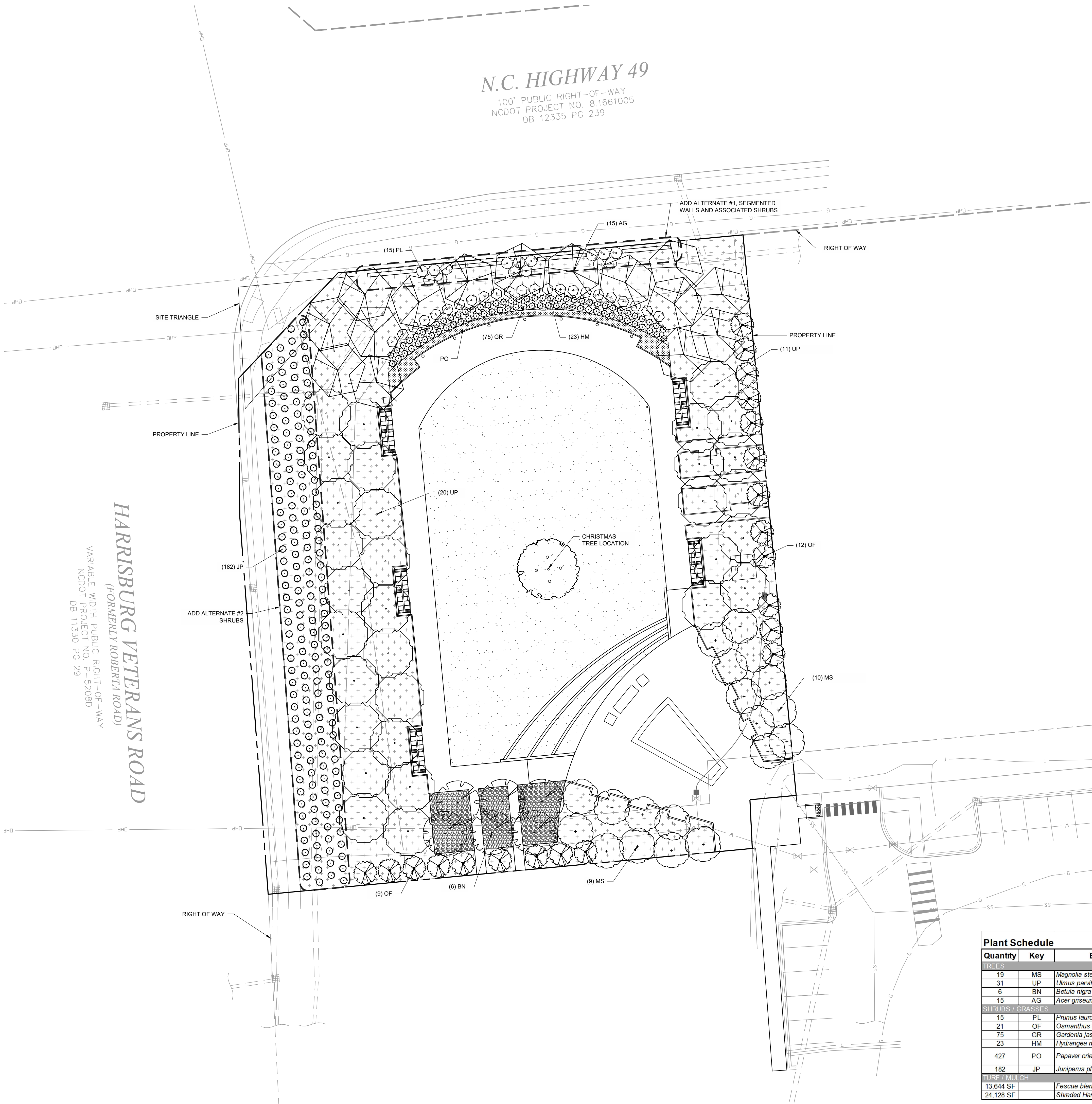
6 PANEL RACK DETAIL

NTS



7 GROUNDING DETAIL

NTS



HARRISBURG VETERANS ROAD
(FORMERLY ROBERTA ROAD)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. P-5208D
DB 11/3/30 PG 29

N.C. HIGHWAY 49
100' PUBLIC RIGHT-OF-WAY
NCDOT PROJECT NO. 8.1661005
DB 12/3/35 PG 239

- LANDSCAPE REQUIREMENTS:**
- STREET YARD REQUIREMENTS**
NC HIGHWAY 49
- SHADE TREES
- 4 REQUIRED
- 4 PROVIDED
- ORNAMENTAL TREES
- 4 REQUIRED
- 4 PROVIDED
- HARRISBURG VETERANS ROAD**
- SHADE TREES
- 5 REQUIRED
- 5 PROVIDED
- ORNAMENTAL TREES
- 5 REQUIRED
- 5 PROVIDED

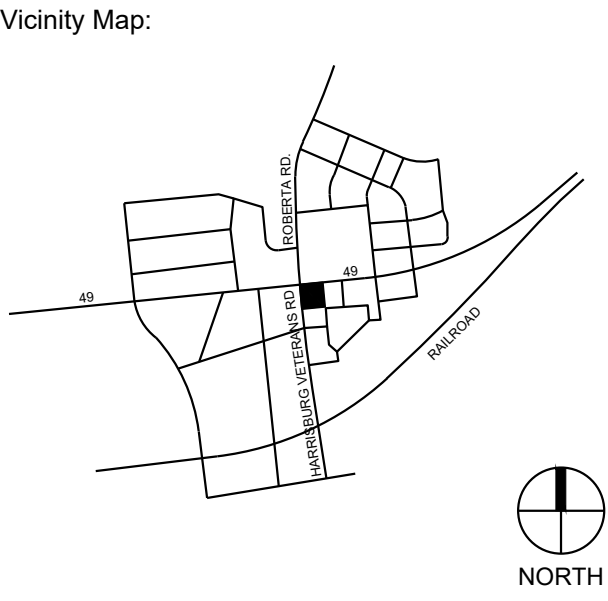
- LANDSCAPE LEGEND:**
- PROPOSED TURF GRASS
 - PROPOSED MULCH
 - ORIENTALE POPPY
 - CAROLINA SILVERBELL
 - RIVER BIRCH
 - RED MAPLE
 - LACEBARK ELM
 - FORTUNE TEA OLIVE
 - MOPHEAD HYDRANGEA
 - MINIATURE GARDENIA

- LANDSCAPE NOTES:**
- VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE PLANS TO THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF ALL PLANTING MATERIALS WITHIN THE PROJECT AREA.
 - THE LANDSCAPE CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL EXISTING AND NEW UNDERGROUND UTILITIES PRIOR TO EXCAVATION FOR PLANTING. DAMAGES TO UTILITIES CAUSED BY THE LANDSCAPE OPERATION SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
 - LANDSCAPING SHALL REMAIN CLEAR FROM ANY FIRE HYDRANTS ON THE SITE.
 - ALL TREES TO BE A MINIMUM OF 2" IN CALIPER AND MUST MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
 - SEED BED PREPARATION: ALL AREAS TO BE SEED ARE TO RECEIVE A MINIMUM OF 2" OF APPROVED TOPSOIL. ALL DEBRIS, ROCKS, ETC. LARGER THAN .5" ARE TO BE REMOVED. ALL LARGE CONCENTRATIONS OF GRAVEL & DEBRIS REGARDLESS OF SIZE ARE TO BE REMOVED PRIOR TO SEEDING OR PLANTING.
 - ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM OF 6" OF APPROVED TOPSOIL.
 - SOIL SHOULD BE TESTED AND AMENDED WITH LIME AND FERTILIZER FOR HARDWOOD TREES ACCORDING TO NCDA PROCEDURES. SCARIFY PLANT PIT WALLS. CONSULT LANDSCAPE ARCHITECT FOR ALTERNATE COMPLIANCE.
 - SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS OTHERWISE NOTED. FLARE AT CROWN SHOULD BE REVEALED. BACKFILL CONSISTS OF THOROUGHLY BROKEN UP NATIVE SOIL. TOTAL VOLUME OF BACKFILL SHOULD BE AMENDED WITH UP TO ONE THIRD PINE BARK MULCH. PIECES SHOULD BE NO LARGER THAN WHAT PASSES THROUGH A ONE INCH SCREEN. IF ADDITIONAL SOIL IS REQUIRED FOR BACKFILL DUE TO DETRIMENTAL SUBSOIL DRAINAGE CONDITIONS, USE SOIL SIMILAR TO EXISTING NATIVE SOIL. ADDITIONAL SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT. MAXIMUM SAUCER HEIGHT IS 6 INCHES.
 - TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
 - FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL HEIGHT OF ROOT BALL. PLASTIC FIBER BURLAP AND WIRE BASKETS SHOULD BE REMOVED TO 2/3'S OF TOTAL HEIGHT OF ROOT BALL.
 - CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB THROUGHOUT THE WARRANTY PERIOD. IF STABILIZATION IS NECESSARY SEE STAKING IN TREE DETAIL. ORANGE FLAGGING TAPE SHOULD BE ATTACHED TO SUPPORT WIRE. STAKING SHOULD BE REMOVED BY CONTRACTOR AT END OF ONE YEAR WARRANTY PERIOD OR AS DIRECTED BY GROUNDS MANAGEMENT.
 - USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION. INCORPORATE TERRA-SORB (OR EQUAL) AS PER MANUFACTURERS RECOMMENDATIONS, FOR AREAS NOT UNDER IRRIGATION.
 - USE "BIO-BARRIER" OR EQUIVALENT ACCORDING TO MANUFACTURER'S RECOMMENDATION FOR TREES THAT WILL BE PLANTED WITHIN 10' OF PAVEMENT
 - LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF COMPLIANCE.

Plant Schedule					Harris Square
Quantity	Key	Botanical Name	Common Name	Specifications	
TREES					
19	MS	Magnolia stellata 'star magnolia'	Star Magnolia	2" cal. 8' ht.	
31	UP	Ulmus parvifolia	Lacebark Elm	2" cal. 10' ht.	
6	BN	Betula nigra 'heritage'	Heritage River Birch	2" cal. 8' ht.	
15	AG	Acer griseum	Paperbark Maple	2" cal. 8' ht.	
SHRUBS / GRASSES					
15	PL	Prunus laurocerasus 'Schipkaensis'	Schip Laurel	3' ht. 3' spread	
21	OF	Osmanthus fortunei	Fortune tea olive	3' ht. 3' spread	
75	GR	Gardenia jasminoides radicans	Miniature Gardenia	18" spread	
23	HM	Hydrangea macrophylla	Mophead Hydrangea	3' spread	
427	PO	Papaver oriental brilliant	Oriente poppy	Plant seeds in rows, 6"-8" apart in late autumn or early spring when a light frost is still possible.	
182	JP	Juniperus pfitzeriana 'Daub's Frosted'	Juniper	3' spread (Add Alternate #2)	
TURF / MULCH					
13,644 SF		Fescue blend	Turf - Fescue	Seed	
24,128 SF		Shredded Hardwood Mulch	Mulch	3" depth. Clean	

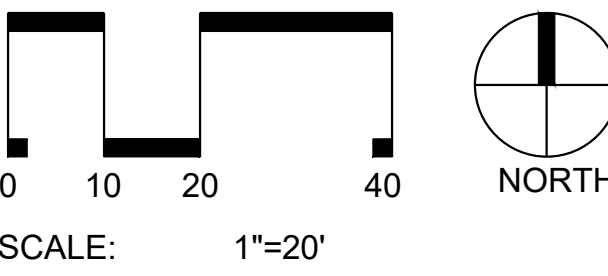


HARRIS SQUARE



BID DOCUMENTS

No.	Date	Description



OVERALL LANDSCAPE PLAN

Project number: C18121 Sheet:
Date: 04.05.19
Drawn by: KB
Approved by: EMB

L1.00



Client

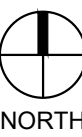


The right side of opportunity

Project

HARRIS SQUARE

Vicinity Map



Seal



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

ssued for

BID DOCUMENTS

Title:

MATERIALS & FURNISHINGS PLAN

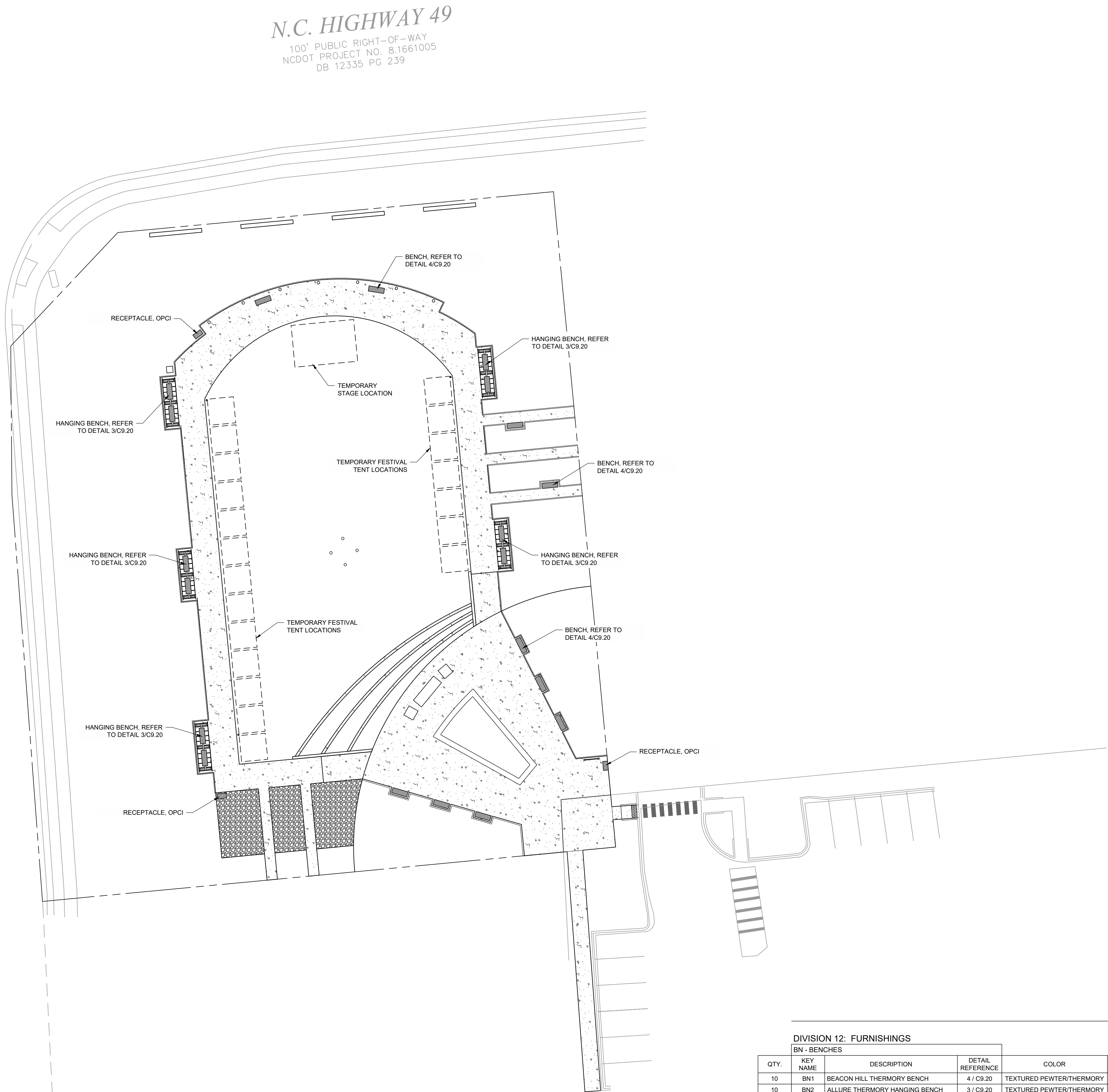
Project number: C18121 Sheet:

Date: 04.05.19

Drawn by: KE

Approved by _____

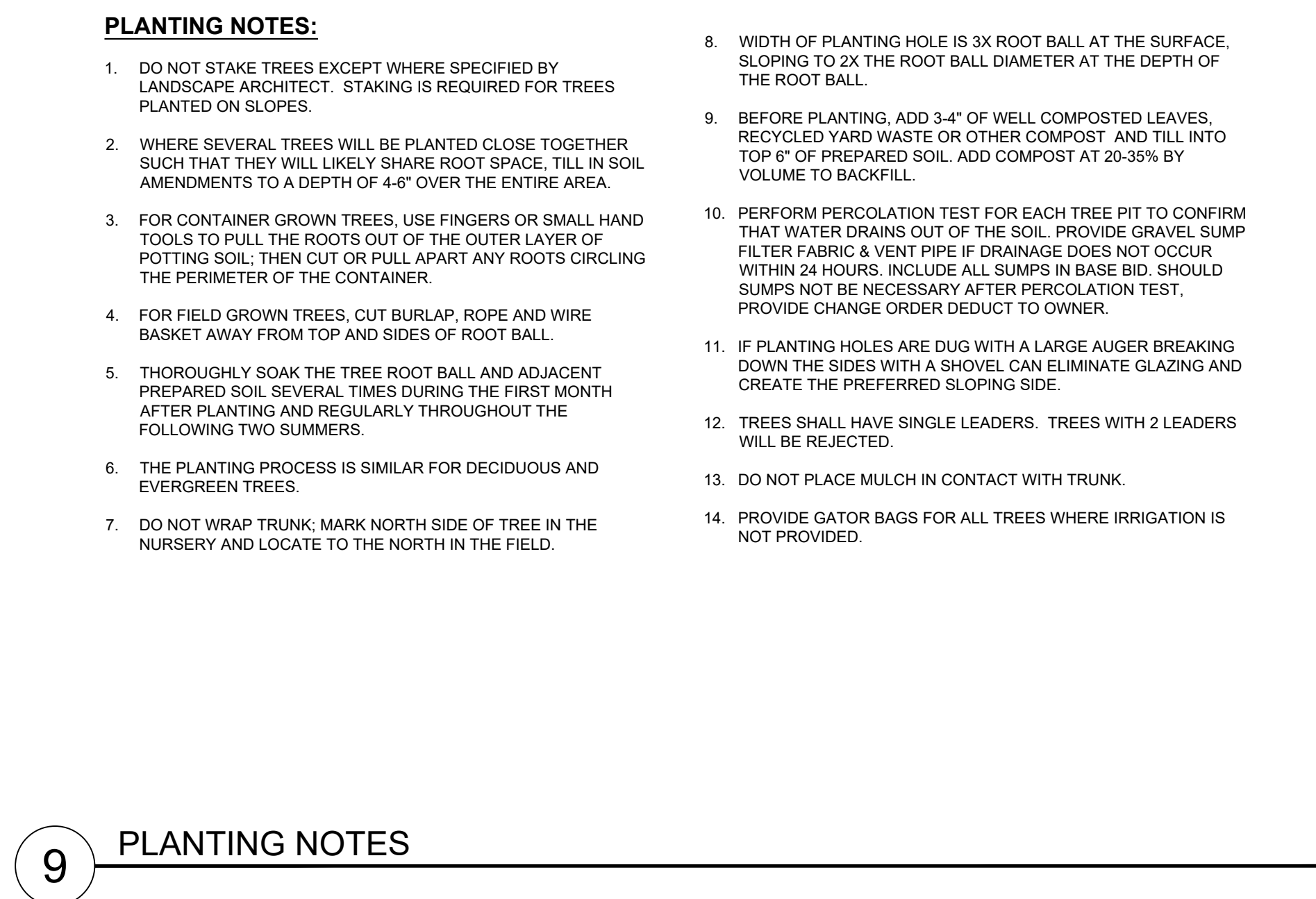
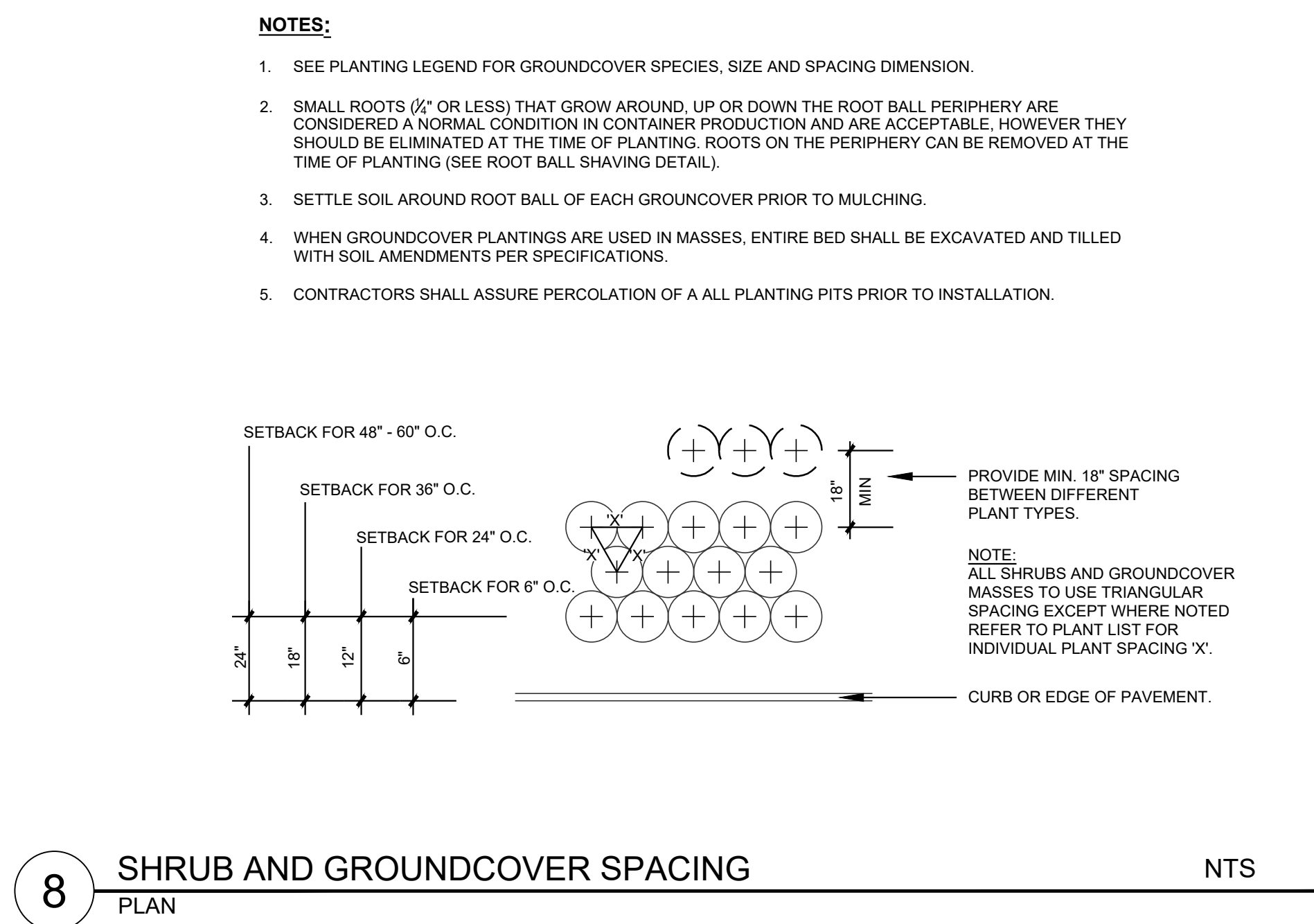
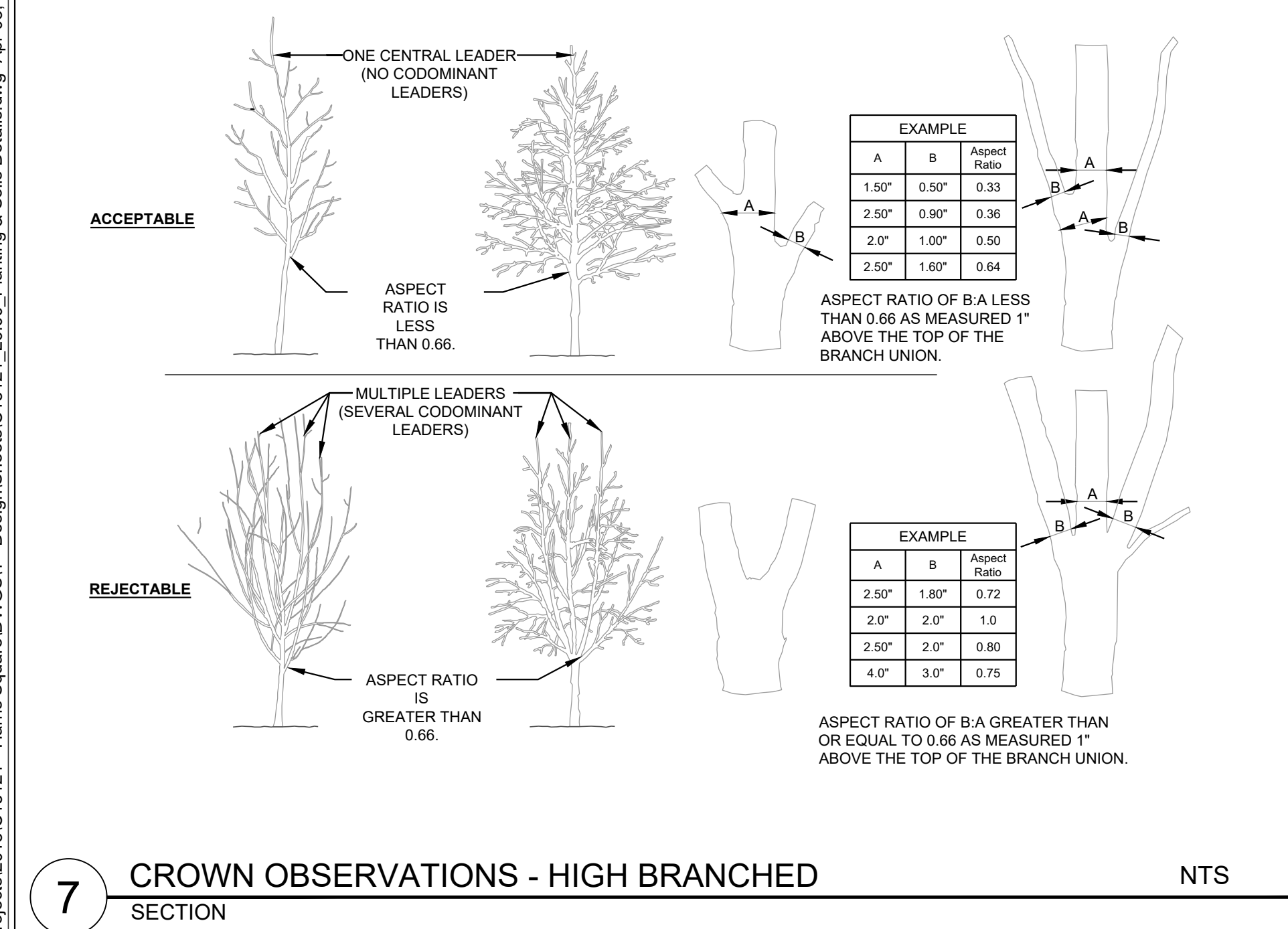
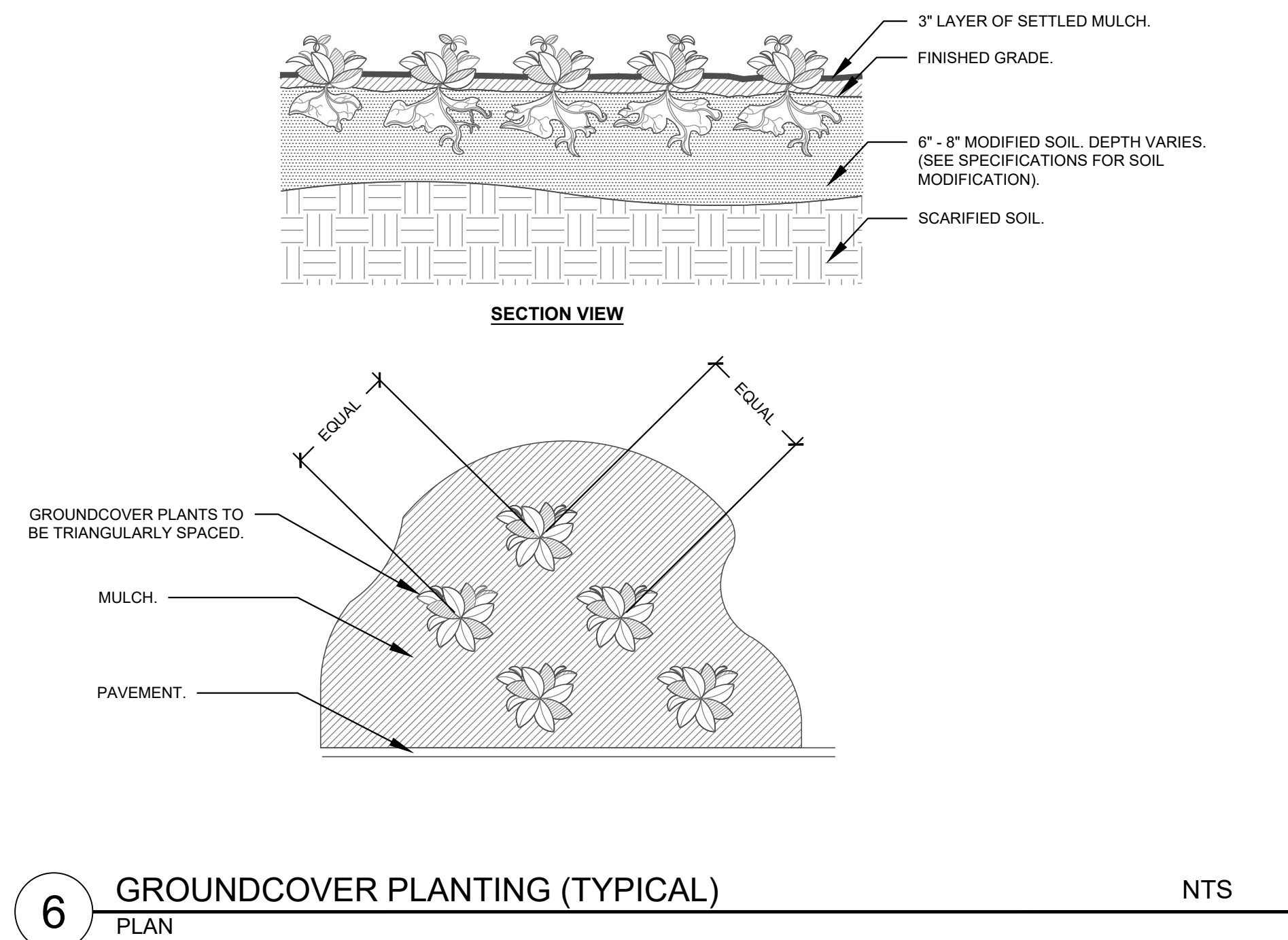
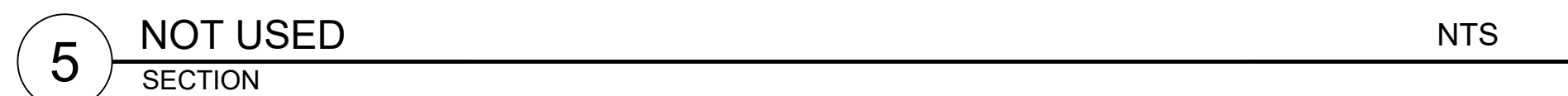
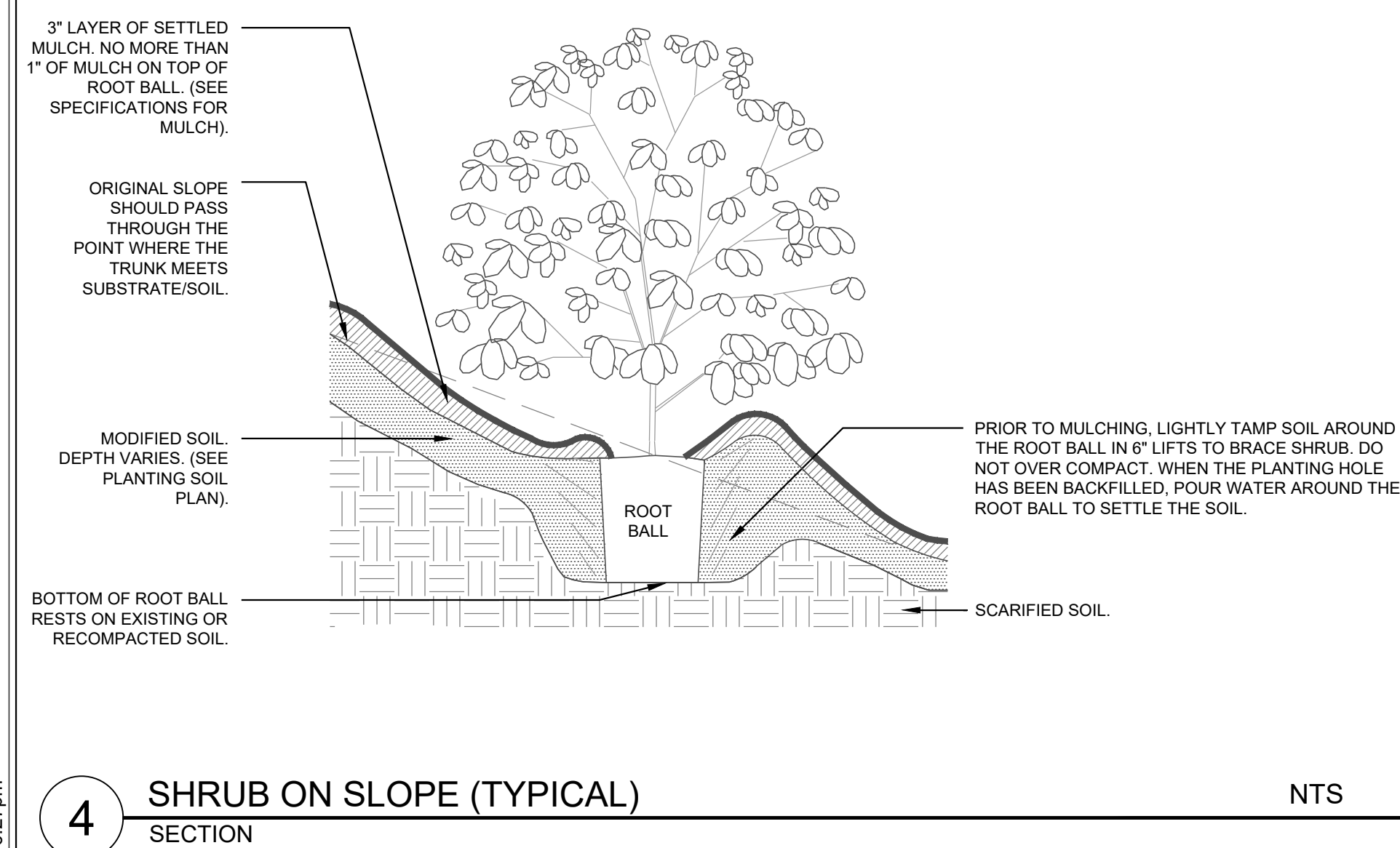
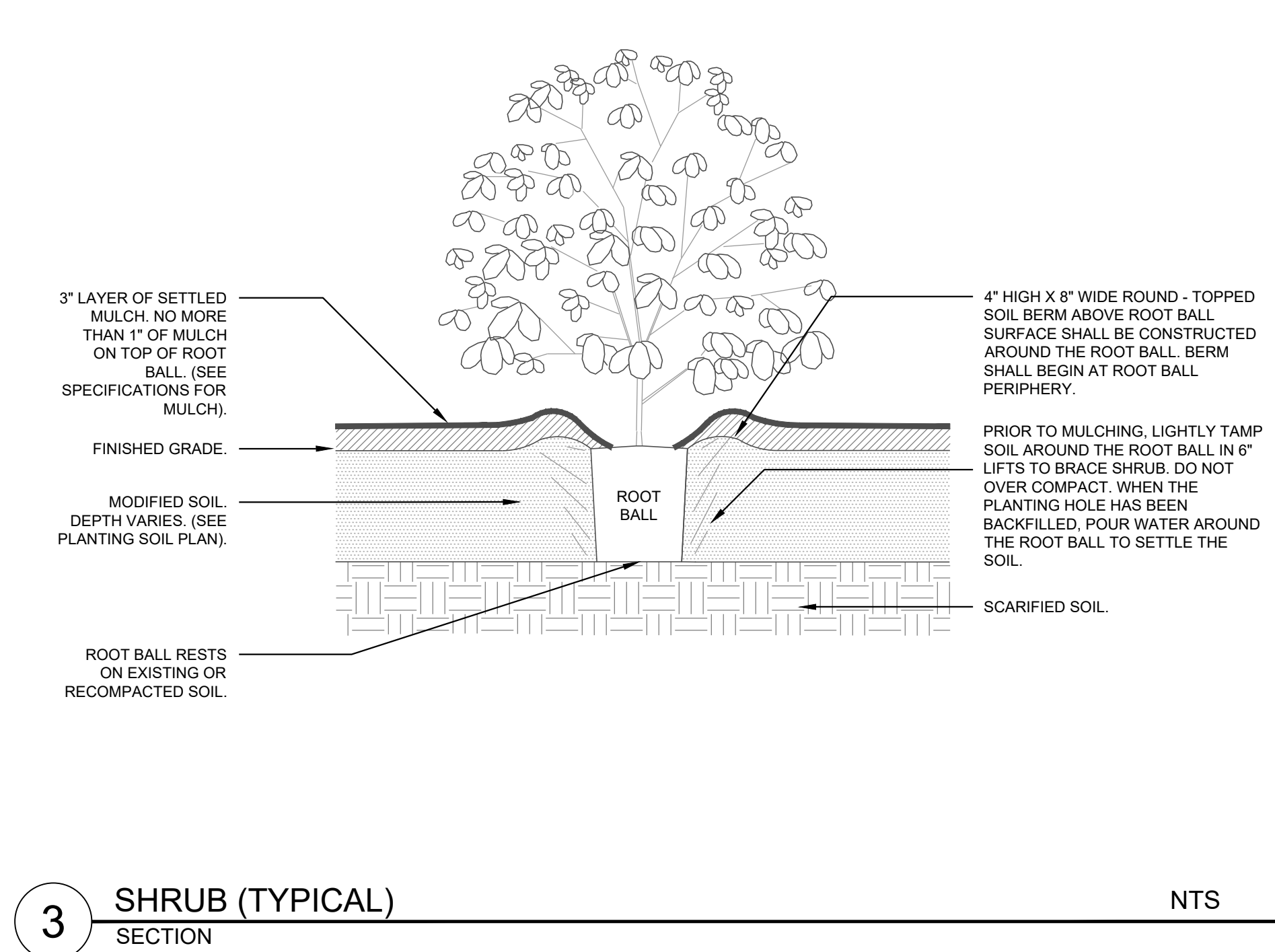
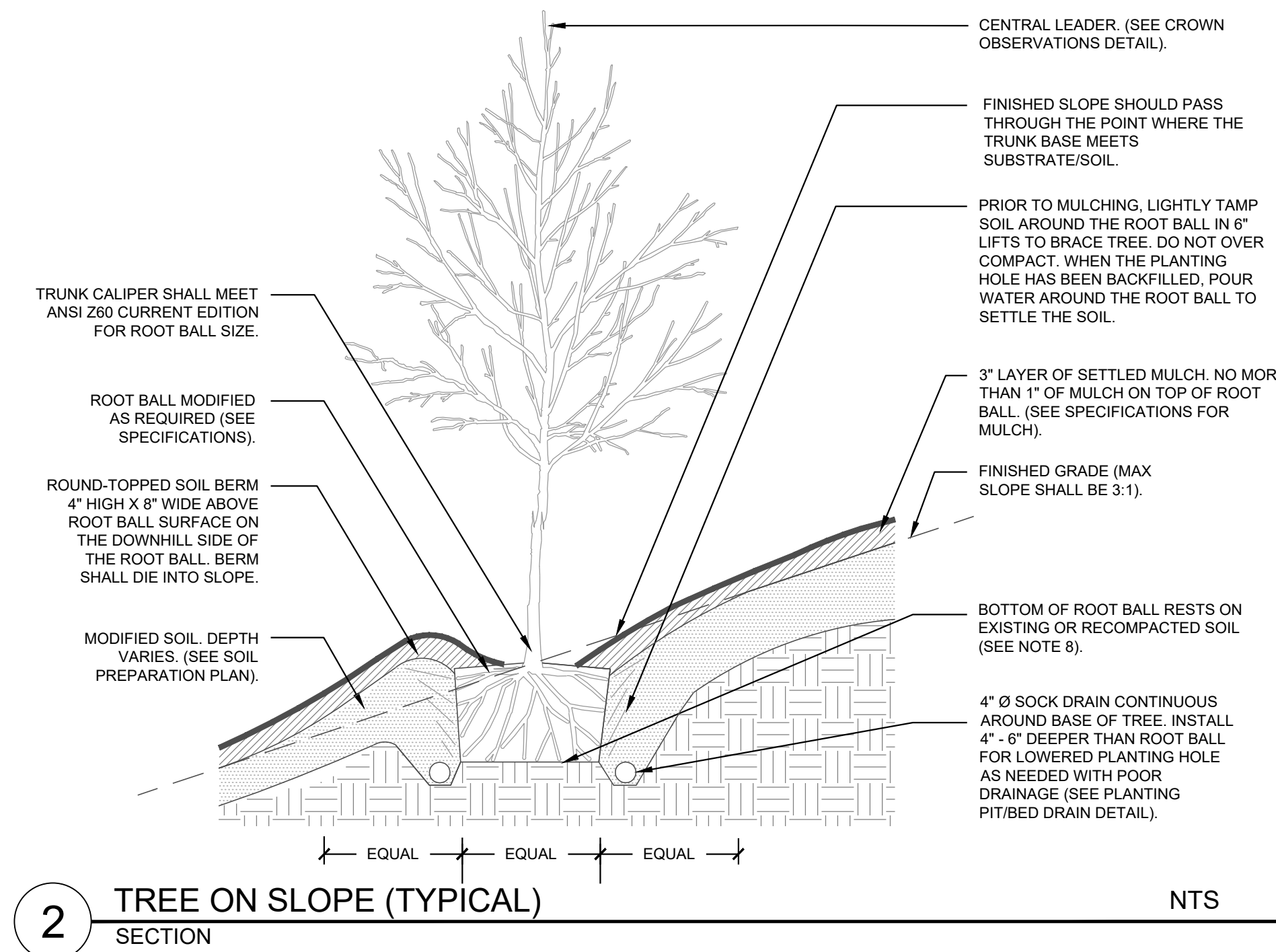
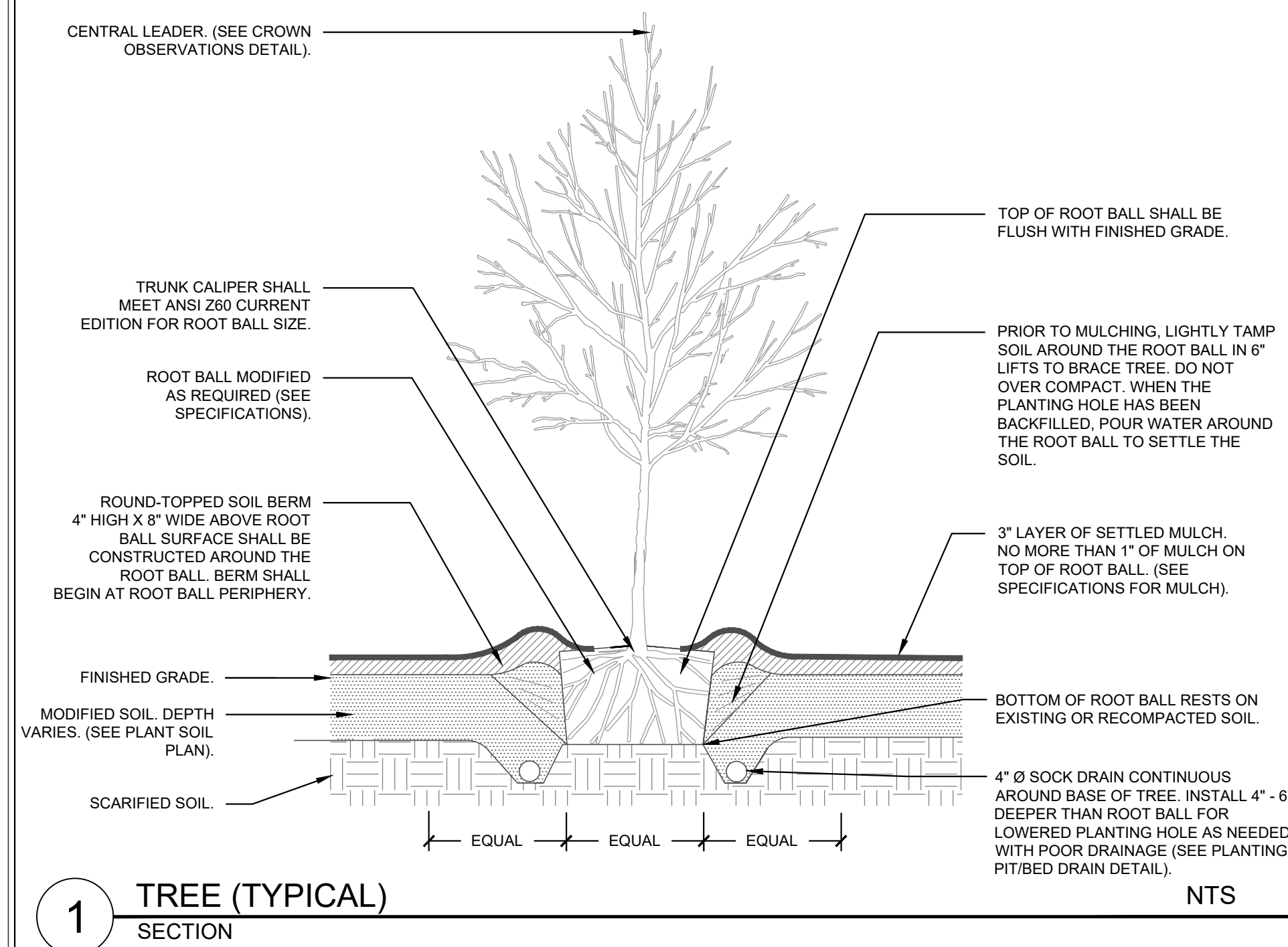
L2.00



DIVISION 12: FURNISHINGS

BN - BENCHES

QTY.	KEY NAME	DESCRIPTION	DETAIL REFERENCE	COLOR	SIZE (l x d x h)	PRODUCT #	MANUFACTURER
10	BN1	BEACON HILL THERMORY BENCH	4 / C9.20	TEXTURED PEWTER/THERMORY	77" x 25" x 34"	BH1880T	ANOVA
10	BN2	ALLURE THERMORY HANGING BENCH	3 / C9.20	TEXTURED PEWTER/THERMORY	73" x 24" x 20"	AL1980WT	ANOVA



101 N. TRYON ST., #1400
CHARLOTTE, NC 28202
T 704.334.7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: C18121



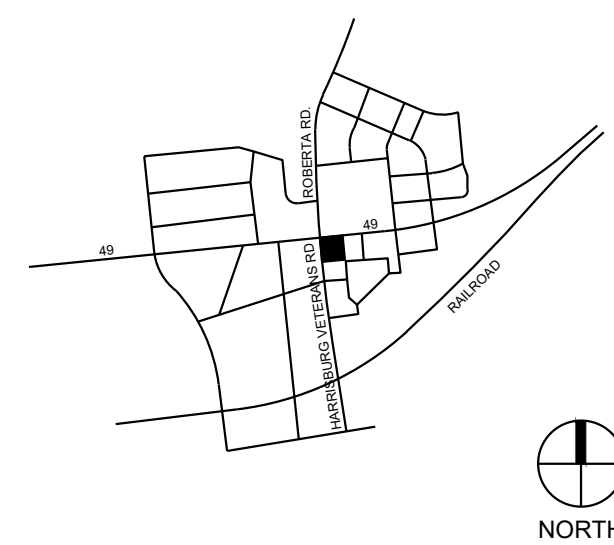
HarrisburgNC
The right side of opportunity

HARRISBURG PARKS & RECREATION
4100 MAIN ST. #103
HARRISBURG, NC 28075
PHONE # (704)-455-7275

Project

HARRIS
SQUARE

Vicinity Map



PRELIMINARY - DO NOT
USE FOR CONSTRUCTION

Issued for

BID DOCUMENTS

[illegible]

Title:

PLANTING & SOIL DETAILS

Project number: C18121 Sheet

Date: 04.05.19

Drawn by: KB

Approved by: EMB

L6.00



AIA® Document A101™ – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Sixth day of May in the year Two Thousand Nineteen
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Town of Harrisburg
4100 Main Street, Suite 103
Harrisburg, NC 28075

and the Contractor:
(Name, legal status, address and other information)

J.D. Goodrum Company, Inc.
18339-F Old Statesville Road
Cornelius, NC 28031

for the following Project:
(Name, location and detailed description)

Harris Square
4075 Harris Square Drive
Harrisburg, NC 28075
Construction of a Veteran's Park and associated site features

The Architect:
(Name, legal status, address and other information)

Stewart Inc.
101 N. Tryon Street
Suite 1400
Charlotte, NC 28202

*Stewart Inc. for purposes for this agreement will be referred to as the architect

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101™–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(1248161840)

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- ☐ The date of this Agreement.
- ☒ A date set forth in a notice to proceed issued by the Owner.
- ☐ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Init.
/

[] Not later than 120 (One Hundred Twenty) calendar days from the date of commencement of the Work.

[] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be 550,000 (\$ Five Hundred Fifty Thousand Dollars), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
Furnish and Install Town Clock	\$19,500.00
Segmental Wall per Alternate #1	\$31,000.00
Add Additional Shrubs per Alternate #2	\$4,000.00
Deduct Monumental Stairs	(\$15,000.00)

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
Undercut Soils and Remove from Site	CY	\$30.00
Undercut Soils Offsite and Replace from Offsite	CY	\$50.00
Undercut on Site and Backfill with ABC Stone	TONS	\$80.00
Cut/Fill onsite	CY	\$10.00

§ 4.5 Liquidated damages, if any:
(Insert terms and conditions for liquidated damages, if any.)

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 25 day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 25 day of the Following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than 30 (Thirty) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

5%

§ 5.1.7.1.1 The following items are not subject to retainage:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

1.5 % Monthly

Init.

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

The Initial Decision Maker shall not show partiality to the Owner or Contractor.

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- ☒ [X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- ☐ [] Litigation in a court of competent jurisdiction
- ☐ [] Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

The Owner shall pay a \$25,000.00 termination fee in addition to payment for Work executed (includes all outstanding payment applications and work completed for which a payment application has yet to be submitted) and any reasonable costs incurred by reason of the termination (Termination Costs"). Termination Costs shall include, but are not limited to, costs attributable to termination of any subcontracts, costs to dispose of any inventory or materials held at time of termination, cleanup of jobsite and protection of serviceable materials, removal of hazards at the jobsite, any other action necessary to leave a safe and healthful site, costs to settle outstanding liabilities arising out of the termination of subcontracts, and the costs of effecting the termination of any subcontract.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Daniel Stines

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User Notes:

(1248161840)

4100 Main Street, Suite 103
Harrisburg, NC 28075
Phone: 704-455-7275
Fax: 704-455-1416

§ 8.3 The Contractor's representative:
(Name, address, email address, and other information)

Jamie Yoxtheimer
18339-F Old Statesville Road
Cornelius, NC 28031
Phone: 704-895-8842
Fax: 704-895-8779
Email: jamie@jgoodrum.com

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

General Liability	\$1,000,000
Automobile Liability	\$1,000,000
Umbrella Liability	\$5,000,000
Workers Compensation and Employers Liability	\$1,000,000

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

- .5 Drawings

Number	Title	Date
C0.00	Coversheet	04.05.19

Init.

C1.00	Existing Conditions Plan	04.05.19
C3.00	Overall Site & Utility Plan	04.05.19
C5.00	Grading, Storm Drainage and Erosion Control Plan	04.05.19
C9.00	Site Details	04.05.19
C9.10	Site Details	04.05.19
C9.20	Site Details	04.05.19
C9.30	Site Details	04.05.19
E1.00	Electrical Cover Sheet	04.05.19
E2.00	Electrical Site Plans	04.05.19
L1.00	Overall Landscape Plan	04.05.19
L2.00	Materials & Furnishings Plan	04.05.19
L6.00	Planting & Soil Details	04.05.19

.6 Specifications

Section	Title	Date	Pages
Project Manual		04.05.19	302

.7 Addenda, if any:

Number	Date	Pages
One (1)	04.18.19	14
Two (2)	04.24.19	2

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
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☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Init.

See Exhibit "1-A" – Schedule of Values Dated 05.06.19
Pre-bid Meeting Dated 04.16.19

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Daniel Stines

(Printed name and title)

 5/6/19

CONTRACTOR (Signature)

Jamie Yoxtheimer, President

(Printed name and title)

DRAFT

 Init.

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User Notes:

(1248161840)



Construction Cost

Base Bid Per Plans \$552,000

Fountain (Turnkey)

Fountain (Turnkey) \$50,500

Contingency

Owners Contingency \$10,000

Total Construction Budget including Contingency \$612,500

COST ALTERNATES

NOTES:

Provide local vendor to provide Swings (10) Total	-\$10,000	10 Swings
Provide local vendor to supply benches (6) Total	-\$14,000	6 Benches
Provide Trash Recetapcle by Local Vendor	-\$2,000	2 Receptacles
Redesign Prefab Kiosk to simpler design (Design to Value of \$ 2,500.00)	-\$9,000	
Reduce Landscape plantings/design to achieve savings (Goal of -\$8,000)	-\$8,000	
Remove Town Clock From Scope of Work	-\$19,500	

Total PROPOSED Construction Budget including Contingency \$550,000

Add Town Clock	\$19,500	Add Alternate
Add Alternate #1-Segmental Walls	\$31,000	Add Alternate
Add Alternate #2-Additional Shrubs	\$4,000	Add Alternate

DRAFT



AN ORDINANCE AMENDING THE 2019-2021 CAPITAL PROJECT ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Parks and Recreation project ordinance for the fiscal years beginning July 1, 2018 and ending June 30, 2021:

Section 1. Amend Capital Projects Fund – Parks and Recreation line items to account for construction services for the new Harrisburg Veterans Park in Harris Square.

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

Increase line item 320-5000-57100	\$ 50,000
Construction	

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

Increase line item 320-49555	\$ 50,000
Transfers in - GFCRF	

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 May 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2018-2019 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, 2019:

Section 1. Amend General Fund Capital Reserve Fund line items to account for the transfer of funds for additional construction costs for Harrisburg Veterans Park.

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

Increase line item 200-8500-59114	\$ 50,000
Transfers Out – CPF Parks and Recreation	

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

Increase line item 200-48599	\$ 50,000
Appropriated Fund Balance	

Section 3. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 4. That this ordinance shall be effective upon its passage. Adopted this 13th day of May 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider Referendum on On-Premise Malt Beverage and Fortified Wine Sales in Harrisburg

Presenting Personnel:

Haynes Brigman, Town Manager

Suggested Motion or Action:

If Council decides to move forward:

Motion to set public hearing to consider referendum for on and off-premise malt beverage and fortified wine sales in Harrisburg for June 10, 2019.

If Council decides NOT to move forward:

No motion needed.

Description/Background:

Discussion:

Up for discussion is whether or not we consider adding a referendum on the ballot of the November 2019 municipal election that would ask our residents to decide allowing both on and off-premise sale of malt beverage (beer) and fortified wine (wine with an alcohol content higher than 16%).

Currently the Town does not allow on-premise sale of malt beverages, unless the permittee also has a mixed-beverage permit, or they are a motel, hotel, or restaurant. The Town also prohibits fortified wine sales unless the permittee also has a mixed-beverage permit.

The City of Concord is also currently moving forward with a referendum related to on-premise malt beverage sales, as they currently have similar restrictions as the Town. It could be beneficial from a public education campaign if the two neighboring communities partnered with each other to educate the public on what the referendum would do, and not do.

The consideration of such a change is brought about by the changing climate of businesses and consumers preferences. Both changes to the Town's ABC permitting allowances would open up opportunity for new types of businesses, or for existing businesses to expand their service offerings, which would have positive impacts to the Town's economic development initiatives.

A PowerPoint presentation is included to show the current allowances, as well as comparative analysis to other Cabarrus County municipalities.

Recommendation:

Fiscal Impact:

None.

Attachments:

1. ABC Referendum Presentation



ABC Referendum Discussion

May 13, 2019





What is the purpose?

- To consider adding a referendum to the November 2019 ballot that would ask voters to support or not support allowing on and off-premise malt beverage sales and fortified wine sales in Harrisburg
- The City of Concord is currently placing a similar referendum for on and off-premise malt beverage permitting
 - The Town and City could work together on a public education campaign to inform voters of what the referendum means



What does Harrisburg currently allow?

- **NCGS 18B-603(d)(2)** – allows the issuance of permits for on-premise malt beverage, unfortified wine, and fortified wine for establishments with a mixed-beverage permits, regardless of any other election or local act concerning the sales of those kinds of alcoholic beverages (2001)
- Allows for the sale of **off-premise** malt beverage, except for hotels, motels, and restaurants (2001)
- Allows the sale **on or off-premise** unfortified wine
- Allows the sale of **on or off-premise** mixed beverages
- Allows for the sale **on-premise** fortified wine (2001)
- ABC stores are not allowed (2013)

Current ABC allowances in Cabarrus County?

Early Sunday Sales	County/City	Malt Beverages	Date	Unfort. Wine	Date	Fort. Wine	Date	ABC Stores	Date	Mixed Beverages	Date
	Cabarrus	N	2/21/1949	N	2/21/1949	N		N		N	
✓	Concord	Y Off 18B-603 (d)	11/5/1974	18B-603 (c)	11/5/1974	Y	9/19/1967	Y	9/19/1967	Y	5/3/1994
	Harrisburg	Y Off HMR or 18B-603 (d)	11/6/2001	Y	11/6/2001	Y On only 18B-603(d)	11/6/2001	N	11/5/2013	Y	11/6/2001
✓	Kannapolis	Y	3/5/2002	Y	3/5/2002	Y	2/15/2005	Y	2/15/2005	Y	3/5/2002
	Locust	Y	2/5/2008	Y	2/5/2008	Y	2/5/2008	Y	2/5/2008	Y	2/5/2008
	Midland	Y Off HMR or 18B-603 (d)	6/21/2005	Y	6/21/2005	Y	6/21/2005	Y	6/21/2005	Y	6/21/2005
✓	Mount Pleasant	Y Off 18B-603 (d)	9/22/1949	18B-603 (c)	9/22/1949	Y	9/19/1967	Y	9/19/1967	Y	11/8/2005

What is an On-premise Malt Beverage Permit?

- Authorizes the retail sale of malt beverages for consumption on the premises and the retail sale of malt beverages in the manufacturer's original container for consumption off the premises. It also authorizes the permit holder to ship malt beverages in closed containers to individual purchasers inside and outside the State

What is an On-premise Fortified Wine Permit?

- Authorizes the retail sale of fortified wine for consumption on the premises; either along or mixed with other beverages, and the retail sale of fortified wine in the manufacturer's original container for consumption off premise.
 - Fortified wine contains more than 16% (but less than 24%) alcohol by volume
 - Unfortified wine contains less than 16% alcohol by volume





What is the impact?

- **On-premise Malt Beverage** - Would allow for businesses that do not qualify as a restaurant, brewery, or private club to sell malt beverages to customers
 - An example business would be a tap room that does not offer food and does not brew their own beer
- **On-premise Fortified Wine** – Would allow for businesses to sell fortified wine on and off-premise
 - Would provide greater selection opportunity for businesses who serve wine

Mixed Beverage Permits

- North Carolina ABC requires permittees to qualify as a restaurant, brewery, or private club to sell on-premise malt beverages
 - Restaurants are required to have 30% of gross receipts from food and non-alcoholic beverages; maintain an on-premise kitchen; and inside dining for at least 36 people
 - Breweries are allowed to serve any beer
 - Private clubs are required to only be open to members and their bona fide guests



Referendum

- NCGS 18B-602. Forms of ballots:

(1) To permit the “on-premises” and “off-premises” sale of malt beverages.

☐ FOR

☐ AGAINST

(2) To permit the “on-premises” and “off-premises” sale of fortified wine.

☐ FOR

☐ AGAINST





Referendum Summary

- No cost to the Town to add the question to the ballot of the November 5, 2019 municipal election
- We must notify the Board of Elections before the beginning of July if the referendum is to be added
- The Town cannot actively campaign for the referendum, but can provide public education and host community meetings
 - The Town would work with the City of Concord to put together public information packets about the change



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Bid Award to Carolina Site Works for Construction of Candystick Circle Water Line Project, Addition of FY2019-2020 Project Ordinance and Amendment to FY2019 Budget Ordinance.

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

If approved:

Motion to award the bid to Carolina Site Works in the amount of \$124,482.60 for the Candystick Circle Water Line Project and the related project ordinance and budget amendment.

Description/Background:

This project will improve water quality and fire flow to the existing neighborhood. As an added benefit, it will also improve storm water conveyance to prevent flooding and other issues caused by improper drainage. The storm water improvements will be a byproduct of the project and will help with the overall System A storm water improvements by replacing existing driveway pipes and regrading of ditches, as part of the water line construction.

Carolina Site Works was the low bidder for the project and meets the qualifications to perform the work. The bid tab is attached to this agenda item for further review.

This project did not originally appear on the capital project list, but as a result of other water line improvements made in this area it was determined that the Candystick Circle water line is in need of replacement.

Recommendation:

Staff recommends approval of the attached bid proposal to Carolina Site Works for Candystick Circle water line project.

Fiscal Impact:

This project has a cost of \$124,482.60. This will be funded from transfers from the Water and Sewer Capital Reserve Fund to the Water and Sewer Capital Project Fund. Currently, the Water and Sewer Capital Reserve Fund has approximately \$3.2M in fund balance. With this transfer, the balance will be approximately \$3.075M.

Attachments:

1. Bid Tab - Candystick Circle Water Line Project
2. Bid Proposal - Carolina Site Works - Candystick Circle Water Line Project
3. Amendment - WSFCRF Candystick Water Main 05122019
4. Project Ordinance - Candy Stick Water Main 05132019

Carolina Site Works					
ITEM	DESCRIPTION	QTY.	UNITS	UNIT COST	TOTAL COST
Section A - Mobilization					
1.	Mobilization	1	LS	\$ 5,400.00	\$ 5,400.00
Section B - Traffic Control					
1.	Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00
Section C - Sediment and Erosion Control					
1.	Sediment and Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
Section D - Water Pay Items (Open-Cut)					
1.	Perform open cut installation of C900 PVC pipe				
a.	2" SDR 13.5 water main (any depth)	211	LF	\$ 31.00	\$ 6,541
b.	6" C900 Push-On Joint PVC water main (any depth)	255	LF	\$ 44.00	\$ 11,220
c.	6" C900 Restrained Joint PVC water main (any depth)	126	LF	\$ 55.00	\$ 6,930
2.	Perform open cut installation of DIP pipe				
a.	6" RJ DIP water main (any depth)	80	LF	\$ 55.00	\$ 4,400
3.	Connection of New Main to Existing Main with DIP Tee	1	EA	\$ 1,800.00	\$ 1,800
4.	Gate valve with valve box				
a.	2" Gate valve	1	EA	\$ 975.00	\$ 975
b.	6" Gate valve	1	EA	\$ 1,360.00	\$ 1,360
5.	1" Blow Off Valve				
a.	On 2-inch pipe - 1" air release	1	EA	\$ 650.00	\$ 650
6.	Fire Hydrants				
a.	New Fire Hydrant Assembly on New Main	1	EA	\$ 5,428.00	\$ 5,428
7.	Water Meter Services				
a.	Reconnect Existing Service Lines to New Main w/Tapping Saddle	11	EA	\$ 350.00	\$ 3,850
8.	Abandonment of existing water main				
a.	Existing valve abandonment	1	EA	\$ 100.00	\$ 100
b.	Removal of Existing 2-Inch Connection and Installation of Solid Sleeve	1	EA	\$ 715.00	\$ 715
9.	Aggregate for backfill				
a.	Screenings	60	TN	\$ 45.00	\$ 2,700
10.	Water Main Activation				
a.	Disinfection and Testing of New Main	672	LF	\$ 2.50	\$ 1,680
b.	Connection to New Main with RP Jumper	1	EA	\$ 4,500.00	\$ 4,500
Section D Total:					\$ 52,849.00
Section E - Sanitary Sewer					
1.	New Sewer Main Installation				
a.	New DIP Sanitary Sewer Installation (Includes 20 LF 8-Inch DIP Pipe, Couplings & Bypass Pumping) Asphalt Under Separate Pay Item	1	EA	\$ 6,528.00	\$ 6,528
Section F - Surface Restoration					
1.	For cutting (sawing) and replacing all asphalt pavement				
a.	Sawing asphalt pavement	62	LF	\$ 2.00	\$ 124
b.	Removing and disposing of asphalt pavement	35	SY	\$ 10.00	\$ 350
c.	8" aggregate base course	35	SY	\$ 28.00	\$ 980
d.	2" surface course	35	SY	\$ 55.00	\$ 1,925
2.	For cutting (sawing) and replacing all concrete driveways				
a.	Sawing concrete	280	LF	\$ 2.00	\$ 560
b.	Removing and disposing of concrete 0"-4" depth	70	SY	\$ 10.00	\$ 700
c.	4" stone base	70	SY	\$ 14.00	\$ 980
d.	4" concrete driveway	70	SY	\$ 73.00	\$ 5,110
3.	For removal and replacing all gravel driveways				
a.	Replacement of 4" gravel driveway (Trench area only)	10	SY	\$ 14.00	\$ 140
4.	Miscellaneous property restoration (i.e. fences, plantings, etc.)	1	LS	\$ 4,000.00	\$ 4,000
Section F Total:					\$ 14,869.00
Section G - Storm Sewer Rehabilitation					
1.	RCP Driveway culverts				
a.	15" RCP Pipe	240	LF	\$ 58.00	\$ 13,920
b.	Ditch Excavation (Export Soil)	370	CY	\$ 15.00	\$ 5,550
c.	Fine Grading	2000	SY	\$ 1.00	\$ 2,000
e.	Top Soil Import	120	CY	\$ 20.00	\$ 2,400
e.	Seeding and Mulching	2000	SY	\$ 1.75	\$ 3,500
e.	Erosion Control Matting	1500	SY	\$ 2.10	\$ 3,150
Section G Total:					\$ 30,520.00
H.	Total (Sum of Sections A, B, C, D, E, F & G):				\$ 113,166.00
I.	Contingency Allowance (10% of Item H):				\$ 11,316.60
J.	Total Opinion of Probable Project Cost:				\$ 124,482.60
K.	Additional Costs - Surveying As-Built Drawings				\$1,500

JW Wallace					
ITEM	DESCRIPTION	QTY.	UNITS	UNIT COST	TOTAL COST
Section A - Mobilization					
1.	Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Section B - Traffic Control					
1.	Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00
Section C - Sediment and Erosion Control					
1.	Sediment and Erosion Control	1	LS	\$ 2,000.00	\$ 2,000.00
Section D - Water Pay Items (Open-Cut)					
1.	Perform open cut installation of C900 PVC pipe				
a.	2" SDR 13.5 water main (any depth)	211	LF	\$ 20.00	\$ 4,220
b.	6" C900 Push-On Joint PVC water main (any depth)	255	LF	\$ 28.00	\$ 7,140
c.	6" C900 Restrained Joint PVC water main (any depth)	126	LF	\$ 40.00	\$ 5,040
2.	Perform open cut installation of DIP pipe				
a.	6" RJ DIP water main (any depth)	80	LF	\$ 50.00	\$ 4,000
3.	Connection of New Main to Existing Main with DIP Tee	1	EA	\$ 2,500.00	\$ 2,500
4.	Gate valve with valve box				
a.	2" Gate valve	1	EA	\$ 800.00	\$ 800
b.	6" Gate valve	1	EA	\$ 1,000.00	\$ 1,000
5.	1" Blow Off Valve				
a.	On 2-inch pipe - 1" air release	1	EA	\$ 1,500.00	\$ 1,500
6.	Fire Hydrants				
a.	New Fire Hydrant Assembly on New Main	1	EA	\$ 4,500.00	\$ 4,500
7.	Water Meter Services				
a.	Reconnect Existing Service Lines to New Main w/Tapping Saddle	11	EA	\$ 1,750.00	\$ 19,250
8.	Abandonment of existing water main				
a.	Existing valve abandonment	1	EA	\$ 500.00	\$ 500
b.	Removal of Existing 2-Inch Connection and Installation of Solid Sleeve	1	EA	\$ 1,500.00	\$ 1,500
9.	Aggregate for backfill				
a.	Screenings	60	TN	\$ 20.00	\$ 1,200
10.	Water Main Activation				
a.	Disinfection and Testing of New Main	672	LF	\$ 2.00	\$ 1,344
b.	Connection to New Main with RP Jumper	1	EA	\$ 2,000.00	\$ 2,000
Section D Total:					\$ 56,494.00
Section E - Sanitary Sewer					
1.	New Sewer Main Installation				
a.	New DIP Sanitary Sewer Installation (Includes 20 LF 8-Inch DIP Pipe, Couplings & Bypass Pumping) Asphalt Under Separate Pay Item	1	EA	\$ 3,000.00	\$ 3,000
Section F - Surface Restoration					
1.	For cutting (sawing) and replacing all asphalt pavement				
a.	Sawing asphalt pavement	62	LF	\$ 4.00	\$ 248
b.	Removing and disposing of asphalt pavement	35	SY	\$ 8.00	\$ 280
c.	8" aggregate base course	35	SY	\$ 96.00	\$ 3,360
d.	2" surface course	35	SY	\$ 24.00	\$ 840
2.	For cutting (sawing) and replacing all concrete driveways				
a.	Sawing concrete	280	LF	\$ 4.00	\$ 1,120
b.	Removing and disposing of concrete 0"-4" depth	70	SY	\$ 8.00	\$ 560
c.	4" stone base	70	SY	\$ 10.00	\$ 700
d.	4" concrete driveway	70	SY	\$ 75.00	\$ 5,250
3.	For removal and replacing all gravel driveways				
a.	Replacement of 4" gravel driveway (Trench area only)	10	SY	\$ 10.00	\$ 100
4.	Miscellaneous property restoration (i.e. fences, plantings, etc.)	1	LS	\$ 2,000.00	\$ 2,000
Section F Total:					\$ 14,458.00
Section G - Storm Sewer Rehabilitation					
1.	RCP Driveway culverts				
a.	15" RCP Pipe	240	LF	\$ 30.00	\$ 7,200
b.	Ditch Excavation (Export Soil)	370	CY	\$ 25.00	\$ 9,250
c.	Fine Grading	2000	SY	\$ 2.00	\$ 4,000
e.	Top Soil Import	120	CY	\$ 30.00	\$ 3,600
e.	Seeding and Mulching	2000	SY	\$ 2.00	\$ 4,000
e.	Erosion Control Matting	1500	SY	\$ 2.00	\$ 3,000
Section G Total:					\$ 31,050.00
H.	Total (Sum of Sections A, B, C, D, E, F & G):				\$ 120,002.00
I.	Contingency Allowance (10% of Item H):				\$ 12,000.20
J.	Total Opinion of Probable Project Cost:				\$ 132,002.20
K.	Additional Costs - Surveying As-Built Drawings				



2019 Candystick Circle Water Main & Storm Sewer Replacement

The Town of Harrisburg will accept bids for the Water Main & Storm Sewer Replacement at Candystick Circle in Harrisburg, NC. See attached bid form and engineering plans for contract quantities.

- The Town of Harrisburg reserves the right to reject all bids, we also have the right to add or delete from the contract quantities.
- All bids to be completed on attached bid form.
- All work to follow WSACC, NCDOT, AWWA, APPA, ASTM and Town of Harrisburg specifications.
- Contractor shall be responsible for traffic control.
- All work shall be completed within 90 days of receiving the notice to proceed from the Town of Harrisburg.
- All bids due by Friday May 3, 2019 by 5 PM. Bid winner will be announced Monday, May 6.
- Please contact Mallory Hodgson at (704) 618-8018 if you have any questions.

Sign A.D. Smith Date 5-3-2019

Please sign acknowledging that you have received and understand the terms.

Carolina Siteworks, Inc.
PO Box 280
China Grove, NC 28023

CITY OF HARRISBURG					
CANDYSTICK CIRCLE WATER MAIN & STORM SEWER REPLACEMENT					
BID FORM FOR PROPOSAL					
ITEM	DESCRIPTION	QTY.	UNITS	UNIT COST	TOTAL COST
Section A - Mobilization					
1.	Mobilization	1	LS	5,400.00	\$ 5,400.00
Section B - Traffic Control					
1.	Traffic Control	1	LS	1,500.00	\$ 1,500.00
Section C - Sediment and Erosion Control					
1.	Sediment and Erosion Control	1	LS	1,500.00	\$ 1,500.00
Section D - Water Pay Items (Open-Cut)					
1.	Perform open cut installation of C900 PVC pipe				
a.	2" SDR 13.5 water main (any depth)	211	LF	31.00	\$ 6,541.00
b.	6" C900 Push-On Joint PVC water main (any depth)	255	LF	44.00	\$ 11,220.00
c.	6" C900 Restrained Joint PVC water main (any depth)	126	LF	55.00	\$ 6,930.00
2.	Perform open cut installation of DIP pipe				
a.	6" RJ DIP water main (any depth)	80	LF	55.00	\$ 4,400.00
3.	Connection of New Main to Existing Main with DIP Tee	1	EA	1,800.00	\$ 1,800.00
4.	Gate valve with valve box				
a.	2" Gate valve	1	EA	975.00	\$ 975.00
b.	6" Gate valve	1	EA	1,360.00	\$ 1,360.00
5.	1" Blow Off Valve				
a.	On 2-inch pipe - 1" air release	1	EA	650.00	\$ 650.00
6.	Fire Hydrants				
a.	New Fire Hydrant Assembly on New Main	1	EA	5,428.00	\$ 5,428.00
7.	Water Meter Services				
a.	Reconnect Existing Service Lines to New Main w/Tapping Saddle	11	EA	350.00	\$ 3,850.00
8.	Abandonment of existing water main				
a.	Existing valve abandonment	1	EA	100.00	\$ 100.00
b.	Removal of Existing 2-Inch Connection and Installation of Solid Sleeve	1	EA	715.00	\$ 715.00
9.	Aggregate for backfill				
a.	Screenings	60	TN	45.00	\$ 2,700.00
10.	Water Main Activation				
a.	Disinfection and Testing of New Main	672	LF	2.50	\$ 1,680.00
b.	Connection to New Main with RP Jumper	1	EA	4,500.00	\$ 4,500.00
Section D Total:					\$ 61,249.00
Section E - Sanitary Sewer					
1.	New Sewer Main Installation				
a.	New DIP Sanitary Sewer Installation (Includes 20 LF 8-Inch DIP Pipe, Couplings & Bypass Pumping) Asphalt Under Separate Pay Item	1	EA	6,528.00	\$ 6,528.00
Section F - Surface Restoration					
1.	For cutting (sawing) and replacing all asphalt pavement				
a.	Sawing asphalt pavement	62	LF	2.00	\$ 124.00
b.	Removing and disposing of asphalt pavement	35	SY	10.00	\$ 350.00
c.	8" aggregate base course	35	SY	28.00	\$ 980.00
d.	2" surface course	35	SY	55.00	\$ 1,925.00
2.	For cutting (sawing) and replacing all concrete driveways				
a.	Sawing concrete	280	LF	2.00	\$ 560.00
b.	Removing and disposing of concrete 0"-4" depth	70	SY	10.00	\$ 700.00
c.	4" stone base	70	SY	14.00	\$ 980.00
d.	4" concrete driveway	70	SY	73.00	\$ 5,110.00
3.	For removal and replacing all gravel driveways				
a.	Replacement of 4" gravel driveway (Trench area only)	10	SY	14.00	\$ 140.00
4.	Miscellaneous property restoration (i.e. fences, plantings, etc.)	1	LS	4,000.00	\$ 4,000.00
Section F Total:					\$ 14,869.00

CITY OF HARRISBURG					
CANDYSTICK CIRCLE WATER MAIN & STORM SEWER REPLACEMENT					
BID FORM FOR PROPOSAL					
ITEM	DESCRIPTION	QTY.	UNITS	UNIT COST	TOTAL COST
Section G - Storm Sewer Rehabilitation					
1.	RCP Driveway culverts				
a.	15" RCP Pipe	240	LF	58.00	\$13,920.00
b.	Ditch Excavation (Export Soil)	370	CY	15.00	\$5,550.00
c.	Fine Grading	2000	SY	1.00	\$2,000.00
e.	Top Soil Import	120	CY	20.00	\$2,400.00
e.	Seeding and Mulching	2000	SY	1.75	\$3,500.00
e.	Erosion Control Matting	1500	SY	2.10	\$3,150.00
Section G Total:					\$30,520.00
H.	Total (Sum of Sections A, B, C, D, E, F & G):				\$113,166.00
I.	Contingency Allowance (10% of Item H):				\$11,316.60
J.	Total Opinion of Probable Project Cost:				\$124,482.60

1. Survey as-built drawings = \$1,500.00



AN ORDINANCE AMENDING THE 2018-2019 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, 2019:

Section 1. Amend Water and Sewer Fund Capital Reserve Fund line items to account for the Candystick Circle Water Line Replacement Project.

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

Increase line item 650-8500-59111	\$ 125,000
Transfers Out - WSFCPF	

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

Increase line item 650-48599	\$ 125,000
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 May, 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



A CAPITAL PROJECTS ORDINANCE FOR THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that, pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital projects ordinance is hereby adopted:

Section 1. The project authorized is the replacement of water lines on Candystick Circle. The project will be paid for with a transfer of Water and Sewer Fund Capital Reserve Fund dollars.

Section 2. The officers of the Town are hereby directed to proceed with the capital project within the terms of the budget contained herein.

Section 3. Appropriations

That for the expense of the Town Government and its activities, as it related to multi-year capital projects, for the fiscal year beginning July 1, 2018, and ending June 30, 2020, the amounts in the following subsection, or so much as may be necessary, are hereby appropriated:

Project - Candystick Circle Water Main	
Construction	<u>\$ 125,000</u>

Section 4. Revenue Estimates

The Town has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2018 and ending June 30, 2020:

Project - Candystick Circle Water Main	
Transfer from Water and Sewer Capital Reserve Fund	<u>\$ 125,000</u>

Section 5.

Copies of this capital projects ordinance shall be furnished to the Clerk to the Town Council and to the Budget Officer and the Finance Officer for direction in carrying out this project. No purchases or budget revisions shall be made until reviewed and pre-audited by the Finance Officer.

Section 6.

That this ordinance shall be effective upon its passage. Adopted this 13th day of May, 2019.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract With Gavel and Dorn for System A Stormwater Design Services

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

If approved:

Motion to approve a contract with Gavel and Dorn for the final detailed design services for upgrades on the System A storm water drainage system in the amount of \$56,500.

Description/Background:

System A Storm Water Drainage System is an antiquated storm water system that serves sections of Parallel Drive, Autumn Drive, and Woodside Drive.

The Town previously completed a comprehensive analysis of Systems A and B. The results of the study determined the improvements required to meet our Town standards would require total takes of multiple homes and approximately \$6,000,000 of improvements.

Those improvements would still not address many of the residents' complaints. Rather than completing the recommendations of the study as presented, the Town decided to more efficiently direct their funding toward spot improvements to remedy the worst areas in a more cost-effective manner.

With this contract, the Town is addressing the final design portion of the largest spot improvement by providing enclosed drainage along Autumn Drive and School Drive.

Recommendation:

Staff recommends approval of the attached contract with Gavel and Dorn for the design of storm water improvements in System A and associated engineering fees.

Fiscal Impact:

This project will be included in the approved Storm Water System A project ordinance. The total impact of this project is \$56,500.

The original project proposed by Kimley Horn costs approximately \$2.8M for Construction and an additional \$560,000 in Engineering and Inspection Costs. Due to Town Staff's redesign and limitation of the scope, the new project, although not as extensive, has a construction cost of approximately \$800,000 and design of \$100,000, making the project a reality. Therefore, this contract will reduce the budget available for design/professional services costs to \$43,500.

Town staff completed the preliminary engineering, survey and soft digs, and will complete the project management and inspections services saving the Town approximately \$503,500 in engineering consulting fees compared to hiring consultant engineers and inspectors.

Attachments:

1. 20190505 SYSTEM A AGREEMENT AND SCOPE OF WORK

SHORT FORM OF AGREEMENT BETWEEN OWNER AND ENGINEER FOR PROFESSIONAL SERVICES

THIS IS AN AGREEMENT effective as of [] (“Effective Date”) between Town of Harrisburg, North Carolina (“Owner”) and Gavel & Dorn Engineering, PLLC (“Engineer”).

Owner’s Project, of which Engineer’s services under this Agreement are a part, is generally identified as follows: System 'A' Stormwater (Project).

Engineer’s services under this Agreement are generally identified as follows: Stormwater design & analysis with bidding, easement services)“Services”). See Exhibit A.

Owner and Engineer further agree as follows:

1.01 *Basic Agreement and Period of Service*

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

2.01 *Payment Procedures*

- A. *Invoices:* Engineer shall prepare invoices in accordance with its standard invoicing practices and submit the invoices to Owner on a monthly basis. Invoices are due and payable within 30 days of receipt. If Owner fails to make any payment due Engineer for Services, Additional Services, and expenses within 30 days after receipt of Engineer’s invoice, then (1) the amounts due Engineer will be increased at the rate of 1.0% per month (or the maximum rate of interest permitted by law, if less) from said thirtieth day, and (2) in addition Engineer may, after giving seven days written notice to Owner, suspend Services under this Agreement until Engineer has been paid in full all amounts due for Services, Additional Services, expenses, and other related charges. Owner waives any and all claims against Engineer for any such suspension.
- B. *Payment:* As compensation for Engineer providing or furnishing Services and Additional Services, Owner shall pay Engineer as set forth in Paragraphs 2.01, 2.02 (Services), and 2.03 (Additional Services). If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Engineer in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion.

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

A. Owner shall pay Engineer for Services as follows:

1. An amount equal to the cumulative hours charged to the Project by each class of Engineer's employees times standard hourly rates for each applicable billing class, plus reimbursement of expenses incurred in connection with providing the Services and Engineer's consultants' charges, if any.
2. Engineer's Standard Hourly Rates are attached as Appendix 1.
3. The total compensation for Services and reimbursable expenses is estimated to be \$56,500 for **Exhibit A**.

2.03 *Additional Services:* For Additional Services, Owner shall pay Engineer an amount equal to the cumulative hours charged in providing the Additional Services by each class of Engineer's employees, times standard hourly rates for each applicable billing class; plus reimbursement of expenses incurred in connection with providing the Additional Services and Engineer's consultants' charges, if any. Engineer's standard hourly rates are attached as Appendix 1.

3.01 *Termination*

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

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

same, then the cure period provided for herein shall extend up to, but in no case more than, 60 days after the date of receipt of the notice.

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

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

4.01 *Successors, Assigns, and Beneficiaries*

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

5.01 *General Considerations*

- A. The standard of care for all professional engineering and related services performed or furnished by Engineer under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Engineer makes no warranties, express or implied, under this Agreement or otherwise, in connection with any services performed or furnished by Engineer. Subject to the foregoing standard of care, Engineer and its consultants may use or rely upon design elements and information ordinarily or customarily furnished by others, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.
- B. Engineer shall not at any time supervise, direct, control, or have authority over any Constructor's work, nor shall Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any Constructor, or the safety precautions and programs incident thereto, for security or safety at the Project site, nor for any failure of a Constructor to comply with laws and regulations applicable to such Constructor's furnishing and performing of its work. Engineer shall not be responsible for the acts or omissions of any Constructor.

- C. Engineer neither guarantees the performance of any Constructor nor assumes responsibility for any Constructor's failure to furnish and perform its work.
- D. Engineer's opinions (if any) of probable construction cost are to be made on the basis of Engineer's experience, qualifications, and general familiarity with the construction industry. However, because Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors' methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from opinions of probable construction cost prepared by Engineer. If Owner requires greater assurance as to probable construction cost, then Owner agrees to obtain an independent cost estimate.
- E. Engineer shall not be responsible for any decision made regarding the construction contract requirements, or any application, interpretation, clarification, or modification of the construction contract documents other than those made by Engineer or its consultants.
- F. All documents prepared or furnished by Engineer are instruments of service, and Engineer retains an ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Owner shall have a limited license to use the documents on the Project, extensions of the Project, and for related uses of the Owner, subject to receipt by Engineer of full payment due and owing for all Services and Additional Services relating to preparation of the documents and subject to the following limitations:
 - 1. Owner acknowledges that such documents are not intended or represented to be suitable for use on the Project unless completed by Engineer, or for use or reuse by Owner or others on extensions of the Project, on any other project, or for any other use or purpose, without written verification or adaptation by Engineer;
 - 2. any such use or reuse, or any modification of the documents, without written verification, completion, or adaptation by Engineer, as appropriate for the specific purpose intended, will be at Owner's sole risk and without liability or legal exposure to Engineer or to its officers, directors, members, partners, agents, employees, and consultants;
 - 3. Owner shall indemnify and hold harmless Engineer and its officers, directors, members, partners, agents, employees, and consultants from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from any use, reuse, or modification of the documents without written verification, completion, or adaptation by Engineer; and
 - 4. such limited license to Owner shall not create any rights in third parties.
- G. Owner and Engineer may transmit, and shall accept, Project-related correspondence, documents, text, data, drawings, information, and graphics, in electronic media or digital format, either directly, or through access to a secure Project website, in accordance with a mutually agreeable protocol.
- H. To the fullest extent permitted by law, Owner and Engineer (1) waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and consultants, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement or the Project, and (2) agree that Engineer's total liability to Owner

under this Agreement shall be limited to \$100,000 or the total amount of compensation received by Engineer, whichever is greater.

- I. The parties acknowledge that Engineer's Services do not include any services related to unknown or undisclosed Constituents of Concern. If Engineer or any other party encounters, uncovers, or reveals an unknown or undisclosed Constituent of Concern, then Engineer may, at its option and without liability for consequential or any other damages, suspend performance of Services on the portion of the Project affected thereby until such portion of the Project is no longer affected, or terminate this Agreement for cause if it is not practical to continue providing Services.
- J. Owner and Engineer agree to negotiate each dispute between them in good faith during the 30 days after notice of dispute. If negotiations are unsuccessful in resolving the dispute, then the dispute shall be mediated. If mediation is unsuccessful, then the parties may exercise their rights at law.
- K. This Agreement is to be governed by the law of the state in which the Project is located.
- L. Engineer's Services and Additional Services do not include: (1) serving as a "municipal advisor" for purposes of the registration requirements of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) or the municipal advisor registration rules issued by the Securities and Exchange Commission; (2) advising Owner, or any municipal entity or other person or entity, regarding municipal financial products or the issuance of municipal securities, including advice with respect to the structure, timing, terms, or other similar matters concerning such products or issuances; (3) providing surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements; or (4) providing legal advice or representation.

6.01 *Total Agreement*

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

7.01 *Definitions*

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

relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic, or dangerous waste, substance, or material.

8.01 *Attachments:* Appendix 1, Engineer's Standard Hourly Rates.

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

Owner: Town of Harrisburg, NC

Engineer: Gavel & Dorn Engineering, PLLC

By: _____

By: _____

Print name: _____

Print name: Sean Mayo, PE

Title: _____

Title: _____

Date Signed: _____

Date Signed: _____

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

P-0601

State of: North Carolina

Address for Owner's receipt of notices:

Address for Engineer's receipt of notices:

PO Box 1791
Denver, North Carolina 28037

This is **Appendix 1, Engineer's Standard Hourly Rates**, referred to in and part of the Short Form of Agreement between Owner and Engineer for Professional Services dated May 5, 2019.

Engineer's Standard Hourly Rates

A. Standard Hourly Rates:

1. Standard Hourly Rates are set forth in this Appendix 1 and include salaries and wages paid to personnel in each billing class plus the cost of customary and statutory benefits, general and administrative overhead, non-project operating costs, and operating margin or profit.
2. The Standard Hourly Rates apply only as specified in Paragraphs 2.01, 2.02, and 2.03, and are subject to annual review and adjustment.

B. Schedule of Hourly Rates:

Billing Class	Rate
Project Manager	\$ 160.00/hour
Senior Engineer	\$ 150.00/hour
Project Engineer	\$ 140.00/hour
Staff Engineer	\$ 114.00/hour
Administration	\$ 63.00/hour
Sr. Resident Project Representative	\$ 94.00/hour
Resident Project Representative	\$ 78.00/hour

May 3, 2019

Mr. Rob Donham
Town Engineer
Town of Harrisburg
Harrisburg Industrial Park Drive
Harrisburg, NC 28075

Re: **Exhibit A**
 System A Stormwater
 Engineering Consulting Services

Dear Mr. Donham,

The Town of Harrisburg (Town) has requested a proposal for engineering services from Gavel & Dorn Engineering, PLLC (G&D) to repair and replace an existing storm drainage system (System A) located along Autumn Drive, Parallel Drive and Candystick Circle. The project area to be studied is shown in Figure 1. The storm system collects flow from an approximately 60-acre drainage basin. The storm drainage system consists of driveway culverts and roadside ditches which experience localized yard flooding during major rain events. In addition, the roadside ditches have significant erosion and sedimentation issues that need to be addressed.

The Town's goal is to install storm pipe and yard inlets to the maximum extent possible to address the localized yard flooding and replace existing eroding ditch sections. The Town previously completed construction plans for the project area with the intent to provide a specified level of service based on a typical design storm (i.e. 2-year, 10-year etc.). However, those previous construction plans were deemed infeasible by the Town to construct due to its cost.

Based on that result, the Town has asked that G&D prepare construction plans that will be a 'best-fit' design for the project area rather than design to a specified design rain event. 'Best fit' in this case is anticipated to be design of a piped storm drain system that provides the highest practical drainage level of service in the project area subject to cost and constructability constraints. Design to a specified design storm event will not be required.

The Town has provided G&D with design information including soft dig results and construction plans from previous design effort. In addition, the Town will be providing G&D with topographic survey (in AutoCAD format) of the project area. G&D also performed a site visit to view the project area.

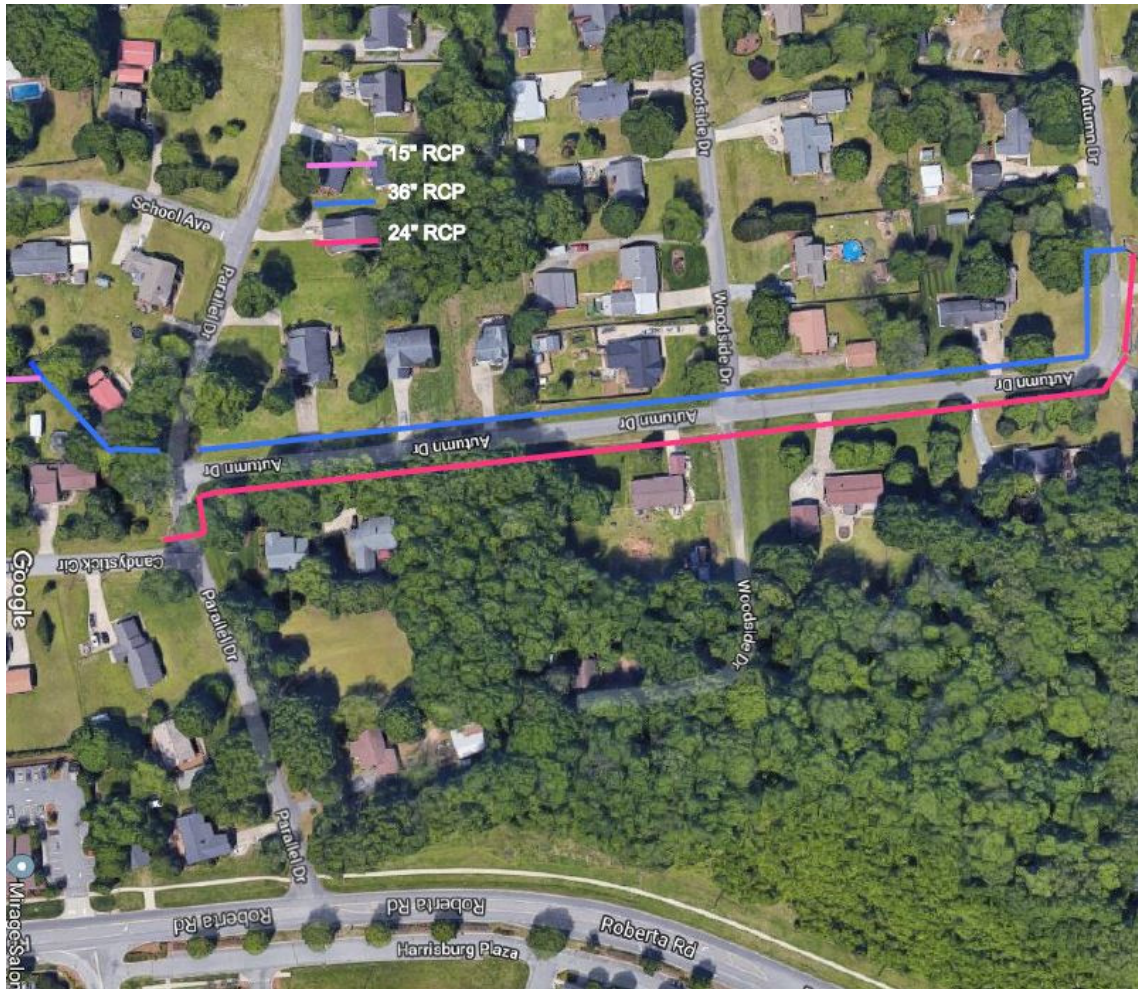


Figure 1 Project Map

This proposal lists the anticipated scope of work required to complete the design, obtain required permits and bid the project. Based on our understanding, the scope of work will include the following:

- Design of approximately 3,000 LF of storm drain;
- Removal and replacement of approximately 20 driveway culverts;
- Hydrologic study of the approximately 60-acre drainage basin for the project area;
- NC DEQ Sediment and Erosion Control Permit
- Opinion of Probable Construction Costs;
- Bidding Services;
- Survey Services – Cost allowance included for additional survey not addressed by survey provided by Town as well as for record drawings;
- Easement Plats – Cost allowance included for up to 20 permanent and/or temporary easement plats to complete the required construction. Cost includes preparation of the easement plats only. All other required work, fees etc. to be provided by the Town.

We assume no NCDOT encroachment permits are required and that all work is outside the FEMA regulated floodplain based on a preliminary review of floodplain maps.

We understand that daily construction administration and observation will be completed by Town staff.

Task 1 – Project Management, Meetings and Site Visits

- Project management tasks include planning, organizing, staffing and coordinating the work efforts for each task. Administrative tasks include preparation of invoices and progress reports. We also anticipate frequent phone and e-mail communication, as needed.
- G&D will conduct a site walk of the entire project areas and prepare a brief email summary of the findings. These finding will be discussed with the Town of Harrisburg to determine the appropriate course of action for the storm drainage improvements. Site walk is anticipated to take one-half day and require 2 G&D staff.
- G&D project manager and at least one project engineer will attend up to two additional project meetings with the TOWN at pre-determined project stages (say 70% and 90% complete). G&D shall prepare email summary of these meetings. All meetings will be held at the Town's main office.

Task 2 – Topographic Survey

Topographic survey of the project area will be provided by the Town to G&D. It is assumed that the existing survey includes all existing above ground appurtenances including curb, guardrails, walkways, pavement, and pavement markings, trees, buildings, light poles, ditch lines, landscape areas, street signs and horizontal locations of underground utilities.

If necessary, G&D will contract with a licensed surveyor to capture additional required survey data not included in the original survey data. An allowance has been included in the project cost for this work and noted as 'additional services.'

Task 3 – Hydrologic/Hydraulic Modeling

- G&D shall perform limited hydrologic and hydraulic modeling calculations to design the proposed drainage networks.
- G&D shall use existing GIS data provided by Town for land use, soils, topography and other information to support these calculations.
- The hydrologic model will be developed in either HydraFlow or HydroCAD.
- These calculations will be presented in a brief technical memorandum including the approximate design storm that can be addressed by the 'best-fit' design.

Task 4 – Engineering Drawings and Technical Specifications

- G&D staff will perform design activities associated with the design of the drainage improvements, utility protection, relocation of water/sewer, utility coordination for other utilities, surface restoration, and associated appurtenances, as appropriate. We anticipate requiring the following 10 plan sheets:
 - One Cover Sheet
 - One General Notes Sheet
 - Two Existing Conditions/Demolition Plan/Traffic Control Sheets
 - Three Plan/Profile Sheets at a horizontal scale of one-inch equal to forty-feet and vertical scale of one-inch equal to four feet. Plan shall include erosion control measures.
 - Two Civil Detail sheets – relevant NCDOT details will be incorporated by reference.
- Technical specifications will incorporate by reference relevant NCDOT and/or Town of Harrisburg standard specifications.
- This Task will result in a set of draft drawings and technical specifications that will be presented to the Town for review. Following review, G&D shall prepare final plans and technical specifications.
- Town shall provide their standard front-end contract documents for incorporation into the final Project Manual released for bidding.

Task 5 – Quantities and Cost Estimates

G&D will provide a materials quantity take-off along with a cost estimates for construction of the storm drainage improvements. Our opinion of probable construction cost will be completed based on the 90% design drawings.

Task 6 – Permitting

Due to the project disturbed acreage exceeding 1-acre is anticipated that a NCDEQ Land Disturbance permit will be required for this project. Due to the linear nature of the project, primary erosion control measures noted on the plans will consist of silt fence, silt fence outlets, check dams, and seeding/mulching where necessary.

G&D shall prepare and submit the associated permit application for review and approval by the NC DEQ. This permit applications will require completed engineering drawings. G&D has included the cost (\$130) for the applicable permit fee in this scope.

No other permits are anticipated to be required.

Task 7 – Easement Plats

Based on project scope, it is anticipated that the proposed improvements will require obtaining of temporary easements and permanent rights-of-way from up to 20 property owners. G&D's role will be to coordinate with a licensed surveyor to develop required easement plats for the project suitable for recordation at the Cabarrus County Register of Deeds Office. G&D will submit the plats to the Town to ascertain municipal review, approval, and recordation. An allowance for the Surveyor has been included in the project cost for this work and noted as 'additional services'.

This task does not include the following:

- All coordination and correspondence with affected property owners (by Town);
- Recordation of plats at Register of Deeds (by Town);
- Payment to property owners for easement cost (by Town);
- Preparation of legal descriptions for each affected parcel (not required).

Task 8 - Bidding Services

G&D will provide assistance and technical capacity for bidding services as described below. It is assumed that there will be one bid and the Town will be responsible for advertising the project. G&D will see that contract documents are distributed to interested prospective bidders, conduct a pre-bid meeting at the Town's office, respond to questions, provide clarification and issue addenda as necessary, compile and tabulate bids, review of bids, make recommendation for award, and issue the notice award as part of bidding services. It is assumed that the project will have a bid phase lasting one month.

Task 9 – Record Drawings

Upon completion of the project, G&D will create as-built drawings of the project. G&D's role will be to coordinate with a licensed surveyor to complete field survey and then prepare sealed record drawings for the project. G&D will provide electronic copies of the record drawings to the Town. An allowance for the Surveyor has been included in the project cost for this work and noted as 'additional services'.

Proposed Engineering Fee Estimate

A summary of proposed fees (upper limit) is presented in Table 1 below.

Table 1 - Proposed Fee Summary		
Task	Description	Fee
Basic Services		
1	Project Meetings	\$ 3,300
2	Topographic Survey	\$ 1,200
3	Hydrologic/Hydraulic Modeling	\$ 5,900
4	Engineering Drawings and Specifications	\$ 18,200
5	Cost Estimate	\$ 1,200
6	Permitting	\$ 1,600
7	Easement Plats	\$ 1,200
8	Bidding Services	\$ 6,300
9	Record Drawings	\$ 1,100
Subtotal Basic Services		\$ 40,000
Additional Services		
2	Topographic Survey	\$ 5,000
7	Easement Plats	\$ 10,000
9	As-Built Survey	\$ 1,500
Subtotal Additional Services:		\$ 16,500
Grand Total:		\$ 56,500

G&D proposes to provide the services described above on an hourly rate basis, with an upper limit budget not to exceed \$56,500. Miscellaneous expenses (permit fees, mileage and printing) are budgetary and will be passed on to the Town of Harrisburg at cost. Direct expenses (such as field equipment, communications, subconsultant services, etc.) are reimbursable at cost plus ten percent.

We hope that you find this proposal sufficient for your needs and look forward to working with you on this important project. Please feel free to call me with any questions you may have as you consider this proposal.

Sincerely,
GAVEL & DORN ENGINEERING, PLLC



Sean Mayo, P.E.
Partner



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of a Revised Engineering Services Contract with Kimley-Horn for CMAQ Project

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

To approve the revised contract with Kimley-Horn Engineers to perform engineering services for a federal CMAQ Sidewalk Project

Description/Background:

The Town previously received grant funding to add sidewalk to Caldwell Road and Stallings Road as part of a Federal Congestion Management and Air Quality grant.

In 2018 it was discovered that the grant was insufficient to cover the cost of the proposed project. Town Staff worked with the local Metropolitan Planning Organization who administers the grant to revise the scope of the work to reduce costs and the Town added local funding to cover the short fall.

During the process the North Carolina Department of Transportation had to review and approve the hourly cost estimate and man-hour estimate through their pre-negotiation process they have with all Engineering Consultants.

The Town approved the local contract which is a summary of those rates and hours in June of 2018 and submitted them to NCDOT that month. It took NCDOT until the end of 2018 to approve those man-hour rate sheets, and in that time, Kimley Horn's new rates became effective which slightly changed the summary contract.

The attached contract accurately reflects the new hourly rates that NCDOT has approved for Kimley Horn. This revised contract needs to be approved by the Town and forwarded to NCDOT in order to continue with project design.

Recommendation:

Staff recommends approval of the contract with Kimely-Horn for design services as presented.

Fiscal Impact:

Total contract cost is an amount not to exceed \$153,102.10. This amount is covered as part of the CMAQ grant and is included in our capital projects for Fiscal Year 2019. The original contract approved was \$142,596.42. The difference in "estimated" costs will be absorbed through limiting of design work, and other estimated phases of the project, like right-of-way acquisition, and construction. No new funding is being requested in relation to this contract.

Attachments:

1. 2019-05-06_CMAQ Sidewalks Scope



May 6, 2019

Rob Donham
Town Engineer
Town of Harrisburg
4100 Main Street
Suite 101
Harrisburg, NC 28075

Re: Professional Services Agreement

Dear Mr. Donham:

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or "Consultant") is pleased to submit this letter agreement (the "Agreement") to the Town of Harrisburg ("Client") for providing sidewalk design services along Caldwell Road and Stallings Road.

Project Understanding

The Town of Harrisburg has secured CMAQ funding to design and construct sidewalk along Caldwell Road and Stallings Road. The sidewalk is proposed to be installed on the west side of Caldwell Road from the newly constructed bridge over the railroad to tie into the existing sidewalk south of Caldwell Park Drive and to cross Tom Query Road. Sidewalk is also proposed to be installed on the north side of Stallings Road from the existing limits adjacent to Stallings Road Park to Raging Ridge Road and across Stallings Road to connect to the sidewalk being installed by Hickory Ridge High School. It is assumed that the proposed shoulders and ditch sections will be retained except in the area north of Back Creek on Caldwell Road. It is understood that the Town will perform the survey, subsurface utility engineering and utility coordination associated with the project. It is also assumed that the Contractor would be responsible for incorporating any special headwall design and associated geotechnical investigations into their construction bid. This contract will determine the physical limits of the headwall envelope, heights and associated grading.

Scope of Services

Kimley-Horn will provide the services specifically set forth below.

Task 1 – Construction Documents

30% Plans

Kimley-Horn will prepare 30% preliminary plans for the sidewalks based on a field meeting and information provided in the survey. Kimley-Horn will prepare 30% plans consisting of a cover, typical sections, sidewalk plans, centerlines, cross sections and construction limits. The designs will be performed in accordance with applicable Town, NCDOT, MUTCD and AASHTO standards and guidelines.

The plans will be submitted to the Town for review and approval. The plans will be revised based on comments received from the Town on the 30% plans and submitted to NCDOT.

60% Plans

Kimley-Horn will incorporate comments from the NCDOT 30% plan review into the 60% plans. Prior to initiating the drainage design, a field reconnaissance will be performed to inventory the existing storm drainage structures and to determine the boundaries of tributary watersheds draining throughout the project. An analysis of the existing storm drainage features will then be conducted. The Kimley-Horn team will then perform roadway drainage design, including determining invert elevations for longitudinal ditches, cross pipes, and energy dissipaters. In addition, the Kimley-Horn team will provide a sediment and erosion control plan to be used during the construction process to identify the areas requiring additional right-of-way. The Kimley-Horn team will submit a hydraulic design study and a stormwater management report outlining the results of the hydrology/hydraulics analyses and the proposed design.

The design will be in accordance with the requirements of the NCDENR and the Town. Kimley-Horn will submit these plans and calculations to the Town for review prior to the NCDENR submittal. Kimley-Horn will then submit the necessary application, calculations, and erosion control plans to the NCDENR Division of Land Quality Regional Kimley-Horn to apply for a grading permit.

Kimley-Horn will prepare construction traffic control plans, which will indicate how traffic is to be maintained during construction of the Project. NCDOT Roadway Standard Drawings will be referenced in the traffic control plans, but will not be detailed as a part of the traffic control plans. These plans will be prepared concurrently with the final design plans so as not to delay submission of all final construction documents. Traffic control plans will be submitted to the Town and will be designed to meet current MUTCD and NCDOT criteria and format.

100% Final Plans

Kimley-Horn will incorporate comments from the NCDOT 60% plan review into the 100% final plans. The 100% final plans and encroachment agreement will be submitted to the Town and NCDOT for review/approval. Kimley-Horn will provide a Quality Control/Quality Assurance review of the 100% final construction plans prior to submittal. Kimley-Horn will revise the plans based on one round of comments from the Town and NCDOT. Once approved, Kimley-Horn will prepare the bid package including the 100% final plans, technical specifications, Opinion of Probable Construction Cost and bid documents including construction-ready drawings, special conditions, and unit price proposal page.

Kimley-Horn will upload the bid documents to an online plans library for download by interested parties once the project is advertised. Kimley-Horn will attend one (1) Pre-Bid Meeting and one (1) Pre-Construction Meeting to be conducted by the Town. In addition to development of the bid documents, bid phase services include bid advertisement, attendance at the pre-bid conference, attendance at the bid opening, bid tabulation, evaluation of bids, contractor recommendation and attendance at the pre-construction conference.

Task 2 – Hydraulics

Kimley-Horn will perform hydraulic analysis for proposed storm drainage pipes and linear ditches along the proposed alignment of the sidewalk. This analysis will be based upon the topographical information included in the survey and base information available for drainage designs such as GIS contour information, USGS Quad maps, and FEMA information. All hydraulic designs will be completed in accordance with the Town of Harrisburg and NCDOT requirements for Hydraulic Design, whichever is more stringent. The anticipated tasks associated with the drainage design to be performed in concurrence with the 60% plans include:

- Conduct field reconnaissance of existing drainage features and patterns associated with existing pipes and existing ditches.
- Design proposed ditches necessary to accommodate the proposed runoff. Design proposed storm drain systems (drop inlets, open end pipes, catch basins, etc.) along the proposed curb and gutter sections utilizing StormCAD or Geopak Drainage software.
- Draft the proposed drainage features (ditches, cross pipes, inlets, etc.) and all associated labeling.
- Draft the proposed ditches into the plan sheets. These ditch profiles will be processed in CAD software to generate the proposed ditches in cross section.
- Complete Drainage Summary Sheet.
- Provide a Stormwater Report.

Kimley-Horn will perform a hydraulic and hydrologic analysis of the existing culverts using HECRAS v.4.1 or HY8. The analysis and sufficiency of the culverts will be documented in the storm water report. It is assumed that a culvert extension is not required and therefore no floodplain development permit, no-rise analysis or FEMA conditional letter of map revision is included as part of this scope of services. Kimley-Horn will do proposed design calculations to determine the sufficiency of the culvert with the proposed modifications.

Task 3 – Structures

Structural design of headwalls is not included in this scope. Kimley-Horn will prepare a wall envelope with enough dimensions for the contractor to provide a detailed wall design in their bid. Kimley-Horn will show proposed horizontal location of the wall, approximate bottom of wall and top of wall. It is assumed that the wall will be a reinforced, cast-in-place, concrete headwall.

Task 4 – Signals

Kimley-Horn will design a rectangular rapid flashing beacon (RRFB) pole traffic signal to cross Tom Query Road near Caldwell Road. The traffic signal will be owned and maintained by NCDOT. NCDOT will review our plans and will coordinate the field inspection of the signal installation.

Based on the existing survey files, Kimley-Horn will design the traffic signal in conformance to NCDOT and MUTCD standards. The signal will be designed to use a NEMA TS-1 cabinet, 2070 (NEMA adapted) controller. The signal plans will be prepared in English units and will consist of the preparation of the following items:

Intersection Layout Plan. This plan will consist of the overall layout of the intersection showing all items proposed for construction. Items on the plans will consist of intersection striping and marking location as a reference (not to be considered a pavement marking plan); RRFB location; identification of conduit runs; vehicular signal head placement; location of pull boxes; phasing diagram; a timing chart; and a sequence diagram as applicable.

Intersection Timing and Phasing Plans. Kimley-Horn will prepare a phasing plan and develop the traffic signal timing to be implemented for the intersection. These timing plans will be based on the crossing distance of Tom Query Road.

Kimley-Horn will prepare and submit to NCDOT our 90% signal plans. Upon receipt of 90% review comments, Kimley-Horn will revise the plans. Kimley-Horn will sign, seal, and submit 100% final signal pole plans to NCDOT. Two (2) submittals to NCDOT are assumed for this task.

Additional revisions requested by NCDOT or others, or changes in site conditions or development plans have not been included in the fee estimates contained within this agreement.

Task 5 – NEPA Documentation

The Consultant shall provide environmental services to include:

- Kimley-Horn will prepare and distribute a Start of Study Letter to appropriate regulatory agencies to collect input on anticipated environmental permitting issues.
- Kimley-Horn will coordinate with the Town of Harrisburg to acquire a letter of support from the Town for the project regarding Section 4(f) impacts.
- Kimley-Horn anticipates a Type II CE (“checklist” or “programmatic” CE) [PCE] will be the appropriate documentation for this project.
- Kimley-Horn will develop a project mailing list, create and produce a project information postcard, and mail the postcards to property owners, stakeholders, and Town officials.
- Kimley-Horn will attend one public meeting to satisfy the public involvement piece of the PCE and to satisfy the requirements of Federal funding.

Task 6 – Environmental Permitting

Wetland and Stream Delineation

Kimley-Horn will conduct a field investigation of the study area to determine the absence or presence of streams, riparian buffers, wetlands, and/or open waters within the study area utilizing the three-parameter approach for wetland delineation as described in the *1987 U.S. Army Corps of Engineers Wetland Delineation Manual* and the *2012 Version 2.0 Regional Supplement to the Corps of Engineers Manual: Eastern Mountains and Piedmont Region*. Critical points and data forms required for certification by the US Army Corps of Engineers (USACE) and the NC Division of Water Resources (NCDWR) will be completed with the data necessary obtained during field reviews. Any jurisdictional streams in the study area will be classified as either perennial or intermittent. The delineated wetland and/or stream boundaries will be flagged and GPS located.

Kimley-Horn will seek to obtain concurrence of the wetland and stream boundaries from the USACE and NCDWR. A jurisdictional determination request package will be made to the USACE consisting of a letter, figures, and the required data forms. Kimley-Horn will conduct a field verification meeting with representatives from the USACE and NCDWR to review the delineations and discuss any permitting issues and concerns. Kimley-Horn will perform any minor modifications to the jurisdictional lines that may be deemed necessary by the USACE and NCDWR in order to obtain their concurrence on the delineation and stream buffer determination.

Environmental Screening

Kimley-Horn will perform a natural resources investigation to inventory the natural resources occurring in the study area. The natural resources investigation will be conducted in accordance with current NCDOT procedures. Kimley-Horn will prepare an environmental screening report for the project. The objective of this study will be to provide important natural resource information for decisions to be made about the design of the project in suitable format such that the information may be taken from the report for inclusion in the Programmatic Categorical Exclusion (PCE).

The investigation will include review of published data, evaluation of mapping and aerial photography, review of the Natural Heritage Program database, correspondence with other agencies, and field

investigations. The discussion will include biotic communities, soils, water resources and wetlands under the jurisdiction of the USACE and NCDWR, and federally protected species.

Issues related to required permits, avoidance, minimization, and mitigation will be discussed during the agency field reviews. Protected species that could potentially occur in the area will be described and documented. If suitable habitat is found for a federally protected species, but the survey window is subsequent to the initial field investigation, a Biological Conclusion of “Unresolved” will be submitted. If suitable habitat is found and the survey window is still open, but no protected species are found, a Biological Conclusion of “No Effect” will be recorded.

Kimley-Horn will complete the internal QC review, and then submit the Draft Environmental Screening Report to the City for review. Kimley-Horn will address one (1) round of client comments and re-submit the Final Environmental Screening Report to the City with electronic copies of the final report.

Environmental Permits

Kimley-Horn will calculate wetland and stream impacts; prepare permit drawings; and submit a Pre-Construction Notification to the USACE for a Section 404 Nationwide Permit and the DWR for a Section 401 Water Quality Certification. Kimley-Horn assumes impacts will be less than 1/10 acre of wetlands/waters and/or less than 150 linear feet of stream and will not require compensatory mitigation. If compensatory mitigation is required, then coordination and implementation of mitigation credit would be considered additional services.

Task 7 – Survey

The Kimley-Horn team will prepare boundary and topographic surveys for design of sidewalks along Caldwell Road and Stallings Road in Harrisburg, North Carolina. The length of the project along Caldwell Road extends from the bridge over the NC Railroad to the existing sidewalk at Caldwell Park Drive. Included will be a survey of the intersection of Caldwell Road and Tom Query Road to facilitate the design of the crossing. The length of the project along Stallings Road extends from the existing sidewalk in front of Harrisburg Elementary School to the intersection of Raging Ridge Road.

The length of the project is approximately 5541 linear feet. The Professional Surveying services will include:

- Courthouse Research;
- Property Owner Contacts;
- Baseline Traverse;
- Best Fit Alignment;
- Establish Temporary Benchmarks;
- Pavement DTMs;
- Hydrographic Survey;
- Supplemental DTMs;
- Field Property Ties;
- Property Analysis;
- Property Strip Mapping;

- Location of Planimetric Features;
- Location of Non-Gravity Utilities;
- and Location of Gravity Utilities

Additional Services

Any services not specifically provided for in the above scope will be billed as additional services and performed at our then current hourly rates. Additional services we can provide include, but are not limited to, the following:

- Subsurface Utility Engineering (SUE)
- Utility Coordination
- Design of Best Management Practices (BMPs)
- Stormwater Management Plan
- Vehicular signal installation
- Geotechnical investigations
- Permittee Responsible Mitigation Coordination
- Mitigation Design
- Monitoring
- Individual Permit Application
- Conditional Letter of Map Revision (CLOMR)
- Letter of Map Revision (LOMR)

Information Provided By Client

We shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client shall provide all information requested by Kimley-Horn during the project, including but not limited to the following:

- Provide Notice to Proceed (NTP)

Responsibilities of Client

In addition to other responsibilities set out in this Agreement, the Client shall:

- Conduct the subsurface utility engineering required.
- Coordinate with the utility companies to determine if relocations are necessary.
- Develop bid package

Schedule

We will provide our services as expeditiously as practicable with the goal of meeting the schedule set forth in the municipal agreement with NCDOT to secure the CMAQ funding.

Fee and Expenses

Kimley-Horn will perform the services in Tasks 1 - 7 for the total lump sum fee below. Individual task amounts are informational only. All permitting, application, and similar project fees will be paid directly

by the Client.

Task 1	Construction Documents	\$ 66,191.66
Task 2	Hydraulics	\$ 21,937.09
Task 3	Structures	\$ 1,938.44
Task 4	Signals	\$ 2,598.89
Task 5	NEPA Documentation	\$ 10,532.54
Task 6	Environmental Permitting	\$ 15,513.72
Task 7	Survey	\$ 34,389.76

Total Lump Sum Fee	\$153,102.10
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Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Closure

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to *Town of Harrisburg*.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in an Adobe PDF format. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

_____ Please email all invoices to _____

_____ Please copy _____

If you concur in all the foregoing and wish to direct us to proceed with the services, please have authorized persons execute both copies of this Agreement in the spaces provided below, retain one copy, and return the other to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on your project.

We appreciate the opportunity to provide these services to you. Please contact me if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

By:  Andrew Hickling, P.E.
Project Manager


Matt Edwards, P.E.
Vice President

Town of Harrisburg
A Municipality

(Date)

(Print or Type Name and Title)

(Email Address)

_____, Witness

(Print or Type Name)

Official Seal:

Client's Federal Tax ID: _____
Client's Business License No.: _____
Client's Street Address: _____

Attachment – Request for Information
Attachment – Standard Provisions

Request for Information

Please return this information with your signed contract; failure to provide this information could result in delay in starting your project

Client Identification

Full, Legal Name of Client					
Mailing Address for Invoices					
Contact for Billing Inquiries					
Contact's Phone and e-mail					
Client is (check one)	Owner	☐	Agent for Owner	☐	Unrelated to Owner

Property Identification

	Parcel 1	Parcel 2	Parcel 3	Parcel 4
Street Address				
County in which Property is Located				
Tax Assessor's Number(s)				

Property Owner Identification

	Owner 1	Owner 2	Owner 3	Owner 4
Owner(s) Name				
Owner(s) Mailing Address				
Owner's Phone No.				
Owner of Which Parcel #?				

Project Funding Identification – List Funding Sources for the Project

Attach additional sheets if there are more than 4 parcels or more than 4 owners

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

(1) **Consultant's Scope of Services and Additional Services.** The Consultant will perform only the services specifically described in this Agreement. If requested by the Client and agreed to by the Consultant, the Consultant will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay the Consultant for any Additional Services an amount based upon the Consultant's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.

(2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:

- (a) Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
- (b) Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
- (c) Provide the Consultant all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which the Consultant may rely upon.
- (d) Arrange for access to the site and other property as required for the Consultant to provide its services.
- (e) Review all documents or reports presented by the Consultant and communicate decisions pertaining thereto within a reasonable time so as not to delay the Consultant.
- (f) Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
- (g) Obtain any independent accounting, legal, insurance, cost estimating and feasibility services required by Client.
- (h) Give prompt written notice to the Consultant whenever the Client becomes aware of any development that affects the Consultant's services or any defect or noncompliance in any aspect of the project.

(3) **Period of Services.** Unless otherwise stated herein, the Consultant will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that the Consultant does not control. If such delay or suspension extends for more than six months, Consultant's compensation shall be renegotiated.

(4) **Method of Payment.** Client shall pay Consultant as follows:

- (a) Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by the Consultant and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after the Consultant's transmittal of its invoice, the Consultant may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
- (b) If the Client relies on payment or proceeds from a third party to pay Consultant and Client does not pay Consultant's invoice within 60 days of receipt, Consultant may communicate directly with such third party to secure payment.
- (c) If the Client objects to an invoice, it must advise the Consultant in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due within 25 days of receipt.
- (d) If the Consultant initiates legal proceedings to collect payment, it may recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings. Such expenses shall include the cost, at the Consultant's normal hourly billing rates, of the time devoted to such proceedings by its employees.
- (e) The Client agrees that the payment to the Consultant is not subject to any contingency or condition. The Consultant may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of the Consultant to collect additional amounts from the Client.

(5) **Use of Documents.** All documents and data prepared by the Consultant are related exclusively to the services described in this Agreement, and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of the Consultant's documents, or any reuse of the documents without written authorization by the Consultant will be at the Client's sole risk and without liability to the Consultant, and the Client shall indemnify, defend and hold the Consultant harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. The Consultant's electronic files and source code remain the property of the Consultant and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the

Client, and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the documents prepared by the Consultant, the hardcopy shall govern.

(6) **Opinions of Cost.** Because the Consultant does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. The Consultant cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Consultant's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

(7) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days' written notice for the convenience of the terminating party. The Consultant shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by the Consultant as a result of such termination.

(8) **Standard of Care.** The standard of care applicable to Consultant's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by the Consultant's performance of services, and it is agreed that the Consultant is not a fiduciary with respect to the Client.

(9) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and the Consultant, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of the Consultant or the Consultant's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by the Consultant under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section 9 is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section 9 shall require the Client to indemnify the Consultant.

(10) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

(11) **Construction Costs.** Under no circumstances shall the Consultant be liable for extra costs or other consequences due to unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Consultant shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before the Consultant has issued final, fully-approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

(12) **Certifications.** The Consultant shall not be required to execute certifications or third-party reliance letters that are inaccurate, that relate to facts of which the Consultant does not have actual knowledge, or that would cause the Consultant to violate applicable rules of professional responsibility.

(13) **Dispute Resolution.** All claims by the Client arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

(14) **Hazardous Substances and Conditions.** Consultant shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Consultant's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. The Consultant will notify the Client of unanticipated hazardous substances or conditions of which the Consultant actually becomes aware. The Consultant may stop affected portions of its services until the hazardous substance or condition is eliminated.

(15) **Construction Phase Services.**

(a) If the Consultant prepares construction documents and the Consultant is not retained to make periodic site visits,

the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against the Consultant in any way connected thereto.

(b) The Consultant shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, sequence, schedule, safety programs, or safety practices, nor shall Consultant have any authority or responsibility to stop or direct the work of any contractor. The Consultant's visits will be for the purpose of endeavoring to provide the Client a greater degree of confidence that the completed work of its contractors will generally conform to the construction documents prepared by the Consultant. Consultant neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.

(c) The Consultant is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and the Consultant for all claims and liability arising out of job site accidents; and that the Client and the Consultant shall be made additional insureds under the contractor's general liability insurance policy.

(16) No Third-Party Beneficiaries; Assignment and Subcontracting. This Agreement gives no rights or benefits to anyone other than the Client and the Consultant, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and the Consultant. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Consultant, without the written consent of the Consultant. The Consultant reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If the Consultant exercises this right, the Consultant will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

(17) Confidentiality. The Client consents to the use and dissemination by the Consultant of photographs of the project and to the use by the Consultant of facts, data and information obtained by the Consultant in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, the Consultant shall use reasonable care to maintain the confidentiality of that material.

(18) Miscellaneous Provisions. This Agreement is to be governed by the law of the State of North Carolina. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by the Consultant. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.



TOWN OF HARRISBURG

Agenda Item Details

Title:

To Set a Public Hearing for the Updated Farmington Ridge Parkway Project Development District and Related Financing Plan for June 10, 2019.

Presenting Personnel:

Lee Connor, Assistant Town Manager

Suggested Motion or Action:

If approved:

Motion to set a public hearing at the Town Council meeting on June 10, 2019 for the updated Farmington Ridge Parkway project development district and related financing plan.

Description/Background:

At the December 10, 2018 Town Council meeting, approval was provided for the Farmington Ridge Parkway Project Development District Plan, the Resolution to Create the District, and the related Infrastructure Reimbursement Agreement.

The Town's reimbursement agreement was based on 90% of the incremental increase in taxes received on the value of the developed property going to the developer to repay them for the cost of debt payments associated with the road improvements over a period of 14 years.

The agreement was designed as a three-party agreement with Cabarrus County, where the County was required to agree to the project and the related financing plan in conjunction with the Town. During the County's consideration of this project, they made several changes to the original agreement, necessitating the agreement being separated into two individual agreements with the developer and the County and Town.

It is anticipated that the County will have the agreement approved prior to the June 10, 2019 Council meeting. Therefore, staff will be able to provide the Council and public with the new information as approved by them. We propose scheduling a public hearing in case there are significant changes that would need to be reconsidered by the Town Council.

Recommendation:

Staff recommends setting the public hearing.

Fiscal Impact:

N/A

Attachments:

None