

**THE ERWIN BOARD OF COMMISSIONERS
OCTOBER 2020 REGULAR MEETING
THURSDAY, OCTOBER 1, 2020 @ 7:00 P.M.
ERWIN MUNICIPAL BUILDING BOARD ROOM**

AGENDA

1. **MEETING CALLED TO ORDER**
 - A. INVOCATION
 - B. PLEDGE OF ALLEGIANCE
2. **AGENDA ADJUSTMENTS /APPROVAL OF AGENDA**
3. **CONSENT (Page 2)**

All items on Consent Agendas are considered routine, to be enacted on one motion without discussion. If a Board member or citizen request discussion of an item, the item will be removed from the consent Agenda and considered under New Business.

 - A. Minutes of Regular Meeting on September 3, 2020 (Page 2)
 - B. Financial Report for July 2020 (Page 10)
 - C. Financial Report for August 2020 (Page 12)
 - D. Reappoint Judy Price to the Erwin Planning Board/Board of Adjustments (Page 14)
 - E. Reappoint Pat Cameron to the Erwin Planning Board/Board of Adjustments (Page 15)
 - F. Reappoint Alan West to the Erwin Planning Board/Board of Adjustments (Page 16)
 - G. Accept Resignation request from Planning Board Member Norman Avery (Page 17)
 - H. Appoint Angela Gundersen to Erwin Planning Board/Board of Adjustments (Page 18)
 - I. Minutes of Special Called Meeting on September 23, 2020 (Page 19)
4. **PUBLIC COMMENT**

Each speaker is asked to limit comments to 3 minutes, and the requested total comment period will be 15 minutes or less. Citizens should sign up prior to the start of the meeting. Please provide the clerk with copies of any handouts you have for the Board. Although the Board is interested in hearing your concerns, speakers should not expect Board action or deliberation on subject matter brought up during the Public Comment segment. Thank you for your consideration of the Town Board, staff and other speakers. §160A-81.1
5. **PUBLIC HEARING**
 - A. CU-2020-02 (Page 20)
 - B. Proposed Text Amendment to Erwin Code of Ordinance (Page 50)
6. **OLD BUSINESS**
 - A. American Tower (Page 57)
 - B. Resolution to Donate Property to Harnett County Habitat for Humanity (Page 59)
 - C. Erwin Depot (Page 65)
7. **NEW BUSINESS**
 - A. Proposed Major Subdivision (Page 75)
 - B. 2020-2021 Street Resurfacing (Page 80)
 - C. Voluntary Annexation (Page 95)
8. **MANAGER'S REPORT**
9. **ATTORNEY'S REPORT**
10. **GOVERNING BODY COMMENTS**
11. **CLOSED SESSION**
 - A. Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel
12. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS
REGULAR MINUTES
OCTOBER 1, 2020
ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Pro-Tem Baker presiding, held its Regular Workshop in the Town Hall on Thursday, October 1, 2020 at 7:00 P. M. in Erwin, North Carolina.

Board Members present were: Mayor Patsy Carson, Commissioners William Turnage, Randy Baker, Alvester McKoy, Ricky Blackmon and Melinda Alvarado.

Board Members absent were: Commissioner Thurman Whitman.

Town Manager Snow Bowden and Town Attorney Tim Morris were present.

Mayor Patsy Carson called the meeting to order at 7:00 P. M.

Commissioner Alvester McKoy gave the invocation.

Town Attorney Tim Morris led Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Baker made a motion to approve the agenda as is and was seconded by Commissioner Turnage. **The Board voted unanimously.**

CONSENT

Commissioner Baker made a motion to approve **(Item A)** Approval of Regular Minutes from 9/3/2020, **(Item B)** Financial Report for July 2020, **(Item C)**, Financial Report for August 2020, **(Item D)** Planning Board/Board of Adjustments Application for Judy Price, **(Item E)** Planning Board/Board of Adjustments Application for Pat Cameron, **(Item F)** Planning Board/Board of Adjustments Application for Alan West, **(Item G)** Resignation request from Planning Board/Board of Adjustments member Norman Avery, **(Item H)** Planning Board/Board of Adjustments application for Angela Gundersen, **(Item I)** Minutes of Special Called Meeting on 9/23/2020

*A copy of the July 2020 Financial Report, August 2020 Financial Report, Planning Board/Board of Adjustments Application for Judy Price, Pat Cameron, Alan West and Angela Gundersen and Resignation request from Planning Board/Board of Adjustments member Norman Avery is incorporated into these minutes as **Attachment #1.***

TOWN OF ERWIN
 FINANCIAL SUMMARY REPORT
 FOR MONTH OF JULY 2020



FRONT PORCH PATENDS

	ANNUAL BUDGET	JULY 20 ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
CURRENT YEAR LEVY OF PROPERTY TAXES	1,091,334.00	0.00	0.00	0.00%
CURRENT YEAR MOTOR VEHICLE TAXES	174,370.00	0.00	0.00	0.00%
PRIOR YEAR TAXES / Penalties & Interest	10,000.00	2,002.00	2,002.00	20.02%
UTILITIES FRANCHISE TAXES	198,000.00	0.00	0.00	0.00%
ENTRY FEES	18,000.00	0.00	0.00	0.00%
SALES & USE TAX	585,000.00	57,593.00	57,593.00	9.84%
ZONING PERMITS/APPLICATIONS	5,000.00	450.00	450.00	9.00%
REFUSE COLLECTIONS FEES	403,698.00	29,593.00	29,593.00	7.33%
STORM WATER COLLECTION	69,930.00	5,355.00	5,355.00	7.66%
ALL OTHER REVENUES	751,383.00	41,102.00	41,102.00	5.47%
	3,306,715.00	136,095.00	136,095.00	4.12%
	ANNUAL BUDGET	JULY ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	42,072.00	1,802.00	1,802.00	4.28%
ADMINISTRATION	305,434.00	35,797.00	35,797.00	11.72%
NON-DEPARTMENTAL	284,249.00	112,049.00	112,049.00	39.42%
PLANNING & INSPECTIONS	109,072.00	11,438.00	11,438.00	10.49%
POWELL BILL-STREETS	182,000.00	2,000.00	2,000.00	1.10%
POLICE	820,869.00	65,904.00	65,904.00	8.03%
POLICE-SRO	116,840.00	11,387.00	11,387.00	10.00%
CONTRACT SERVICES-FIRE	235,767.00	0.00	0.00	0.00%
PUBLIC WORKS-ADMIN.	102,552.00	7,806.00	7,806.00	7.61%
PUBLIC WORKS-STREETS	375,411.00	23,591.00	23,591.00	6.28%
PUBLIC WORKS-SANITATION	323,790.00	5,155.00	5,155.00	1.59%
PUBLIC WORKS-STORM WATER	15,000.00	0.00	0.00	0.00%
RECREATION	320,004.00	21,500.00	21,500.00	6.72%
LIBRARY	67,155.00	5,377.00	5,377.00	8.01%
COMMUNITY CENTER	6,500.00	556.00	556.00	8.55%
	3,306,715.00	304,362.00	304,362.00	9.20%
Y-T-D GENERAL FUND BALANCE INCREASE (DECREASE)		(168,267.00)	(168,267.00)	

BALANCES AS OF JULY 30, 2020		
CASH MANAGEMENT		1,245,175.18
BB&T CASH IN BANK		372,901.41
FIRST FEDERAL BUSINESS MONEY MARKET		136,145.51
FIRST FEDERAL MONEY MARKET		855,020.41
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS		2,609,242.51
BB&T STATE FORFEITURE		3,691.32
BB & T CAPITAL RESERVE/COMM. ENHANCEMENT		165,450.22
FIRST FEDERAL CAP. RESERVE/GENERAL		2,344,593.47
BB&T HEALTH RESERVE HRA ACCT.		13,286.59
PRIEBE FIELD ACCT.		8,676.72
AL WOODALL PARK IMPROVEMENTS		416,257.68
Y-T-D INVESTMENT BALANCE RESTRICTED FUNDS		2,951,966.00
CUMULATIVE BALANCE FOR TOWN OF ERWIN		5,561,208.51

POWELL BILL BALANCE \$ 416,394.78

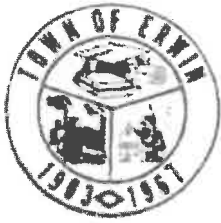
Town of Erwin
 Financial Summary Report
 Month Ending August 2020



	ANNUAL BUDGET	AUGUST ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
CURRENT YEAR LEVY OF PROPERTY TAXES	1,091,334.00	4,551.00	4,551.00	0.42%
CURRENT YEAR MOTOR VEHICLE TAXES	174,370.00	0.00	0.00	0.00%
PRIOR YEAR TAXES	10,000.00	2,269.00	4,271.00	42.71%
UTILITIES FRANCHISE TAXES	198,000.00	835.00	835.00	0.42%
ENTRY FEES	18,000.00	0.00	0.00	0.00%
SALES & USE TAX	585,000.00	62,739.00	120,331.00	20.57%
ZONING PERMITS/APPLICATIONS	5,000.00	1,000.00	1,450.00	29.00%
REFUSE COLLECTIONS FEES	403,698.00	30,433.00	60,026.00	14.87%
STORM WATER COLLECTION	69,930.00	4,079.00	9,434.00	13.49%
ALL OTHER REVENUES	751,383.00	32,477.00	73,579.00	9.79%
TOTAL	3,306,715.00	138,383.00	274,477.00	8.30%
	ANNUAL BUDGET	AUGUST ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	42,072.00	1,776.00	3,578.00	8.50%
ADMINISTRATION	305,434.00	7,876.00	43,873.00	14.30%
NON-DEPARTMENTAL	284,249.00	8,761.00	118,779.00	41.79%
PLANNING & INSPECTIONS	109,072.00	0.00	11,437.00	10.49%
POWELL BILL-STREETS	182,000.00	0.00	2,000.00	1.10%
POLICE	820,869.00	38,517.00	104,420.00	12.72%
POLICE - SRO	116,840.00	5,910.00	17,297.00	14.80%
CONTRACT SERVICES - FIRE	235,767.00	0.00	0.00	
PUBLIC WORKS-ADMIN.	102,552.00	5,350.00	13,156.00	12.83%
PUBLIC WORKS-STREETS	375,411.00	7,947.00	29,472.00	7.85%
PUBLIC WORKS-SANITATION	323,790.00	24,993.00	30,148.00	9.31%
PUBLIC WORKS-STORM WATER	15,000.00	0.00	0.00	0.00%
RECREATION	320,004.00	12,422.00	31,943.00	9.98%
LIBRARY	67,155.00	2,904.00	7,971.00	11.87%
COMMUNITY CENTER	6,500.00	364.00	610.00	9.38%
TOTAL	3,306,715.00	116,840.00	414,484.00	12.53%
Y-T-D GENERAL FUND BALANCE INCREASE (DECREASE)		21,543.00	(140,007.00)	

BALANCES AS OF AUGUST 31, 2020	
CASH MANAGEMENT	1,308,795.57
BB&T CASH IN BANK	35,887.89
FIRST FEDERAL BUSINESS MONEY MARKET	136,191.77
FIRST FEDERAL MONEY MARKET	855,165.66
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS	2,336,040.99
BB&T STATE FORFEITURE	3,691.32
BB & T CAPITAL RESERVE/COMM ENHANCEMENT	167,564.75
FIRST FEDERAL CAP. RESERVE/GENERAL	2,344,991.76
BB&T HEALTH RESERVE HRA ACCT.	12,923.80
PRIEBE FIELD ACCT.	8,297.94
AL WOODDALL PARK IMPROVEMENTS	289,276.48
Y-T-D INVESTMENT BALANCE RESTRICTED FUNDS	2,826,746.03
CUMULATIVE BALANCE FOR TOWN OF ERWIN	5,162,787.02

POWELL BILL BALANCE \$ 328,434.82



APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA



The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name: Judy R. Price Date of Application: 8/31/20
 Home Address: 408 East H. St. Erwin, NC 28339
Street Address Town Zip Code
 Home Phone: 910-847-4503 Business/Other Phone: C. 910-590-3584
 FAX Number: N/A Email Address: fishin-growin@hotmail.com

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth: 8/29/44 Do you reside within the Town Limits of Erwin: Yes No:
 Occupation: Retired Length of residence in Erwin: Lifetime Years Months

Have you ever pled guilty to or been found guilty or any criminal offense or been convicted of any offense other than a minor traffic violation? Yes No

If yes, please explain _____

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards.

Interested to see our town grow.

Please indicate your preference by the number (first choice being "1")

Planning Board 1 Recreation

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.



APPLICATION FOR APPOINTMENT TO A BOARD FOR THE TOWN OF ERWIN, NORTH CAROLINA



The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name: Pat Cameron Date of Application: 9/15/20

Home Address: 501 South 8th St. Erwin 28339
Street Address Town Zip Code

Home Phone: 910-897-6321 Business/Other Phone: 919-894-0847

FAX Number: _____ Email Address: patcameron@gmail.com

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth 3/8/1954 Do you reside within the Town Limits of Erwin: Yes No: _____
 Occupation: retired Length of residence in Erwin: 6 1/2 Years 5 Months

Have you ever pled guilty to or been found guilty or any criminal offense or been convicted of any offense other than a minor traffic violation? Yes _____ No _____

If yes, please explain _____

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards.

Help direct orderly growth in Erwin -
maintain fairness and consistency in
zoning -

Please indicate your preference by the number (first choice being "1")

Planning Board _____ Recreation _____

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.



**APPLICATION FOR APPOINTMENT
TO A BOARD FOR THE
TOWN OF ERWIN, NORTH CAROLINA**



The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name: ALAN WEST Date of Application: 9/22/20
 Home Address: 106 EAST "B" ST. ERWIN 28339
Street Address Town Zip Code
 Home Phone: 317-965-8965 Business/Other Phone: _____
 FAX Number: _____ Email Address: BEARSDAD55@GMAIL.COM

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth 12/23/56 Do you reside within the Town Limits of Erwin: Yes: No:
 Occupation: RETIRED Length of residence in Erwin: 43 years 0 Months

Have you ever pled guilty to or been found guilty or any criminal offense or been convicted of any offense other than a minor traffic violation? Yes ___ No X

If yes, please explain _____

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards.

GIVE BACK TO MY HOMETOWN.

Please indicate your preference by the number (first choice being "1")

Planning Board 1 Recreation _____

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: Norman Avery resignation from the Erwin Planning Board

Planning Board/Board of Adjustments Out-of-Town Representative Norman Avery has requested to resign his seat from this Board.



**APPLICATION FOR APPOINTMENT
TO A BOARD FOR THE
TOWN OF ERWIN, NORTH CAROLINA**



The Town of Erwin appreciates your interest in serving on a Board and requests that you complete the following application. This application requests general information based on your interest in applying for a Board for the Town of Erwin.

Applicant Name: Angela Gundersen Date of Application: 9/8/2020
 Home Address: 309 East H St Erwin 28339
Street Address Town Zip Code
 Home Phone: 919-337-2251 Business/Other Phone: _____
 FAX Number: _____ Email Address: angela.gundersen@yahoo.com

In order to consider this application, the Town of Erwin requests the following information:

Date of Birth 9/1/1984 Do you reside within the Town Limits of Erwin: Yes: No:
 Occupation: Stay home mom Length of residence in Erwin: 1 Years 0 Months

Have you ever pled guilty to or been found guilty or any criminal offense or been convicted of any offense other than a minor traffic violation? Yes ___ No

If yes, please explain _____

Any evidence found to be incorrect on the application may result in disqualification.

Please write a brief statement as to why you are interested in serving on one of these Boards.
We recently moved here from outside the area and love the small town environment. I would love to know the town that my children will grow up in and look forward to seeing it thrive while retaining its charm.

Please indicate your preference by the number (first choice being "1")

Planning Board Recreation _____

Please note: If you are applying for the Planning Board you will not be able to serve on another Board.

MINUTES CONTINUED FROM OCTOBER 1, 2020PUBLIC COMMENT

Town Manager Snow Bowden informed the board that there were no official public comments submitted to the Town to be presented tonight. We did receive a complaint on the condition of a house on East K Street. I told the resident that we were aware of this house and it was on a list to be addressed. He will probably come to an upcoming meeting when we can open them back up to the public (currently there are restrictions on group sizes indoors in NC due to COVID-19).

PUBLIC HEARINGCU-2020-02

Town Manager Snow Bowden informed the board that the Town has received a conditional use application to put a cell tower on a lot off of Red Hill Church Road that does not have an address. The parcel is zoned M-1 and cell towers are allowed as a conditional use in our M-1 Zoning District. This item has been presented to the Planning Board and it was recommended for approval.

Commissioner McKoy made a motion to go into public hearing seconded by Commissioner Baker. **The Board voted unanimously.**

During the public hearing there were some technical difficulties with trying to hold the hearing virtually.

Commissioner Baker made a motion to close the public hearing seconded by Commissioner Blackmon. **The Board voted unanimously.**

This application will be continued until our regularly scheduled November Town Board meeting.

A copy of CU-2020-02 application is incorporated into these minutes as Attachment #2

Proposed Text Amendment to Erwin Code of Ordinances

Town Manager Snow Bowden stated that he had prepared a text amendment to our current Code of Ordinances. This was prepared after the Town received a proposed major subdivision request. We discussed this text amendment at our workshop this past Monday. It involves the final stages of the subdivision process. In our current ordinance it states that the owner of the land has to sign a form dedicating ownership of the water and sewer lines to the Town of Erwin. The Town of Erwin sold its water and sewer system to Harnett County a number of years ago. This text amendment allows for the property owner to sign the ownership of any installed water and sewer line to Harnett County.

PUBLIC HEARING

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
 From: Snow Bowden, Town Manager
 Date: October 1, 2020
 Subject: CU-2020-02

The Town of Erwin has received a conditional use application to place a cell tower on a lot that does not have an address. It is located on a parcel that is off of Red Hill Church Road in the ETJ. The property can be identified by its Harnett County PIN #1507-15-5729.000.

Attachments:

- CU-2020-02 Application, CU-2020-02 Staff Report, Site Plan
- Harnett County GIS Image, GIS Image with Zoning
- Planning Board Draft minutes from September Planning Board

Suggested Motions:**For legal purposes, Staff recommends that 3 separate recommendations be made:**

1. I move to recommend that the proposed conditional use application:
 - a. Meets all the Findings of Fact in the Affirmative, or
 - b. Meets one or more of the Findings of Fact in the negative (If this motions is made, then the application would have to be recommended for denial.)

2. I move that:
 - a. The proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; or
 - b. The proposed amendment is not consistent with those documents that constitute the officially adopted land development plan and other applicable plans, in that...(state reason(s) for nonconsistency).

3. I move that to recommend
 - a. Approval CU-2020-02 to place a cell tower on a vacant parcel off of Red Hill Church Road with corresponding Harnett County Tax PIN #1507-15-5729.000, or
 - b. Denial of CU-2020-02 to place a cell tower on a vacant parcel off of Red Hill Church Road with corresponding Harnett County Tax PIN #1507-15-5729.000, or
 - c. Approval of CU-2020-02 to place a cell tower on a vacant parcel off of Red Hill Church Road with corresponding Harnett County Tax PIN #1507-15-5729.000 with additional conditions.....



CONDITIONAL USE REQUEST STAFF REPORT

Case: CU-2020-02

Snow Bowden, Town Manager
townmanager@erwin-nc.org

Phone: (910) 591-4200 Fax: (910) 897-5543

Planning Board: 09/21/2020

Town Commissioners: 10/01/2020

Requested conditional use to place a cell tower on a parcel off of Red Hill Church Road with no address. The property has the following Harnett County Tax PIN# 1507-15-5729.000

Applicant Information

Owner of Record:

Name: Warren Realty, LLC
Address: PO Box 1585
City/State/Zip: Dunn, NC 28334

Applicant:

Name: Paul Parker
Address: 2724 Lakeview Drive
City/State/Zip: Raleigh, NC 27609

Property Description

Harnett County Tax PIN 1507-15-5729.000
Acres 2.27
Zoning District- M-1

Vicinity Map

- See Attached Document

Physical Characteristics

Site Description: Based on data from Harnett County GIS this is a vacant parcel that is 2.27 acres. It is located off of Red Hill Church Road and it is in our ETJ.

Surrounding Land Uses: This parcel is located off of a NCDOT road. There are some vacant parcels next to it. The property is adjacent to the Dunn-Erwin Rail Trail. On the other side of the trail is two large parcels with solar farms on them. There is another tower in the area on property owned by Carolina Power and Light. In this area there is an existing commercial building.

Services Available

- This is a vacant parcel
-
-

Zoning District Compatibility

Conditional Use	M-1
Customary Home Occupation	X

Staff Evaluation

Staff Evaluation

Yes No The use requested is listed among the conditional uses in the district for which the application is made.

- **Reasoning:** Towers are permitted as a conditional use in M-1 zoning.

Yes No The requested use is essential or desirable to the public convenience or welfare.

- **Reasoning:** This proposed use would increase cell coverage for the residents of the area.

Yes No The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare. .

- **Reasoning:** The requested use for a tower is located off of the road on a vacant parcel. Most of the land next to the location is undeveloped. There are similar uses in the area such as the solar farm.

Yes No The requested use will be in conformity with the Land Development Plan.

- **Reasoning:** This proposed use is in the ETJ. It appears to be in between the area identified for high or medium intensity growth. This proposed tower would benefit the residents of Erwin and would be in conformity with the 2014 Land Use Plan.

Yes No Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

- **Reasoning:** Yes, there would be a private access point installed.

Yes No That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

- **Reasoning:** There would be little to no impact on traffic with this proposed used. The tower would be served by a private access point that would only be used by employees when necessary.

Yes No That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board.

- **Reasoning:** Town Staff would recommend that one of the conditions for this permit if it is approved would be to obtain an NCDOT drive way permit for the proposed private drive that would connect the site to Red Hill Church Road.

Attachments:

- GIS zoning district image
- GIS image
- CU-2020-02 application
- CU-2020-02 Staff Report



TOWN OF ERWIN
 100 West F St., Post Office Box 459
 Erwin, NC 28339
 (910) 897-5140 V (910) 897-5543 F
 www.erwin-nc.org

CONDITIONAL USE APPLICATION

In the Matter Of the Request to the Erwin Board of Commissioners

Applicant Name	Tillman Infrastructure - Paul Parker	Property Owner Name	Warren Realty, LLC
Mailing Address	2724 Lakeview Drive	Mailing Address	PO Box 1585
City, State, Zip	Raleigh, NC 27609	City, State, Zip	Dunn, NC 28334
Telephone	919-422-9560	Telephone	910-891-4464
Email	ptparkerrs@outlook.com	Email	mcarter@warrencompany.com

Address of Subject Property	No Addresses on this Parcel Off Red Hill Church Road		
Parcel Identification Number(s) (PIN) of Subject Property	1 5 0 7 - 1 5 - 5 7 2 9 .000		
Legal Relationship of Applicant to Owner	Lease Agreement	Floodplain SFHA	Yes No
Legal Description: Lot	6	Block	Subdivision 00601
Zoning District	Industrial	Wetlands	Y Yes XX Watershed Area XX N No
Public Water Available:	Y or XX	Public Sewer Available:	Y or XX Existing Septic Tank: XX or N
Number of Buildings to Remain	0	Gross Floor Area to Remain	0
Describe Proposed Project or Request with Conditions proposed by applicant: Construct a Telecommunications Tower within a fenced compound with base station equipment.			
Total Acreage or Square Footage to be Disturbed	10,000	AUG 11 2020	
Estimated Cost of Project \$	150,000.00		

Attach a scaled illustrative plot or site plan showing all lot dimensions, buildings, structures, driveways, parking spaces, and distances between structures and property lines.

Provide complete mailing addresses for each adjacent property owners (also property within 100 feet) and/or property owners directly across a street, if any. Names and addresses must be from current Harnett County tax listings.

TOWN OF ERWIN
 pdk#
 3411

Office Use Only	
Date Application Submitted	8/11/2020 Application Fee \$ 300.00 Received By SBL
Case #	CU-2020 -02

Septense Planning Board 9/21/2020
 Out Town Board 1st



TOWN OF ERWIN

100 West F St., Post Office Box 459
Erwin, NC 28339
(910) 897-5140 V (910) 897-5543 F
www.erwin-nc.org

Conditional Use Signature Page

It is understood by the undersigned that the development and execution of the Conditional Use Ordinance is based upon the division of the Town into districts within which districts the use of land and buildings, and the bulk and location of buildings and structures in relation to the land, is substantially uniform. It is recognized, however, that there are certain uses which, because of their characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular location. Such conditional uses fall into two categories.

1. Uses publicly operated or traditionally affected with a public interest
2. Uses entirely private in character, but of such unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property or public facilities.

The Zoning Ordinance as originally adopted and as subsequently amended is presumed by the Town to be appropriate to the property involved and that the burden of proof for a Conditional Use approval rests with the applicant. Applicant is encouraged to discuss the proposed use with affected property owners.

It is further understood that prior to the granting of any conditional use, the Planning Board may recommend, and the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the conditional use as it is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified in 9-411.5 of the Town Code. In all cases in which conditional uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- Such conditions may include a time limitation;
- Conditions may be imposed which require that one or more things be done before the use requested can be initiated. (For example, "that a solid board fence be erected around the site to a height of 6 feet before the use requested is initiated");
- Conditions of a continuing nature may be imposed. (For example, "exterior loud speakers shall not be used between hours of 10:00 p.m. and 9:00 a.m.")

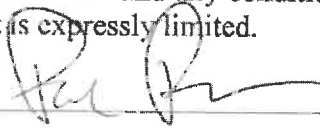
Compliance with Other Codes: Granting of a Conditional Use Permit does not exempt applicant from complying with all of the requirements of building codes and other ordinances.

Revocation: In any case where the conditions of the Conditional Use Permit have not been or are not being complied with, the Building Inspector shall give the permitted notice of intention to revoke such permit at least ten (10) days prior to a Board of Commissioners review thereof. After conclusion of the review, the Board of Commissioners may revoke such permit.

Expiration: In any case where a Conditional Use Permit has not been exercised within the time limit set by the Board of Commissioners, or within one year if no specific time limit has been set, then without further action, the permit shall be null and void. "Exercised" as set forth in this section shall mean that binding contracts for the construction of the main building have been let; or in the absence of contracts that the main building is under construction to a substantial degree; or that pre-requisite conditions involving substantial investment are contracted for, in substantial development, or completion (sewer, drainage, etc.). When construction is not part of the use, "exercised" shall mean that the use is in operation in compliance with the conditions set for in the permit.

Duration: Duration of a conditional use and any conditions attached shall be perpetually binding to the property unless it is expressly limited.

Applicant Signature and Date:



08-09-2020



TOWN OF ERWIN

100 West F St., Post Office Box 459
Erwin, NC 28339
(910) 897-5140 V (910) 897-5543 F
www.erwin-nc.org

CONDITIONAL USE APPLICATION Record of Adjacent Property Owners With Mailing Addresses Per Harnett County Land Records

Property Owner (1) Stephen Nelson Owens & Kelly McLeod Nelson
Mailing Address 588 Mabry Road City Anger ST NC Zip 27501

Property Owner (2) Arvaleed McLamb
Mailing Address 71 Wise Rd City Dunn ST NC Zip 28334

Property Owner (3) Mary Alice Penny & Hal D. Penny
Mailing Address 183 Red Hill Church Road City Dunn ST NC Zip 28334

Property Owner (4) Warren Realty, LLC
Mailing Address PO Box 1585 City Dunn ST NC Zip 28334

Property Owner (5) Raeford Nelson Jackson
Mailing Address 15 Red Hill Church Road City Dunn ST NC Zip 28334

Property Owner (6) Harnett County
Mailing Address PO Box 759 City Lillington ST NC Zip 27546

Property Owner (7) BoatHouse Solar
Mailing Address 600 Lakeshore Lane City Chapel Hill ST NC Zip 27514

Property Owner (8) _____
Mailing Address _____ City _____ ST _____ Zip _____

Property Owner (9) _____
Mailing Address _____ City _____ ST _____ Zip _____

Property Owner (10) _____
Mailing Address _____ City _____ ST _____ Zip _____

Property Owner (11) _____
Mailing Address _____ City _____ ST _____ Zip _____

Property Owner (12) _____
Mailing Address _____ City _____ ST _____ Zip _____

Property Owner (13) _____
Mailing Address _____ City _____ ST _____ Zip _____

**Town of Erwin Planning Board
Conditional Use Guidelines for Findings of Fact**

1. The use requested is listed among the conditional uses in the district for which application is made:

Y Yes ~~NO~~ This request is listed among the conditional uses in the district for which the application is made.

2. The requested use is essential or desirable to the public convenience or welfare

Y Yes ~~NO~~ This facility will provide enhanced wireless telecommunication service in the area.

3. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare

Y Yes ~~NO~~ This request will not impair the integrity or character of the surrounding or adjoining district, nor be detrimental to the health, morals, or welfare.

4. The requested use will be in conformity with the Land Development Plan

Y Yes ~~NO~~ This request is in conformity with the Land Development Plan.

5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided

Y Yes ~~NO~~ Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities will be improved as a required for this application.

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets

Y Yes ~~NO~~ Adequate measures will be taken to provide ingress and egress as to minimize traffic congestion in public streets.

7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board

Y Yes ~~NO~~ This conditional use will conform to applicable regulations of the district which it is located and modified by the Board of Commissioners pursuant to the recommendations of the Planning Board.



TOWN OF ERWIN
100 West F St., Post Office Box 459
Erwin, NC 28339
(910) 897-5140 V (910) 897-5543 F
www.erwin-nc.org

CONDITIONAL USE APPLICATION PROCEDURES

1. Completed application for the Conditional Use Permit, signed by the applicant, shall be addressed to the Board of Commissioners and presented to the Administrative Official. Applications must be submitted by the third Friday of the month prior to the following Planning Board meeting to ensure the application will be heard at the following Planning Board meeting. Planning Board meets on the third Monday of each month.
2. Each application shall contain or be accompanied by such legal descriptions, maps, plans and other information so as to completely describe the proposed use and existing conditions.
3. Pay the Conditional Use Permit Fee as established by the Board of Commissioners and found in the Schedule of Fees in the Office of the Town Clerk. Current fee is \$250.
4. Planning Board reviews the application prior to the public hearing and makes recommendation to the Board of Commissioners.

Conditions and Guarantees

Prior to the granting of any conditional use, the Planning Board may recommend, and the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the conditional use as is deemed necessary for the protection of the public interest and to secure compliance with the standards and requirements specified by ordinance. In all cases in which conditional uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

- Such conditions may include a time limitation;
 - Conditions may be imposed which require that one or more things be done before the use requested can be initiated. (For example, "that a solid board fence be erected around the site to a height of 6 feet before the use requested is initiated");
 - Conditions of a continuing nature may be imposed. (For example, "exterior loud speakers shall not be used between hours of 10:00 p.m. and 9:00 a.m.")
1. Administrative official posts property at least one (1) week prior to public hearing
 2. Newspaper advertisement once (1) each week for two (2) successive weeks prior to the public hearing
 3. The Board of Commissioners shall approve, modify or deny the application for Conditional Use Permit following the public hearing.

Action by the Board of Commissioners

In granting a Conditional Use Permit the Board of Commissioners shall make written findings that the applicable regulations of the district in which it is located are fulfilled. With due regard to the nature and state of all adjacent structures and uses, the district within which same is located, and official plans for future development, the Board of Commissioners shall also make written findings that the following provisions are fulfilled:

1. The use requested is listed among the conditional uses in the district for which application is made
2. The requested use is essential or desirable to the public convenience or welfare
3. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor be detrimental to the health, morals, or welfare
4. The requested use will be in conformity with the Land Development Plan
5. Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board



TOWN OF ERWIN
100 West F St., Post Office Box 459
Erwin, NC 28339
(910) 897-5140 V (910) 897-5543 F
www.erwin-nc.org

IMPORTANT

This is a complete Conditional Use Application package consisting of 11 pages. For this application to be accepted, it must be completed and returned with all required documents and entries.

Do be aware that under certain conditions the applicant may be required to obtain a Driveway Permit from the NC Department of Transportation prior to Conditional Use Permit approval.

Using the Zoning Ordinance

- Go to the applicable zoning district in Article 3. That section will serve as a guide to begin the development of your site plan. This section will also direct you to pertinent requirements such as: parking, sign, lighting, and other general provisions such as streetscape requirements and other general development regulations that may apply to the proposed development.
- Be sure to read Article 11 – Conditional Uses.
- Complete the Conditional Use Permit Application, the Conditional Use Signature page, and the Record of Adjacent Property Owners sheet; and include other required information with the application. Use additional pages if necessary. Adjacent property owners' names must be from current Harnett County tax listing; so this requires that the applicant contact Harnett County. Addresses of the adjacent property owners must be complete which includes name, mailing address, and zip code.
- The submitted site plan must be drawn to scale and include all dimensions and required provision. Of these dimensions and other requirements, be sure to include the following:
 - Existing structures on the proposed lot, their dimensions and distances between on another and the lot's property lines
 - Proposed structures including their dimensions and distances from other structures on the lot and proposed distances from property lines (i.e. setbacks)
 - All easements and rights-of-way located on the proposed lot
 - All natural features including tree lines, drainage ways, etc.
 - The location and dimensions of required parking area(s) as may be required by Ordinance
 - Proposed lighting plans as may be required by Ordinance
 - Demonstration of the placement of buffers and streetscape as may be required by ordinance



TOWN OF ERWIN

100 West F St., Post Office Box 459
Erwin, NC 28339
(910) 897-5140 V (910) 897-5543 F
www.erwin-nc.org

Processing Requirements

Conditional Uses are not Uses by Right. It is the responsibility of the applicant to demonstrate that the requested use will meet the minimum requirements set forth in the Erwin Zoning Ordinance. The Board's decision will be greatly influenced by the completeness and neatness of the submitted application.

A requested and very necessary tool is the sit plan. Its importance cannot be overstated. Applicant is encouraged to portray in detail and to accurately scale the property boundaries, improvements, and any natural features. In some cases, approval or denial may depend on the quality of the Site Plan.

If the proposed use involves business operations, description of the anticipated activity needs to be sufficiently disclosed. This will assist the Board in determining the Town's infrastructure capability, the public health and safety considerations such as traffic and noise, and how neighboring property may be affected.

All uses require dedicated parking spaces and some may require lighting, buffering, fences, landscaping, and other elements. It is suggested that the applicant spend some time reading the Town's Zoning Ordinance prior to application. Copies of the Zoning Ordinance may be purchased at Town Hall. Copies are available in the Erwin Library and Town Hall for review. An electronic copy of the Ordinance can be found on the Town website as well at www.erwin-nc.org.

A complete application consists of all documents included in the application package and any required maps, site plan, and/or related documents. These documents become the property of the Town. It is the applicant's responsibility to submit 20 copies of this completed application. Each member of the Governing Board and Planning Board receives a copy including the Town Manager, Town Clerk, Town Attorney, and Code Enforcement Officer.

The completed application and fees must be submitted no later than the third Friday of the month to be placed on following month's Planning Board Agenda. The Planning Board's recommendation will be presented during a Public Hearing for the Conditional Use Request. The Planning Board may revise its recommendation following the Public Hearing and present such recommendation to the Governing Board before the Governing Board takes action.

**Town of Erwin
Record and Decisions**

Office Use Only

Notice Mailed _____ Property Posted _____ Newspaper Advertised Date _____

Planning Board Motion

Record of Decision:

Yea Nay

_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

Certified By: _____

Public Hearing Date and Comments: _____

Governing Body Motion

Record of Decision:

Yea Nay

_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

Certified By: _____

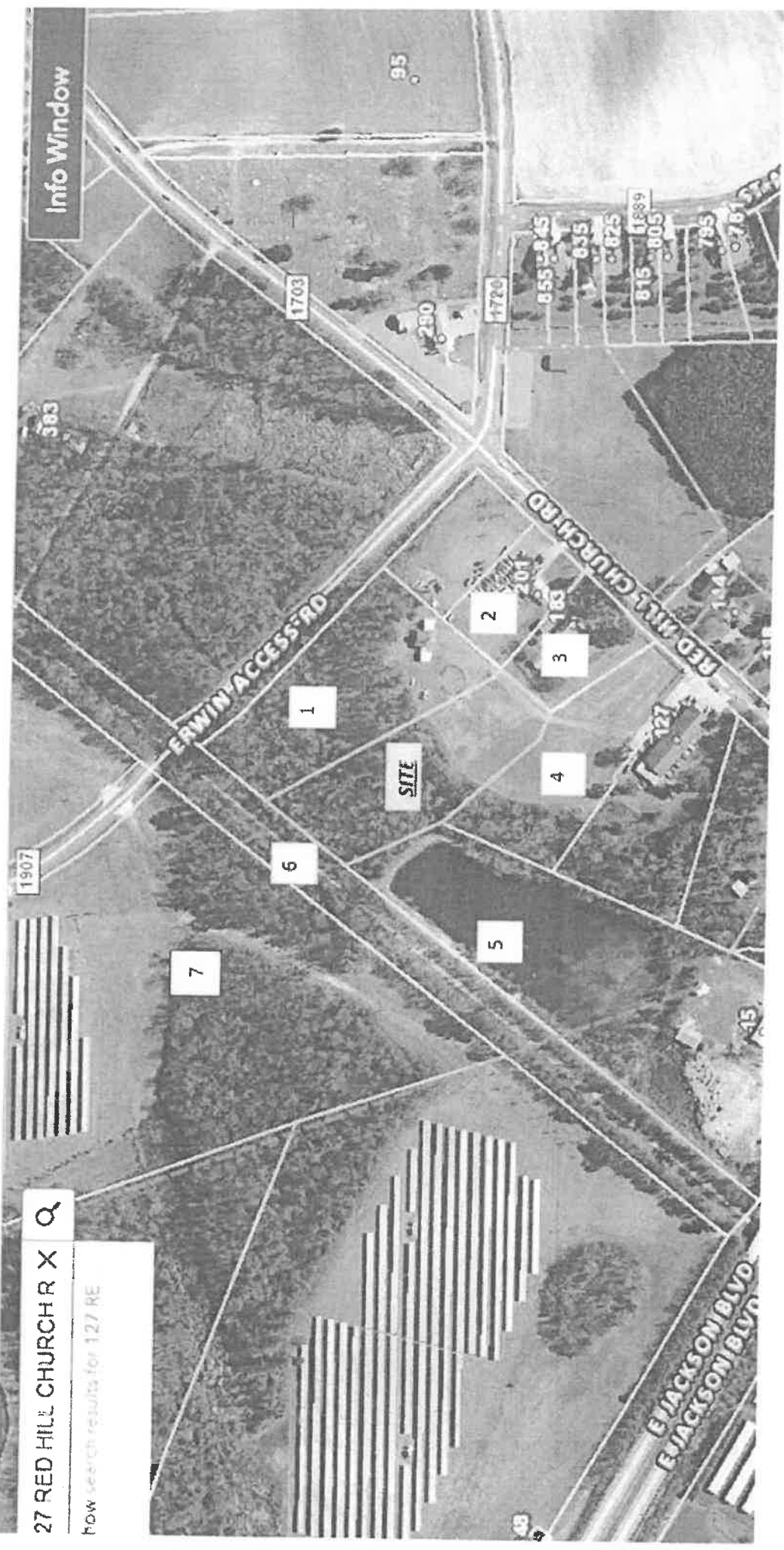
Town Board Decision and Date _____

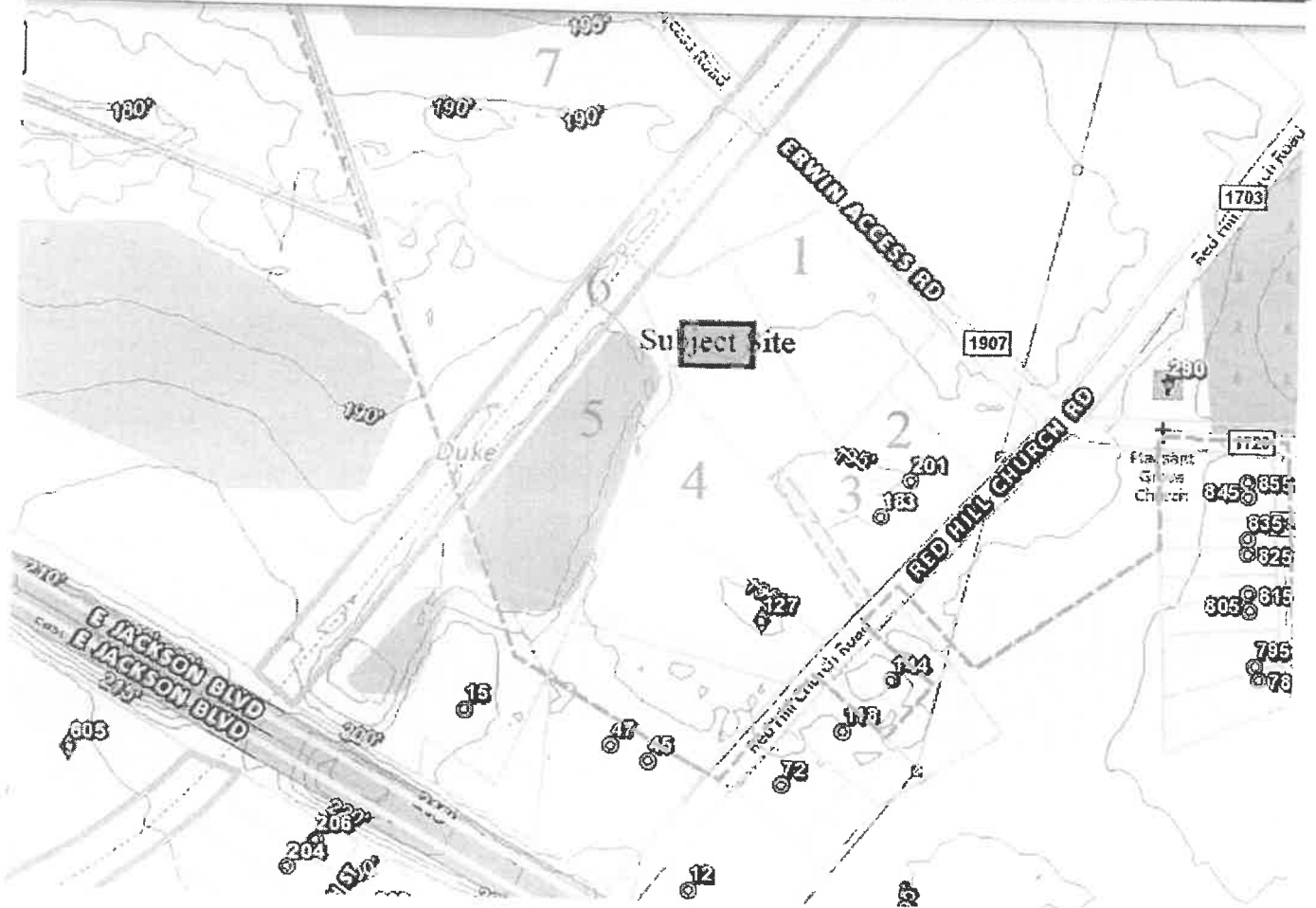
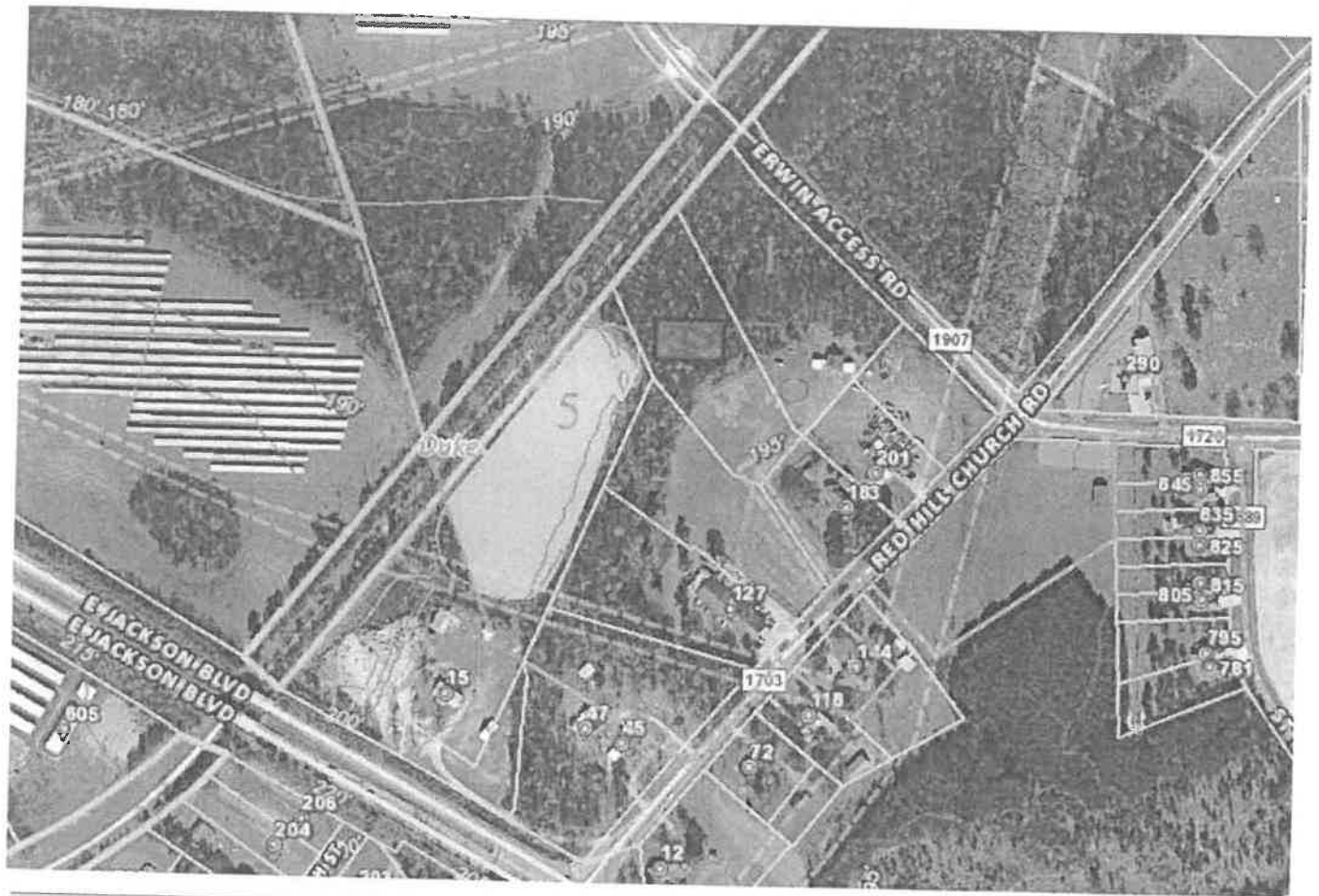
Certified By: _____

27 RED HILL CHURCH R X Q

Show search results for 127 RE

Info Window





BUILDING CODES

- INTERNATIONAL BUILDING CODE -2012 EDITION
- INTERNATIONAL ENERGY CONSERVATION - 2012 EDITION
- INTERNATIONAL FIRE PREVENTION - 2012 EDITION
- INTERNATIONAL FUEL GAS CODE -2012 EDITION
- INTERNATIONAL MECHANICAL CODE -2012 EDITION
- INTERNATIONAL PLUMBING CODE -2012 EDITION
- INTERNATIONAL ELECTRICAL CODE -2014 EDITION

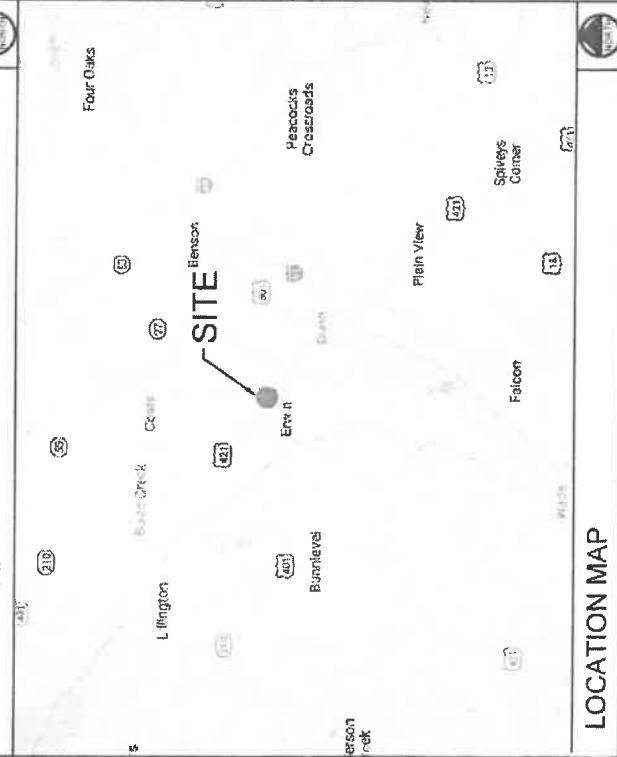
HANDICAP REQUIREMENTS

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAP ACCESS IS NOT REQUIRED

PLUMBING REQUIREMENTS

FACILITY HAS NO SANITARY OR POTABLE WATER.

VICINITY MAP



LOCATION MAP



TILLMAN INFRASTRUCTURE

RAWLAND CONSTRUCTION DRAWINGS

191'-0" MONOPOLE

SITE NAME

RED HILL CHURCH (14637878)

SITE ID

TI-OPP-16496

SITE COORDINATES

(35.331553, -78.659606)

SITE ADDRESS

~~201~~ RED HILL CHURCH ROAD
ERWIN, NC 28339

FLOOD PLAIN NOTE

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD).
COMMUNITY PANEL NO.: 3720150600J
DATED: 10/03/2006

PROJECT SUMMARY

TYPE OF OCCUPANCY: TELECOMMUNICATIONS
SITE TYPE: RAWLAND
TOWER TYPE: MONOPOLE
LATITUDE: N
LONGITUDE: W
JURISDICTION: TOWN OF ERWIN
COUNTY: HARNETT COUNTY
DEED BOOK & PAGE: 2102, PAGE 726

CONTACTS

LAND OWNER: WARREN REALTY LLC
127 RED HILL CHURCH ROAD
DUNN, NC 28334
TOWER OWNER: TILLMAN INFRASTRUCTURE, LLC
20 MANSELL COURT, SUITE 375
ROSWELL, GA 30076
ENGINEER: TOWERSOURCE
1875 OLD ALABAMA ROAD, SUITE 1008
ROSWELL, GA 30076
(678) 990-2338
MUNICIPALITY: TOWN OF ERWIN
100 WEST F STREET
PO BOX 459
ERWIN, NC 28339

H.C. PIN
1507-15-8690.002

PARENT PARCEL

OWNER: WARREN REALTY, LLC

SITE ADDRESS: 127 RED HILL CHURCH RD, DUNN, NC 28334

PARCEL ID: 1507-15-5729-000 (LEASE AREA/ACCESS PARCEL), 1507-15-5409-000 (ACCESS PARCEL) & 1507-15-5219-000

AREA: 6.47 ACRES ± (TOTAL PER TAX ASSESSOR)

ZONED: M1 (INDUSTRIAL), R10 (RESIDENTIAL) & B2 (HIGHWAY BUSINESS)

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

REFERENCE: DEED BOOK 2102 PAGE 726, PLAT 900K 2005 PAGE 383 & PLAT BOOK 2020 PAGE 117

GPS NOTES

THE FOLLOWING GPS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.04 FEET (HORIZ) 0.06 FEET (VERT)
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY
 TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC NETWORKS
 DATES OF SURVEY: 06/01/2020
 DATUM / EPOCH: NAD 83/2011.EPOCH:2010.00000
 PUBLISHED / FIXED CONTROL USE: N/A
 GEOID MODEL: ITRF
 COMBINED GRID FACTORS: 0.99966962
 CONVERGENCE ANGLE: 00°11'48.32"
 BENCHMARKS USED: ADJUSTED NETWORK SOLUTION USING LEICA SMARTNET REFERENCE STATION NETWORK

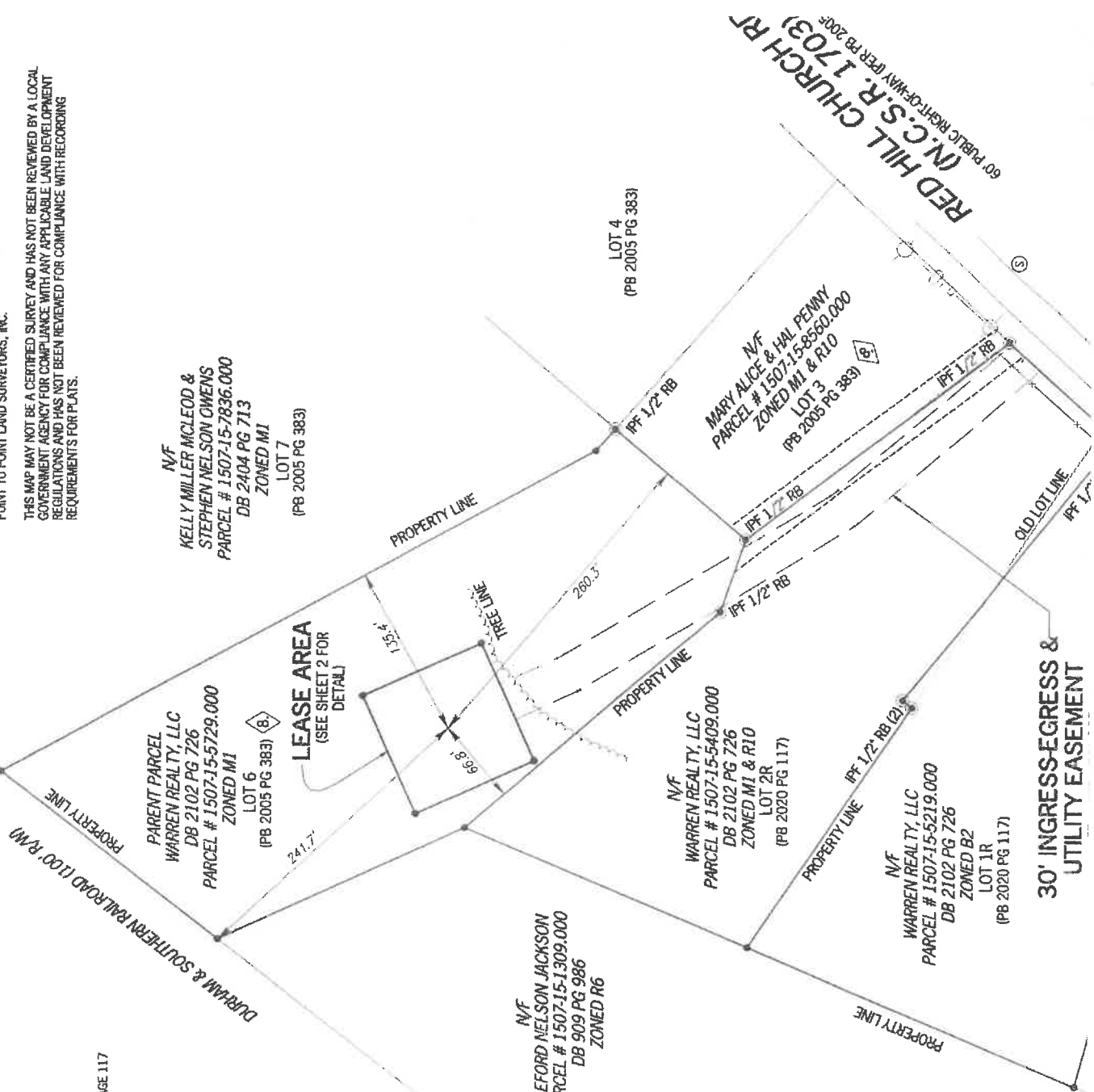
SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND WAS DRAWN UNDER MY DIRECT SUPERVISION. ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

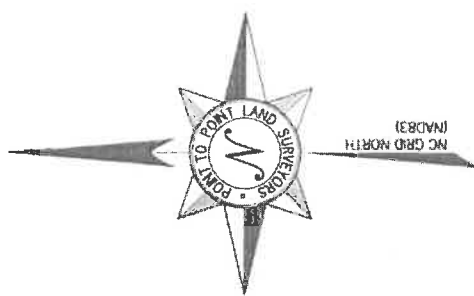
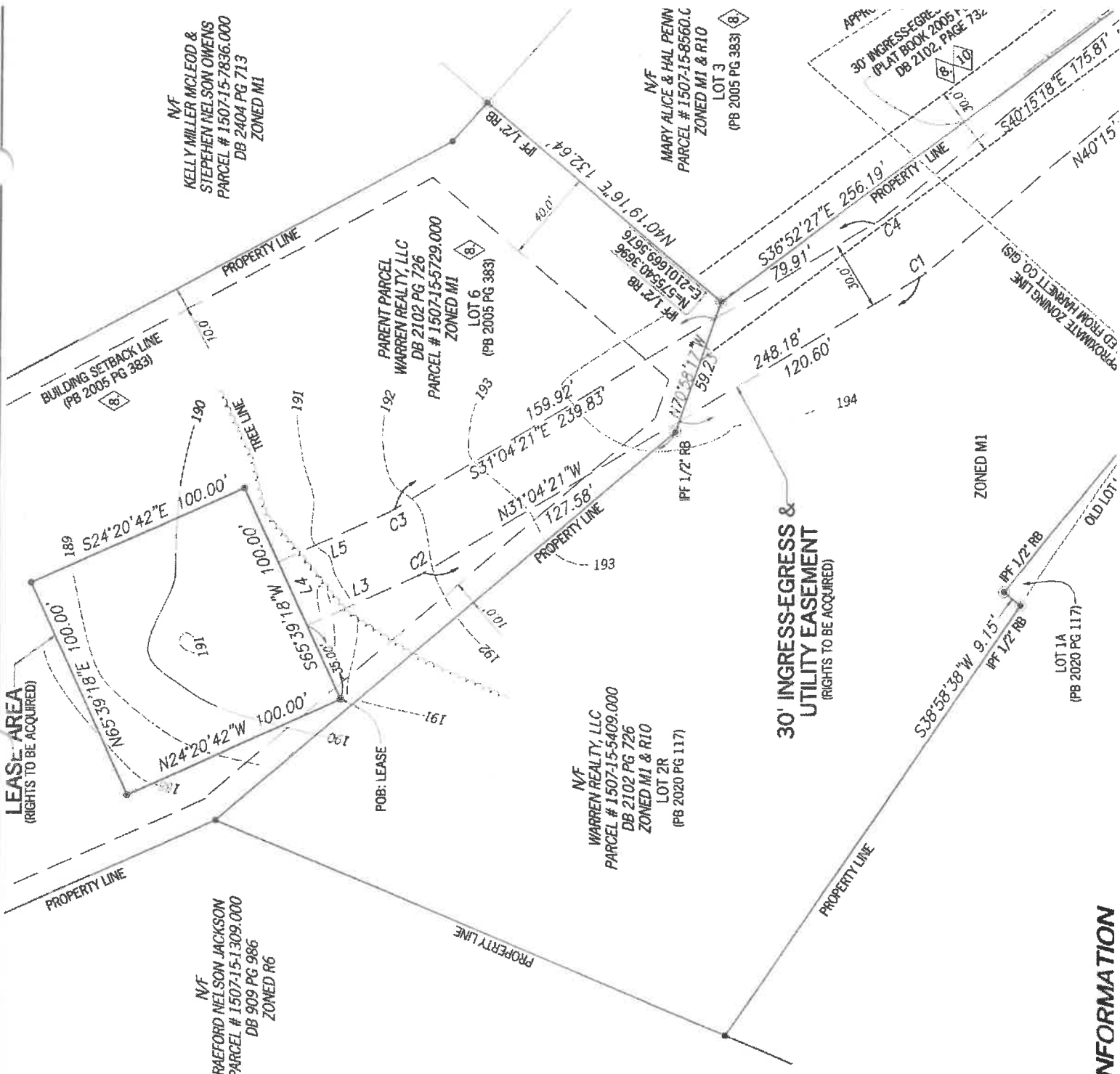


G. DARRELL TAYLOR, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR N. 3729
 DATE: 06/04/2020
 POINT TO POINT LAND SURVEYORS, INC.

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



RED HILL CHURCH RD
 (N.C.S.R. 1703)
 60' PUBLIC RIGHT-OF-WAY (PER PB 2005)



SITE INFORMATION

SITE WORK GENERAL NOTES:

1. THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR IS TO POT HOLE UTILITY LOCATES POST MARKING TO VERIFY UTILITY LOCATES ARE CORRECT.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR/SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONTRACTOR, OWNER AND/OR LOCAL UTILITIES.
6. THE OWNER SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE (TO BE INSTALLED BY CONTRACTOR).
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. CONTRACTOR SHALL NOT INSTALL EQUIPMENT THAT WILL IMPEDE DOOR OR ACCESS PANELS.

STRUCTURAL STEEL NOTES:

1. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.
2. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
3. MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
4. 1. 2. 1. 6 7 5 8 \$ / & 2 1 1 (& 7 , 2 1 6) 2 5 6 7 ((/ * 5 \$ 7 , NOTED OTHERWISE.
5. INSTALLATION OF CONCRETE EXPANSION WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF

MASONRY NOTES:

1. HOLLOW CONCRETE MASONRY UNITS SHALL MEET A.S.T.M. SPECIFICATION C90, GRADE N, TYPE 1. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (F'm) SHALL BE 1500 PSI.
2. MORTAR SHALL MEET THE PROPERTY SPECIFICATION OF A.S.T.M. C270 TYP. "S" MORTAR AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI.
3. GROUT SHALL MEET A.S.T.M. SPECIFICATION C475 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
4. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
5. WALL SHALL RECEIVE TEMPORARY BRACING, TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL GROUT IS FULL CURED.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:
 CONTRACTOR - GENERAL CONTRACTOR
 SUBCONTRACTOR - SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR.
 OWNER - TILLMAN INFRASTRUCTURE
 OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BID, THE CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED WERE DESIGNED AND SCALED TO 11x17 FORMAT.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
7. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
8. CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND TELCO CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
9. THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
10. CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIAL SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE FACILITY.
11. CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION.
12. CONSTRUCTION SHALL COMPLY WITH TILLMAN INFRASTRUCTURE MASTER SPECIFICATIONS AND THESE DRAWINGS; WHERE A CONFLICT EXISTS IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE OWNER.
13. NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONSHIP BETWEEN ANY SUBCONTRACTOR(S) AND TILLMAN INFRASTRUCTURE.
14. CONTRACTOR SHALL HOLD HARMLESS TILLMAN INFRASTRUCTURE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY

ABBREVIATION

AGL	ABOVE G
BTS	BASE TR
(E)	EXISTING
MIN.	MINIMUM
N.T.S	NOT TO S
REF	REFEREN
RF	RADIO FR
TBD	TO BE DE
TBR	TO BE RE

ELECTRICAL INSTALLATION NOTES:

1. ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NEC AND ALL APPLICABLE LOCAL CODES.
2. CONDUIT ROUTINGS ARE SCHEMATIC. SUBCONTRACTOR SHALL INSTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT BLOCKED.
3. WIRING, RACEWAY AND SUPPORT METHODS AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE NEC.
4. ALL CIRCUITS SHALL BE SEGREGATED AND MAINTAIN MINIMUM CABLE SEPARATION AS REQUIRED BY THE NEC.
5. CABLES SHALL NOT BE ROUTED THROUGH LADDER-STYLE CABLE TRAY RUNGS.
6. EACH END OF EVERY POWER, POWER PHASE CONDUCTOR (I.E. HOT'S), GROUNDING AND TT CONDUCTOR AND CABLE SHALL BE LABELED WITH COLOR-CODED INSULATION OR ELECTRICAL TAPE (3M BRAND, 1/2" PLASTIC ELECTRICAL TAPE WITH UV PROTECTION, OR EQUAL). THE IDENTIFICATION METHOD SHALL CONFORM WITH NEC AND OSHA.
7. ALL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABELED WITH PLASTIC TAPE PER COI-OR SCHEDULE. ALL EQUIPMENT SHALL BE LABELED WITH THEIR VOLTAGE RATING, BRANCH CIRCUIT ID NUMBERS (I.E. PANEL BOARD AND CIRCUIT ID'S).
8. PANEL BOARDS (ID NUMBERS) AND INTERNAL CIRCUIT BREAKERS (CIRCUIT ID NUMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS.
9. ALL TIE WRAPS SHALL BE CUT FLUSH WITH APPROVED CUTTING TOOL TO REMOVE SHARP EDGES.
10. POWER, CONTROL AND EQUIPMENT GROUND WIRING IN TUBING OR CONDUIT SHALL BE SINGLE CONDUCTOR (#14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2, CLASS B STRANDED & 23 1 5 & 3 / (5 5 7 (1 2 5 & ; (7 1 5 < 2 3 LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
11. SUPPLEMENTAL EQUIPMENT GROUND WIRING LOCATED INDOORS SHALL BE SINGLE CONDUCTOR (#6 AWG OR LARGER), 600V, OIL RESISTANT THHN OR THWN-2 GREEN INSULATION CLASS B THE LOCATION AND RACEWAY SYSTEM UNLESS OTHERWISE SPECIFIED. & (7 6 7 5 3 (1 1 & 2 3 3 (5 & 3 / (5 5 7 (1 2 5 & ; (7 1 5 < 2 3 LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
12. POWER, CONTROL AND EQUIPMENT GROUND WIRING NOT IN TUBING OR CONDUIT SHALL BE MULTI-CONDUCTOR, TYPE TO CABLE (#14 AWG OR LARGER), 600V, OIL RESISTANT THHN OR OUTER JACKET LISTED OR LABELED FOR THE LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED. & / \$ 6 6 & 6 7 5 \$ 1 (1 & 2 3 3 1 5 & \$ 3 / (5 5 7 (1 2 5 & ; (7 1 5 < 2 3 LOCATION AND RACEWAY SYSTEM USED UNLESS OTHERWISE SPECIFIED.
13. ALL POWER AND GROUNDING CONNECTIONS SHALL BE CRIMP-STYLE, COMPRESSION WIRE LUGS AND WIRE NUTS BY THOMAS AND BETTS (OR EQUAL), LUGS AND WIRE NUTS SHALL BE RATED FOR 2 3 1 5 2 7 , 2 1 \$ 7 1 2 / (6 6 7 + \$ 1 & ; (1) \$ 9 \$, ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
14. RACEWAY AND CABLE TRAY SHALL BE LISTED OR LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH NEMA, UL, ANSI/IEEE AND NEC.
15. ELECTRICAL METALLIC TUBING (EMT) OR RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80 FOR LOCATIONS SUBJECT TO PHYSICAL DAMAGE) SHALL BE USED FOR EXPOSED INDOOR LOCATIONS.
16. ELECTRICAL METALLIC TUBING (EMT), ELECTRICAL NONMETALLIC TUBING (ENT) OR RIGID NONMETALLIC CONDUIT (RIGID PVC, SCHEDULE 40) SHALL BE USED FOR CONCEALED INDOOR LOCATIONS.
17. GALVANIZED STEEL INTERMEDIATE METALLIC CONDUIT (IMC) SHALL BE USED FOR OUTDOOR LOCATIONS ABOVE GRADE.
18. RIGID NONMETALLIC CONDUIT (I.E. RIGID PVC SCHEDULE 40 OR RIGID PVC SCHEDULE 80) SHALL BE USED UNDERGROUND, DIRECT BURIED, IN AREAS OF OCCASIONAL LIGHT VEHICLE TRAFFIC OR ENCASED IN REINFORCED CONCRETE IN AREAS OF HEAVY VEHICLE TRAFFIC.
19. LIQUID-TITE FLEXIBLE METALLIC CONDUIT (LIQUID-TITE FLEX) SHALL BE USED INDOORS AND OUTDOORS, WHERE VIBRATION OCCURS OR FLEXIBILITY IS NEEDED.
20. CONDUIT AND TUBING FITTINGS SHALL BE THREADED OR COMPRESSION-TYPE AND APPROVED FOR THE LOCATION USED. SET SCREW FITTINGS ARE NOT ACCEPTABLE.
21. CABINETS, BOXES AND WIRE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE

ELECTRICAL INSTALLATION NOTES CONTINUED:

23. EQUIPMENT CABINETS, TERMINAL BOXES, JUNCTION BOXES AND PULL BOXES SHALL BE GALVANIZED OR EPOXY-COATED SHEET STEEL. SHALL MEET OR EXCEED UL 50 AND RATED NEMA 1 (OR BETTER) INDOORS OR NEMA 3 (OR BETTER) OUTDOORS.
24. METAL RECEPTACLE, SWITCH AND DEVICE BOXES SHALL BE GALVANIZED, EPOXY-COATED OR NON-CORRODING; SHALL MEET OR EXCEED UL 514A AND NEMA OS 1; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
25. NONMETALLIC RECEPTACLE, SWITCH AND DEVICE BOXES SHALL MEET OR EXCEED NEMA OS 2; AND RATED NEMA 1 (OR BETTER) INDOORS OR WEATHER PROTECTED (WP OR BETTER) OUTDOORS.
26. THE SUBCONTRACTOR SHALL NOTIFY AND OBTAIN NECESSARY AUTHORIZATION FROM THE CONTRACTOR BEFORE COMMENCING WORK ON THE AC POWER DISTRIBUTION PANELS.
27. THE SUBCONTRACTOR SHALL PROVIDE NECESSARY TAGGING ON THE BREAKERS, CABLES AND DISTRIBUTION PANELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SAFEGUARD AGAINST LIFE AND PROPERTY.
28. INSTALL PLASTIC LABEL ON THE METER CENTER IDENTIFYING SPECIFIC CARRIER.

KEY NOTES: (SEE GROUNDING PLAN DIAGRAM - SHEET G1)

1. TOWER GROUNDING: EXTEND #2 SOLID TINNED CU WIRE FROM BURIED GROUND RING TO TOWER AND MAKE EXOTHERMIC CONNECTION.
2. GROUND ROD & 2 3 3 (5 & / \$ 1 6 7 ((/ ; 7 (1
3. ICE BRIDGE SUPPORT POST GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO ALL ICE BRIDGE SUPPORT POST WITH CADWELD CONNECTION WELD. 5 \$ 7 , 2 1 7 6 (1 2 5 & 3 / (1 1) 2 5 7 + (
4. FENCE GROUNDING: IF FENCE IS WITHIN 6' OF GROUNDING RING, EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO FENCE CORNER POSTS AND EXOTHERMICALLY WELDED, BOND INTERMEDIATE POST IF REQUIRED TO MAINTAIN 25' MAX. SPACING.
5. TOWER GROUNDING BAR: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING UP TO THE TOWER GROUND BAR AND MAKE A MECHANICAL CONNECTION. SECURE GROUND BAR DIRECTLY TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL.
6. MULTI TENANT UTILITY FRAME: BOND METER, TELCO BOX AND FRAME POST TO COMPOUND GROUND RING WITH MECHANICAL CONNECTION AT CABINET AND EXOTHERMIC WELD AT GROUND RING.
7. ANTENNA GROUND BAR: MOUNT GROUND BAR DIRECTLY TO THE TOWER AT TOP OF COAX RUNS. SECURE TO TOWER WITH ISOLATOR KIT USING STAINLESS STEEL MOUNTING MATERIAL. & \$ 6 6 / GATE: BOND ALL FENCE POSTS AND GATES TO COMPOUND GROUND RING WITH EXOTHERMIC WELDS.
9. EXTERIOR GFCI RECEPTACLE GROUNDING: EXTEND #2 TINNED CU WIRE FROM BURIED GROUND RING TO THE EXTERIOR GFCI RECEPTACLE AND MAKE A MECHANICAL CONNECTION.

GREENFIELD GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION AND AC POWER GES) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 11000 AND 81) FOR GROUND ELECTRODE SYSTEMS, THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEXT RESULT OF 5 OHMS OR LESS.
3. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
4. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.

7. ALL EXTERIOR RING SHALL BE
8. ALUMINUM CC GROUNDING C
9. 8 6 (2) BENDS CAN BE
10. EXOTHERMIC
11. ALL GROUND HIGH PRESS C
12. COMPRESSION CONNECTION
13. ICE BRIDGE B BRIDGE AND T
14. APPROVED AN COMPRESSION
15. ALL EXTERIOR MATERIAL
16. MISCELLANEO SHALL BE BON (7 / 2 1 *
17. BOND ALL MET COPPER GROU
18. GROUND CON. SHALL NOT BE CONDUCTOR, WALL OR FLOO REQUIREMENT SHALL BE USE PROHIBITED B THE METAL CC

**TOWER SETBACKS TO
PROPERTY LINES (FROM
TOWER CENTER)**

NORTH	241'-8"
SOUTH	260'-4"
EAST	135'-4"
WEST	68'-9"



PARENT PARCEL
WARREN REALTY, LLC
DB 2102 PG 726
PARCEL #1507-15-5728.000
ZONED M1
LOT 6
(PB 2005 PG 383)

NIF
KELLY MILLER MCLEOD &
STEPHEN NELSON OWENS
PARCEL #1507-15-7836.000
DB 2404 PG 713
ZONED M1
LOT 7
(PB 2005 PG 383)

DURHAM & SOUTHERN RAILROAD
(100' RIGHT-OF-WAY)

PROPOSED 191'-0"
MONOPOLE
TOWER LEASE PREMISES
(10,000 SQ. FT.)

PROPOSED 12' WIDE
GRAVEL ACCESS ROAD

PROPOSED 30' NON-EXCLUSIVE
ACCESS/UTILITY EASEMENT

EXISTING SUBJECT
PROPERTY LINE (TYP.)

NIF
RAEFORD NELSON JACKSON
PARCEL #1507-15-1309.000
DB 909 PG 986
ZONED R6

EXISTING
WOODED AREA

NIF
WARREN REALTY, LLC
PARCEL #1507-15-5409.000
DB 2102 PG 726
ZONED M1 & R10
LOT 2
(PB 2005 PG 383)

APPROXIMATE
ZONING LINE
(AS SCALED FROM
HARTTETT CO. GIS)

OLD LOT LINE
(ABANDONED PIER
PB 2020 PG 117)

NIF
WARREN REALTY, LLC
PARCEL #1507-15-5219.000
DB 2102 PG 726
ZONED B2
LOT 1
(PB 2005 PG 383)

NIF
MARTHA & JOSEPH STANCIL
PARCEL #1507-15-4111.000
DB 3588 PG 622
ZONED M1 & R10

NIF
MARY ALICE & HAL PENNY
PARCEL #1507-15-8580.000
ZONED M1 & R10
LOT 3
(PB 2005 PG 383)

APPROXIMATE
ZONING LINE

EXISTING UTILITY POLE /
OVERHEAD UTILITIES (TYP.)

BUILDING SETBACK LINE
(PB 2005 PG 383)

PROPOSED 60' x 60'
FENCED AREA

EXISTING TREE LINE (TYP.)
TREES TO BE REMOVED AS
REQUIRED WITHIN ACCESS
AND LEASE AREA

EXISTING 30'
INGRESS-EG
EASEMENT
(PB 2005 PG:)

260'-4"

135'-4"

241'-8"

5'-36"

260'-4"

LOT 2A
(PB 2020 PG 117)

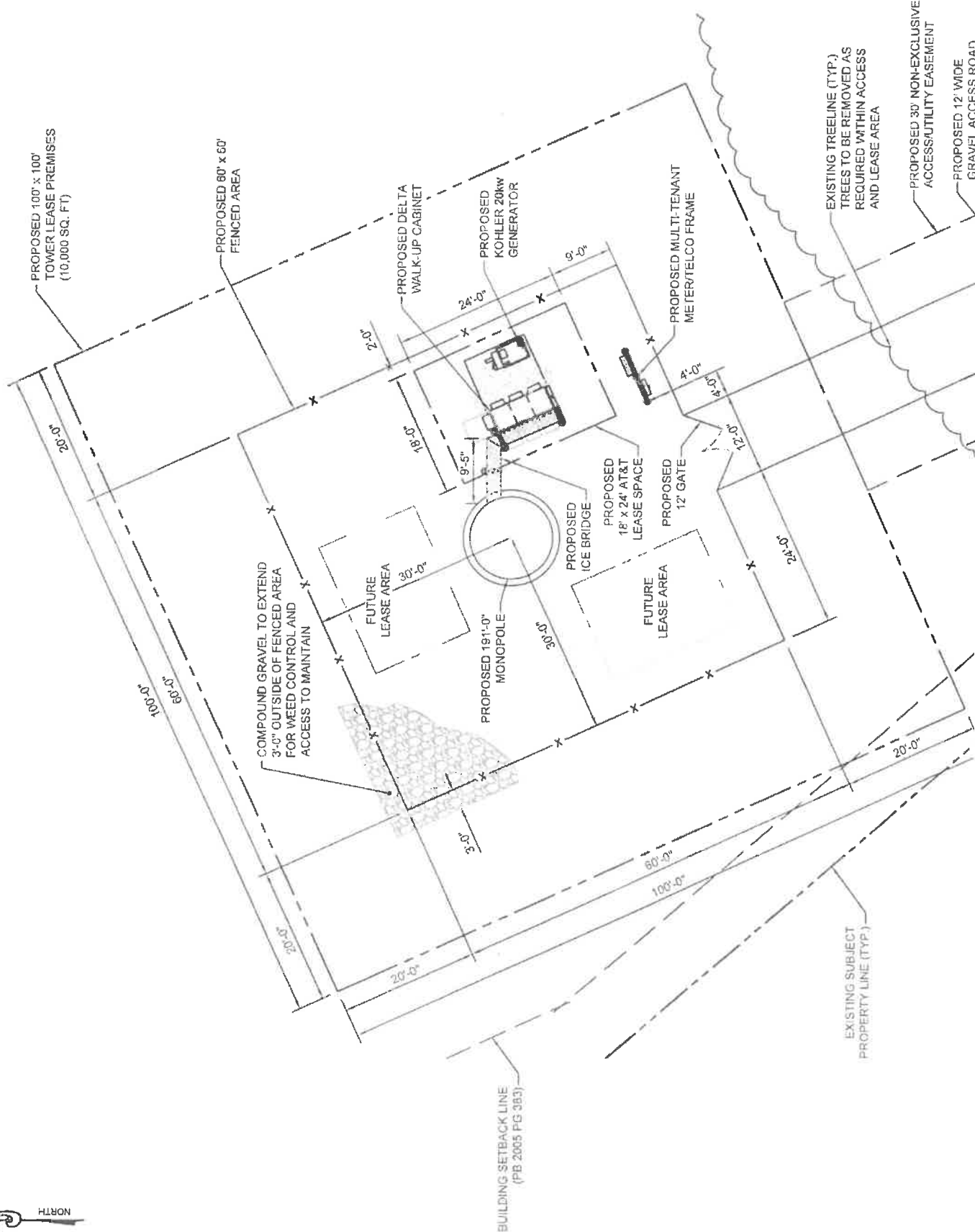
EXISTING UTILITY POLE /
OVERHEAD UTILITIES (TYP.)

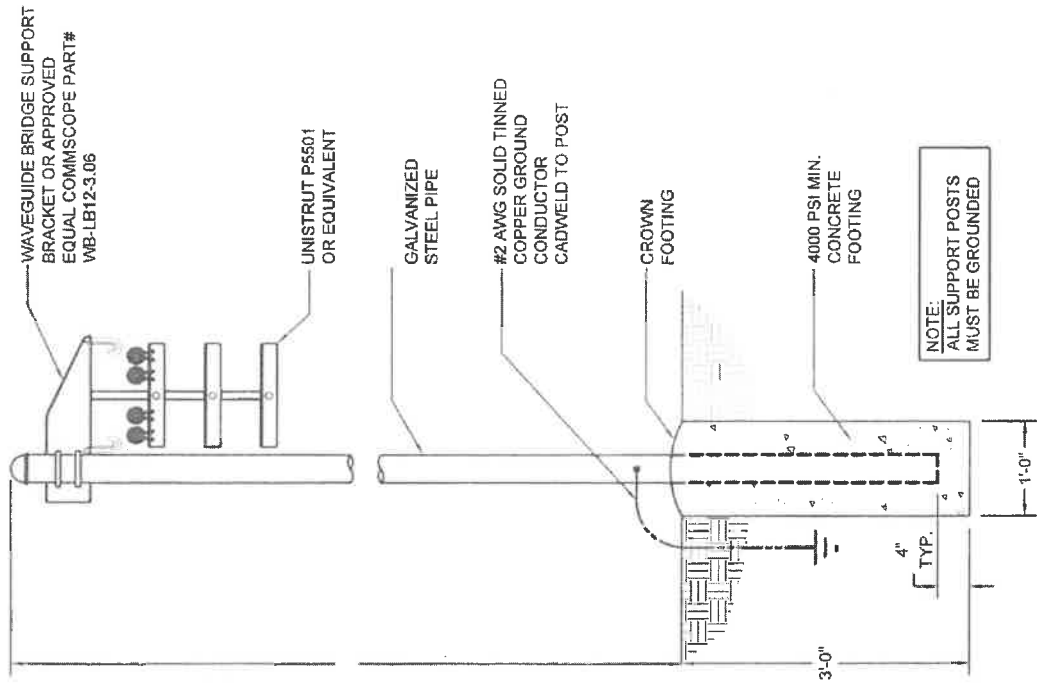
GENERAL

1. ALL MA SPECIFIC EDITOR REGUL
2. THE CC TRADE TO THE AND/OF THERE SPECIF BE CON
3. ALL INF GIVEN / ACCUR SHALL I AND/OF DETAIL THE CC
4. CONTR THE AT
5. ALL FIN ALL DIF EXISTIN
6. THE PR TOWER PURPO CENTER INFRAS DISCRE
7. THE CC BRACIN SAFETY
8. UPON C REPAIR ACCES COMPA
9. THE CC CONSTI INVOLV LOCATI CONFLI THE CC REQUIF WORK BY THE
10. CONTR CONSTI
11. CONTR INFRAS

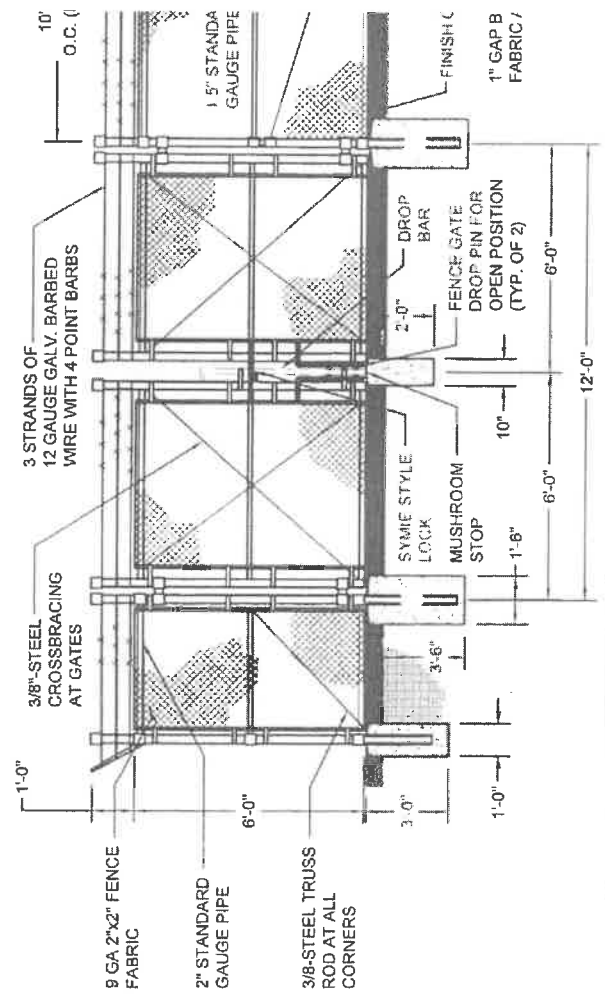
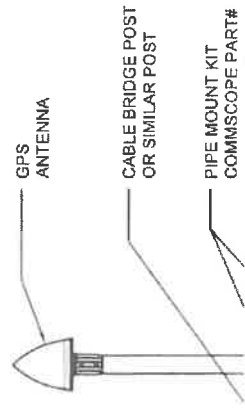
SURVEY

1. TILLMA TO OBT EQUIPV
2. PROPO LAND S

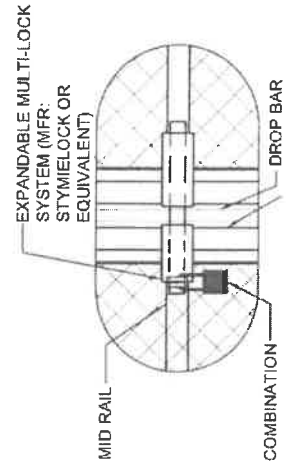




1 CABLE BRIDGE DETAIL
NOT TO SCALE



3 TYPICAL FENCE AND G
NOT TO SCALE

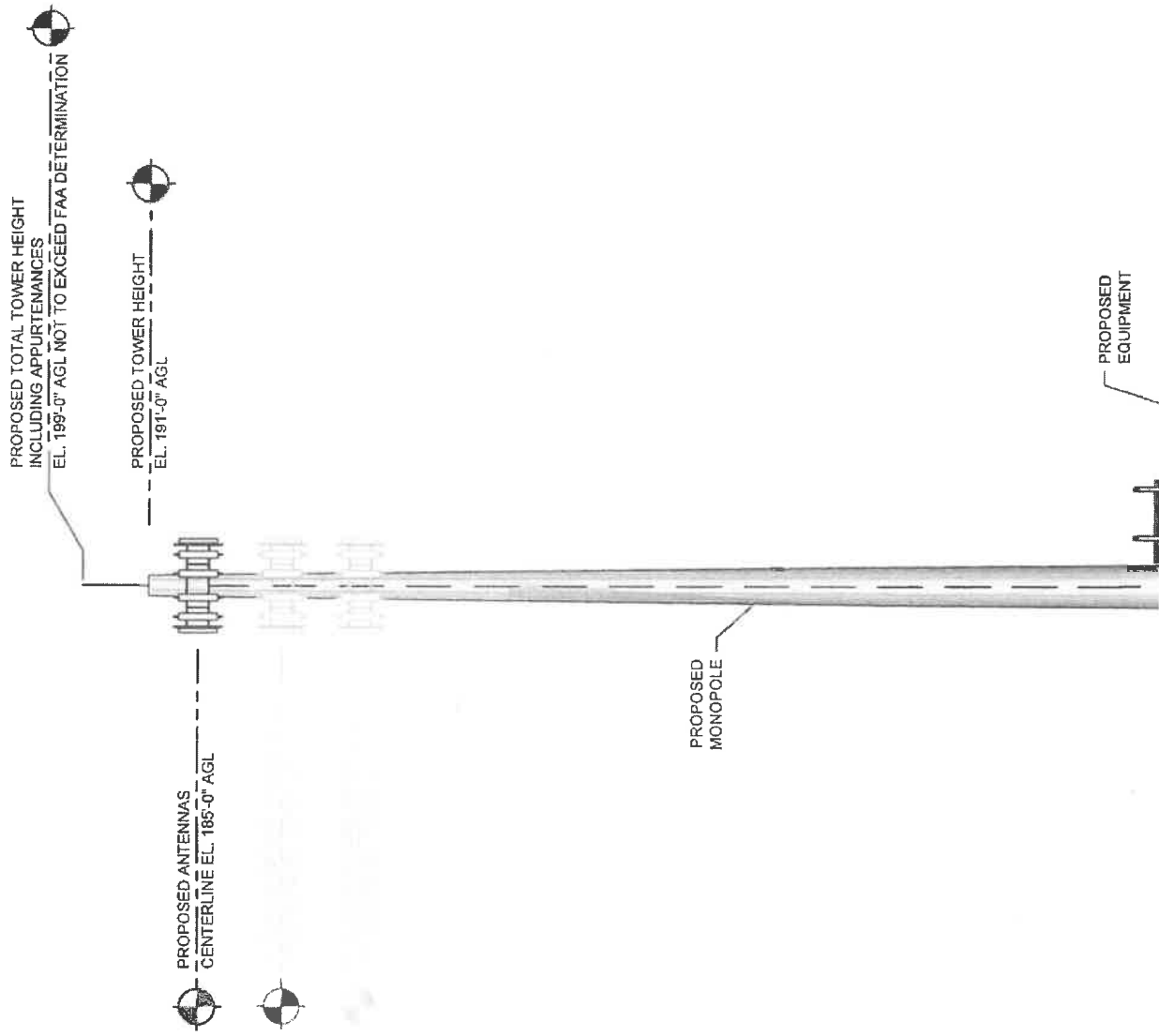


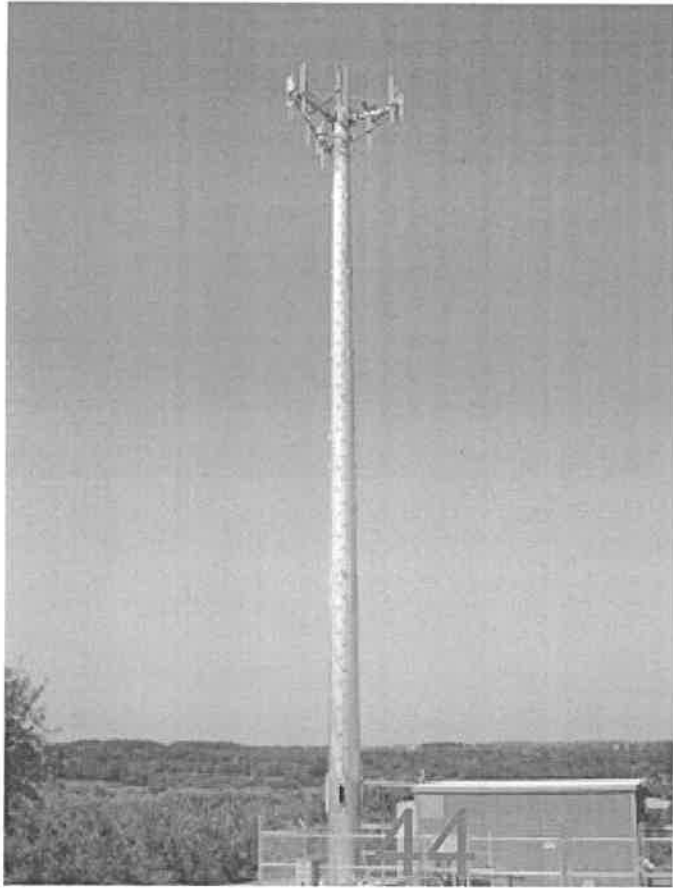
NOTES:

1. CALCULATIONS FOR THE STRUCTURE AND THE ANTENNA MOUNTS WERE PREPARED BY OTHERS AND THOSE CALCULATIONS CERTIFY THE CAPACITY OF THE STRUCTURE TO SUPPORT THE NEW EQUIPMENT.
2. CABLES NOT SHOWN FOR CLARITY.

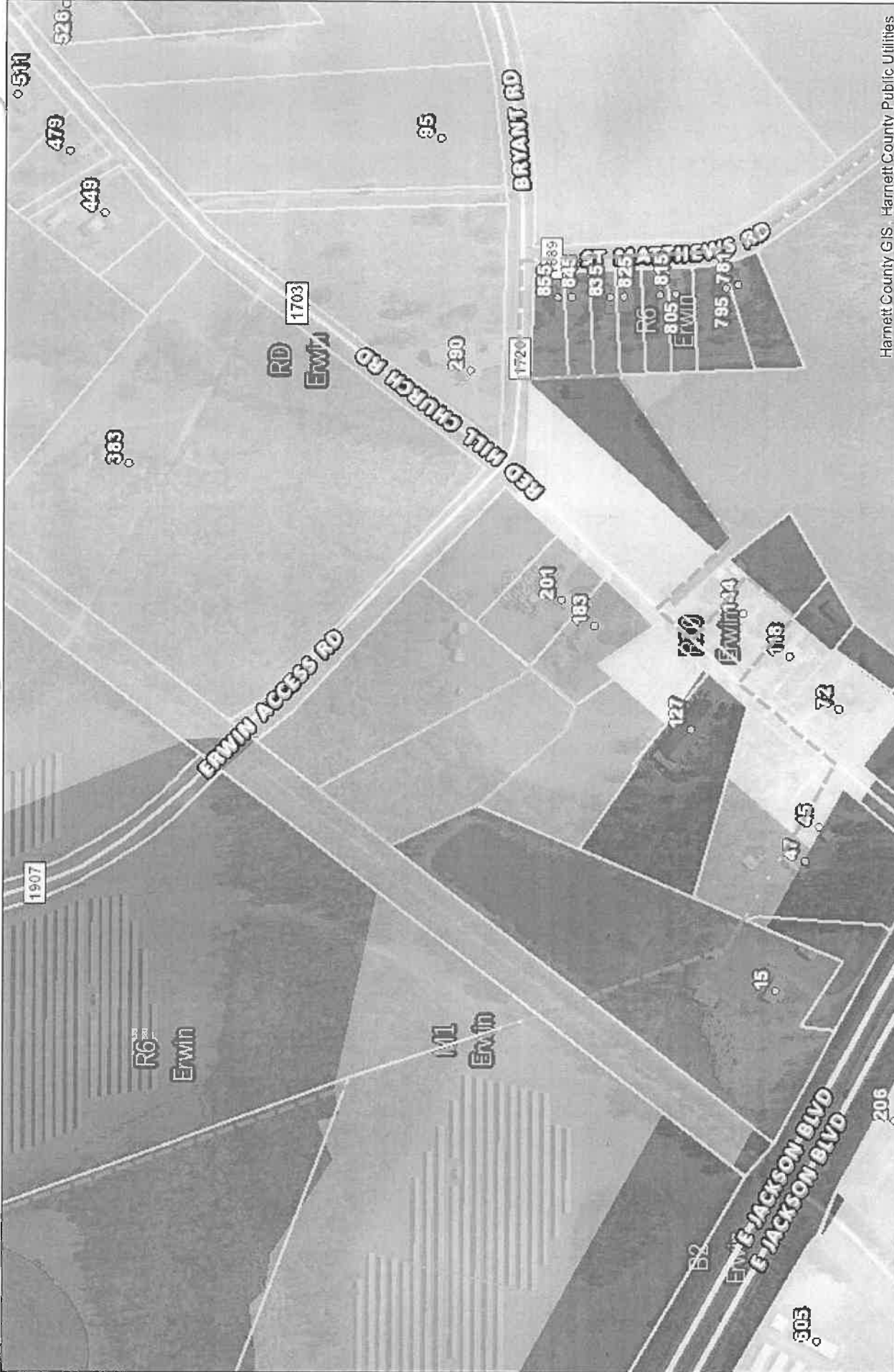
NOTE:

SITE DESIGN HAS NOT BEEN COORDINATED WITH FINAL STAMPED TOWER FABRICATION DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ANGLES ON THIS SITE DESIGN WITH FINAL STAMPED TOWER DRAWINGS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED.






Harnett GIS



Harnett County GIS | Harnett County Public Utilities



Harnett COUNTY
NORTH CAROLINA

GIS/E-911 Addressing
September 11, 2020

Recycle Center

Landfills

Surrounding County Boundaries

Federal Property

City Limits

Harnett County Boundary

Address Numbers

Airport

Major Roads

Interstate

NC

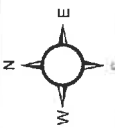
US

Roads


Mile_Markers

Railroad

Parcels



N
W E
S



0 165 330 660 Feet

1 inch = 375 feet



Harnett County Public Utilities

Harnett County

GIS/E-911 Addressing
September 11, 2020

1 inch = 37 feet

0 165 330 660 feet

Recycle Center
Landfills
Surrounding County Boundaries
Federal Property
City Limits

Harnett County Boundary
Address Numbers
Airport
Major Roads
Interstate

NC
US
Roads
Mile Markers
Railroad

Parcels

North
South
East
West



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

**AN ORDINANCE AMENDING THE ERWIN TOWN CODE
OF ORDINANCE TO SUBDIVISIONS TO
SECTION 30-79 ARTICLE IV REQUIRED IMPROVEMENTS; DEDICATION;
RESERVATION; MINIMUM STANDARDS OF DESIGN,
CHAPTER 30 SUBDIVISIONS
ORD 2020-2021: 002**

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ERWIN:

WHERE AS, Sec. 30-79. – Final plat submission and review

- (a) *Preparation of final plat and installation of improvements* . Upon approval of the preliminary plat by the town board, the subdivider may proceed with the preparation of the final plat, and the installation of or arrangement for required improvements in accordance with the approved preliminary plat and the requirements of this article. Prior to approval of the final plat, the subdivider shall have installed the improvements specified in this article or guaranteed their installation as provided herein. No final plat will be approved by the town board unless accompanied by written notice of the subdivision administrator and certification of the town engineer, acknowledging compliance with the improvements and guarantee standards of this article.
- (b) *Improvements guarantees* .
- (1) *Agreement and security required* . In lieu of requiring the completion, installation, and dedication of all improvements prior to final plat approval, the town board may enter into an agreement with the subdivider, whereby the subdivider shall agree to complete all required improvements. Once said agreement is signed by both parties and the security required in this subsection is provided, the final plat may be approved by the planning board, if all other requirements of this article are met. To secure this agreement, the subdivider shall provide, subject to the approval of the town board, either one or a combination of the following guarantees not exceeding 1.25 times the entire cost as provided herein.
- (2) *Surety performance bonds*. The subdivider shall obtain a performance bond from a surety bonding company authorized to do business in the state. The bonds shall be payable to the town and shall be in an amount equal to 1.25 times the entire cost, as estimated by the subdivider and approved by the town board, of installing all required improvements. The duration of the bonds shall be until such time as the improvements are accepted by the town board.
- (3) *Cash or equivalent security* .
- a. The subdivider shall deposit cash, an irrevocable letter of credit or other instrument readily convertible into cash at face value, either with the town or in escrow with a financial institution designated as an official depository of the town. The use of any instrument other than cash shall be subject to the approval of the town board. The amount of deposit shall be equal to 1.25 times the cost, as estimated by the subdivider and approved by the town board, of installing all required improvements.
- b. If cash or other instrument is deposited in escrow with a financial institution as provided in subsection (3)a of this section, then the subdivider shall file with the town board an agreement between the financial institution and himself guaranteeing the following:
1. That said escrow account shall be held in trust until released by the town board and may not be used or pledged by the subdivider in any other matter during the term of the escrow; and
 2. That in the case of a failure on the part of the subdivider to complete said improvements the financial institution shall, upon notification by the town board, and submission by the town board to the financial institution of an engineer's estimate of the amount needed to complete the improvements, immediately either pay to the town the funds estimated to complete the improvement, up to the full balance of the escrow account, or deliver to the town any other instruments fully endorsed or otherwise made payable in full to the town.

- (c) **Default** . Upon default, meaning failure on the part of the subdivider to complete the required improvements in a timely manner as spelled out in the performance bond or escrow agreement, then the surety, or the financial institution holding the escrow account shall, if requested by the town board, pay all or any portion of the bond or escrow fund to the town up to the amount needed to complete the improvements based on the town engineer's estimate. Upon payment, the town board, in its discretion, may expend such portion of said funds, as it deems necessary to complete all or any portion of the required improvements. The town shall return to the subdivider any funds not spent in completing the improvements.
- (d) **Release of guarantee security** . The town board may release a portion of any security posted as the improvements are completed and approved by the town engineer. When the town board approves said improvements, then the town board shall immediately release any security posted.
- (e) **Submission procedure** .
 - (1) The subdivider shall submit the final plat, so marked, to the subdivision administrator, who shall forward it to the town board for review at their next regular meeting; further, the final plat for the first stage of the subdivision shall be submitted not more than 12 months after the date on which the preliminary plat was approved; otherwise such approval shall be null and void, unless a written extension of this limit is granted by the town board on or before the 12-month anniversary of the approval.
 - (2) The final plat shall be prepared by a registered land surveyor currently licensed and registered in the state by the state board of registration for professional engineers and land surveyors. The final plat shall conform to the provisions for plats, subdivisions, and mapping requirements set forth in G.S. 47-30 and the Manual of Practice for Land Surveying in North Carolina.
 - (3) Five copies of the final plat shall be submitted; two of these shall be on reproducible material; three shall be black or blue line paper prints. Material and drawing medium for the original shall be in accordance with the Manual of Practice for Land Surveying in North Carolina, where applicable, and the requirements of the county register of deeds.
 - (4) The final plat shall be of a size suitable for recording with the county register of deeds and shall be at a scale of not less than one inch equals 200 feet. Maps may be placed on more than one sheet with appropriate match lines.
 - (5) Submission of the final plat shall be accompanied by a filing fee per the adopted Town of Erwin fee schedule available in the town clerk's office.
 - (6) The final plat shall meet the requirements in section 30-80.
 - (7) The following signed certificate shall appear on all five copies of the final plat:

Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which is located in the subdivision jurisdiction of the Town of Erwin and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted. Furthermore, I hereby dedicate all ~~sanitary sewer~~, storm sewer ~~and water~~ lines to the Town of Erwin. I hereby dedicate all sanitary sewer and water line to Harnett County Regional Water.

Date	Owners
------	--------

(f) *Certificate of survey and accuracy .*

(1) In accordance with the Manual of Practice for Land Surveying in North Carolina. On the face of each map prepared for recordation, there shall appear a certificate acknowledged before an officer authorized to take acknowledgements and executed by the person making the survey or map, including deeds and any recorded data shown thereon. The certificate shall include a statement or error of closure calculated by latitudes and departures. Any lines on the map which were not actually surveyed must be clearly indicated on the map and a statement included in the certificate revealing the source of information.

(2) The certificate shall take the following general form:

I, _____, certify that this map was (drawn by me) (drawn under my supervision) from (an actual survey made by me) (an actual survey made under my supervision) (deed description recorded in Book _____, Page _____, Book _____, Page _____, etc.) (other); that the ratio of precision as calculated by latitudes and departure is 1: _____. (that the boundaries not surveyed are shown as broken lines plotted from information found in Book _____, Page _____): that this map was prepared in accordance with G.S. 47-30 as amended. Witness my hand and seal this _____ day of _____, A.D. 20____.

Registered Land Surveyor	Registration Number
--------------------------	---------------------

Official Seal

I, (officer authorized to take acknowledgements) do hereby certify that (name of registered surveyor) personally appeared before me this day and acknowledged and due execution of this certificate. Witness my hand and (where an official seal is required by law) official seal this the _____ day of ____ (year).

Notary Public

Official Seal

(g) *Installation of streets, utilities and other required Improvements .*

I hereby certify that all streets, utilities and other required improvements have been installed in a manner approved by the appropriate state or local authority and according to Town specifications and standards in the _____ Subdivision or that guarantees of the installation of the required improvements in an amount and manner satisfactory to Town of Erwin has been received, and that the filing fee for this plat, in the amount of \$____ has been paid.

Subdivision Administrator	Date
---------------------------	------

- a. The town board shall review the final plat at or before its next regularly scheduled meeting which follows at least 15 days after the town board receives the final plat and shall approve, or disapprove of the final plat with reasons within 40 days of its first consideration of the plat.
- b. During its review of the final plat the town board shall have its town engineer to confirm the accuracy of the final plat. The costs for these engineering services shall be paid by the subdivider.
- c. If the town board approves the final plat, such approval shall be shown on each copy of the plat by the following signed certificate:

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision ordinance of the Town of Erwin, North Carolina, and that this plat has been approved by the Erwin Town Planning Board for recording in the Office of the Register of Deeds of Harnett County.


Chairman of the Planning Board	Date
Erwin, North Carolina	

- d. If the final plat is disapproved by the town board, the reasons for such disapproval shall be stated in writing, specifying the provisions of this article with which the final plat does not comply. One copy of such reasons and one print of the plat shall be retained by the town board as part of its proceedings; one copy of the reasons and three copies of the plat shall be transmitted to the subdivider. If the final plat is disapproved, the subdivider may make such changes as will bring the final plat into compliance and resubmit same for reconsideration by the town board.
- e. If the final plat is approved by the planning board, the original tracing and one print of the plat shall be retained by the subdivider. One reproducible tracing and one print shall be filed with the town clerk, and one print shall be retained by the planning board for its records.
- f. The subdivider shall file the approved final plat with the register of deeds of the county within six months of planning board approval; otherwise such approval shall be null and void.

(Code 1977, § 9-3031; Ord. of 2-3-1994; Ord. No. 2012-2013:005, 6-6-2013)

WHERE AS, this ordinance shall be effective upon adoption.

Duly Adopted, this the 1st day of October, 2020.


Patsy Carson, Mayor

ATTEST:


Snow Bowden, Town Manager

MINUTES CONTINUED FROM OCTOBER 1, 2020

Commissioner Baker made a motion to go into public hearing seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon asked the Town Manager if this is the text amendment we discussed last Monday night at our workshop.

Town Manager Snow Bowden stated that this was the text amendment we discussed at that meeting.

Commissioner Baker asked if the Town had received any public comment on this proposed text amendment or if there was anyone on the call that wanted to make public comment.

There was no public comment on this proposed text amendment.

Commissioner Blackmon made a motion to close the public hearing seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Baker made a motion to approve Ordinance Amending the Erwin Town Code of Ordinance to Subdivisions to Section 30-79 Article IV Required Improvements; Dedication; Reservation: Minimum Standards of Design, Chapter 30 Subdivisions Ordinance 2020-021: 002 seconded by Commissioner Turnage. **The Board voted unanimously.**

A copy of Ordinance 2020-2021:002 is incorporated into these minutes as Attachment #3

OLD BUSINESS

AMERICAN TOWER

Town Manager Snow Bowden informed the Board that he had placed some updated numbers next to all of your seats. This updated information includes what our current rent would be as is with the 3% annual rent escalation rate, and what the rent would be with a 2% annual escalation rate, 1% annual escalation rate and then what our annual rent would be if we removed the escalator and just took the current amount we are receiving monthly until the lease expires in 2069. I also included a brief article that I found today about cell tower lease agreements.

Town Manager Snow Bowden stated that even if we did away with the annual rent escalation and kept the rent at the current amount we receive each month the Town would collect around 1.5 million dollars through 2069. The lease buyout they are offering is for \$435,000. After more thought it might make sense for us to reach out to a consultant or an expert in this field. I spoke with someone briefly and he told me something that really made me stop and think. He pointed out that they have offered \$435,000 to buy the lease out and then he asked me the question, do you really think they are planning on leaving the site if they offered you that much money?

MINUTES CONTINUED FROM OCTOBER 1, 2020

Commissioner Baker asked the Town Manager who we were receiving these offers from. Are they from American Tower or the Lyle Company? The offer has an American Tower letter head on it but the signature has it being from someone associated with the Lyle Company. American Tower has hired the Lyle Company to negotiate with current landlords to try and save American Tower money.

Town Manager Snow Bowden stated that Commissioner Baker was correct. All of the offers the Town has received in regards to this cell tower agreement have been from the Lyle Company. The recent lease agreement we accepted was prepared by the Lyle Company and all of the correspondence that previous Interim Town Manager Richard Hicks presented to you were proposals from the Lyle Company.

Commissioner Turnage stated have we discussed coming up with a ball park figure and asking them if they are interested in that. Are we even interested in a buyout?

Commissioner Blackmon stated that we had received some new information about these offers coming from a different company (The Lyle Company) instead of American Tower. He wondered if The Lyle Company received a certain percentage of the savings they can get for American Tower. He asked for some clarification on the recent offers.

Town Manager Snow Bowden stated that our current lease agreement includes an annual 3% rent escalation rate. The most recent offer the Town has received is to accept a 15% monthly rent reduction and to decrease the annual rent escalation rate to 2%. The offer before the most recent one was to accept a 21% monthly rent reduction and to decrease the annual rent escalation rate to 2%.

Commissioner Turnage stated that the only thing that concerns him is that T-Mobile and Sprint have merged. There is already a Sprint tower in Town. He has stated this before. He said it is a gamble no matter how you look at it. They can walk away at any time.

Commissioner Blackmon stated that we looked at using a firm before with a previous Town Manager to help negotiate our contract with American Tower.

Commissioner Baker stated that there are professional consulting organizations that can review our current contract. I would feel more comfortable with this decision if we reached out to one of these organizations to ensure that we are making the correct decision.

Commissioner Blackmon stated that let's table this to allow the Town Manager more time to research this to make sure we are making the correct decision. We need to find out if this is something that American Tower is pushing or is it The Lyle Company that is pushing us to agree to these new lease terms.

OLD BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: American Tower

I reached back out Carolyn Srabian with American Tower on the proposed offer to the Town of Erwin in regards to the cell tower we rent to them at 818 North 14th Street. They are open to a few different possibilities with the cash out option:

1. Subdivide the property and sell them the lot with the cell tower located on it; or a
2. Permeant communication easement on the lot for the tower with the property still being owned by the Town. If this tower is removed because it is no longer needed the easement will be erased.

Attachments:

- Offer from American Tower

Action Recommended:

- Authorize the Town Manager to move forward with the necessary paperwork for option #2 "Cash out now at current rent for a one-time payment of \$435,000.00."
- Do not subdivide the property at the moment and keep the entire lot owned by the Town of Erwin.
- Authorize the Town Manager to include any necessary communication easements American Tower needs for this site.



AMERICAN TOWER™
CORPORATION

Town Of Erwin NC
Attn: Snow Bowden
PO Box 459
Erwin NC 28339

*Important Information Regarding Your Tower
Do Not Discard!*

RE: Tower Site #273036Z

Please see the updated 2020 Tower Site progress report and contract valuations below for your file and review. This report will serve to keep you informed of the Tower Site's status and relevant industry news. The intent is to better inform you of the current market value of your contract and the factors impacting that value. Keep in mind that a contract's value will fluctuate based on changes to the industry, technology, economic conditions and a tower's tenant activity.

Current Contract Terms:

Ground Lease Expiration Date: 3/02/2069

Rent: \$2,122.12 per month

Rent Escalator: 3% per year

Next Escalation Date: 3/03/2021

Based on the current market conditions, in order to ensure the long-term stability of this Tower Site we need to adjust the financial terms of this contract so that all parties can benefit. Your cooperation in one of the options below will strengthen the long-term viability of your tower. We therefore request your serious consideration of the proposal options below.

We recognize this can be a challenging request. The mergers and acquisitions in our industry as well as tenants actively negotiating reductions in their rent and escalation have driven changing market conditions. Working together we can find a path to a continued mutually beneficial relationship. The proposal below outlines the options available for the tower on your property. Upon approval of either option, we will provide the appropriate documents for your review and signature.

Option 1: Rent Reduction

Reduction of the base rent payment by **15%**. Your **3% Annual** escalator will be reduced to **2% Annual** and will continue with the next escalation scheduled for March, 2021. You will also receive a \$5,000 signing bonus which will absorb much of the immediate loss.

Option 2: Cash out now at current rent for a one-time payment of \$435,000.00

I look forward to discussing the site and how American Tower can continue to strengthen our partnership on this tower. When you call please reference the site number above so I can serve you faster.

Respectfully,

Carolyn Srabian

The Lyle Company Lease Consultant
Authorized Vendor of American Tower

Carolyn Srabian | Office # 817-431-4383 | Fax # 916-266-7000 | Email csrabian@lyleco.com

"This letter is for discussion purposes only and expires 9/15/2020. The parties will not be bound in any respect until and unless a written agreement is signed by all parties"

MINUTES CONTINUED FROM OCTOBER 1, 2020

Town Manager Snow Bowden stated that he thinks that The Lyle Company gets a certain percentage of the amount of money they save American Tower with each tenant when the renegotiate their lease agreements.

Commissioner Turnage asked if they were interested in buying the lot at one point and how big the lot is.

Commissioner Baker stated that it was right around one acre.

Commissioner Blackmon stated that he thought it was very important that the Town keep this property and not sell it. We can always do something with the land in the future. If the tower was to go away and a business wanted to come to Town we have land to offer them. This land is an asset to the Town.

Commissioner Blackmon made a motion to table this item to give the Town Manager more time to research this offer seconded by Commissioner Baker. **The Board voted unanimously.**

HABITAT FOR HUMANITY OF HARNETT COUNTY

Town Manager Snow Bowden stated that the next item on the agenda was a request from Habitat for Humanity of Harnett County. They have requested that the Town donate two lots to them that are currently owned by the Town of Erwin. We discussed this request at our previous monthly board meeting and at the workshop we had this past Monday. We have every right to donate property to a non-profit organization. I have prepared two separate resolutions for each parcel. In order to donate these parcels to Habitat for Humanity of Harnett County each resolution needs to be adopted separately.

Commissioner Blackmon made a motion to approve Resolution of the Erwin Town Board to Convey Property to Habitat for Humanity Resolution (#2020-2021-002) specifically 107 Holmes Street, Erwin, NC 28339 with corresponding Harnett County Tax Pin #0597-71-6688.000 seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Baker made a motion to approve Resolution of the Erwin Town Board to Convey Property to Habitat for Humanity Resolution (#2020-2021-003) specifically 301 North 14th Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN #0597-65-2536.000 seconded by Commissioner McKoy. **The Board voted unanimously.**

*A copy of Resolution 2020-2021-002 and Resolution 2020-2021-003 is incorporated into these minutes as **Attachment #4.***

OLD BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: Habitat for Humanity of Harnett County

At our September Town Board meeting we discussed donating two parcels that are owned by the Town of Erwin to Habitat for Humanity of Harnett County. I put together a resolution for each parcel and posted them on the website and at Town Hall. Neither one of these parcels are on the market to be sold. But I have received an offer for purchase for 301 North 14th Street. The offer was for \$4,000. There are three parties interested in purchasing this lot as of Wednesday, September 23, 2020. If you want to move forward with selling the lot it will have to be advertised properly and subject all rules and regulations municipalities have to follow when selling real property.

Attachments:

- Letter from Mike Blackmon
- Property cards for 107 Holmes Street and 301 North 14th Street
- Resolution to donate 107 Holmes Street to Habitat for Humanity of Harnett County
- Resolution to donate 301 North 14th Street to Habitat for Humanity of Harnett County

Action Recommended:

- Approve resolution to donate 107 Holmes Street to Habitat for Humanity of Harnett County
- Approve resolution to donate 301 North 14th Street to Habitat for Humanity of Harnett County or instruct the Town Manager to put the property up for sale

08-04-2020

Town of Erwin
Board of Commissioners
100 West F. Street
Erwin, NC 28339

Dear Board of Commissioners:

My name is Mike Blackmon and I am the Executive Director for Habitat for Humanity of Harnett County. As you may know we just recently dedicated a new home in Erwin located at 807 Rosemary Street to the Morris Family. They will be closing within the next two weeks and moving into their new home.

Habitat's Mission Statement is "Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities and hope."

Habitat of Harnett is getting ready to build another home in the Forest Hills Subdivision, 207 Cedarwood Drive to another family that has qualified. A single mom with 3 children.

Habitat continues to look for buildable lots throughout the county so that when the next family qualifies, we have a place to build their home.

Habitat is interested in two (2) lots located in Erwin that belong to the Town of Erwin, one lot located at 107 Holmes Street 50' x 200', the second lot 301 North 14th Street. Both are currently vacant. Habitat for Humanity of Harnett County would like for the Town of Erwin to consider gifting those lots to Habitat, so that we may continue to build affordable housing in your area. Thank you so much for your consideration.

Sincerely,

Mike Blackmon

Mike Blackmon
Executive Director
Habitat for Humanity of Harnett County

ERWIN TOWN OF										Return/Appeal Notes:		Parcel: 06-0597-15-28-0057									
107 HOLMES ST ERWIN NC 28339												PLAT: UNIQ ID									
1500000015												1/37 248257									
CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)										CARD NO. 1 of 1		ID NO: 0597-71-6688.000									
Reval Year: 2017 Tax Year: 2021										4.0000 LT		SRC=									
Appraised by 14 on 09/07/2017 00602 DUKE - ERWIN										TW-06		CI-02		FR-EX-CITY AT-		LAST ACTION 20170907					
CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE									
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD					REFERENCE TO						
BUILDING ADJUSTMENTS		01	00												DEPR. BUILDING VALUE - CARD						
TOTAL ADJUSTMENT FACTOR												DEPR. OB/XF VALUE - CARD									
TOTAL QUALITY INDEX		TYPE: SINGLE FAMILY RESIDENTIAL										MARKET LAND VALUE - CARD 8,000									
		STYLE:										TOTAL MARKET VALUE - CARD 8,000									
												TOTAL APPRAISED VALUE - CARD 8,000									
												TOTAL APPRAISED VALUE - PARCEL 8,000									
												TOTAL PRESENT USE VALUE - PARCEL									
												TOTAL VALUE DEFERRED - PARCEL									
												TOTAL TAXABLE VALUE - PARCEL \$ 8,000									
												PRIOR									
												BUILDING VALUE									
												OBXF VALUE									
												LAND VALUE 8,000									
												PRESENT USE VALUE									
												DEFERRED VALUE									
												TOTAL VALUE 8,000									
PERMIT																					
CODE			DATE			NOTE			NUMBER			AMOUNT									
ROUT: WTRSHD:																					
SALES DATA																					
OFF. RECORD		DATE		DEED TYPE		Q/UV/I		INDICATE SALES PRICE													
BOOK	PAGE	MOYR																			
03450	0441	10	2016	NW	Q	I	V														
00738	0114	1	1982	WD	Q	I							1500								
00738	0114	1	1982	WD	Q	V							7500								
HEATED AREA																					
NOTES																					
10/21/2015 HSE APPEALED BY TOWN OF ERWIN, HSE CON																					
FIRMED ROOF FALLING IN, 2015 VALUE ZERO \$0.00																					
SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	TH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYBEYS	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	AREA	%	CS	TOTAL	OB/XF	VALUE															
FIREPLACE																					
SUBAREA																					
TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	RF	AC	LC	TO	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
FR	0100	R10	100	100	1.0000	0	1.0000	TOPO LEVEL						8,000.00	1.00	LT	1.00	8,000.00	8000	0	
TOTAL MARKET LAND DATA																				8,000	
TOTAL PRESENT USE DATA																					

ERWIN TOWN OF
 101 N 14TH ST ERWIN NC 28339
 150000015
 CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)
 Equal Year: 2017 Tax Year: 2021
 Appraised by 14 on 01/01/2017 00628 J ST/OLD WIRE/13TH-17TH
 Return/Appeal Notes:
 Parcel: 06-0597-10-15-0006
 PLAT: UNIQ ID 6/87 247100
 ID NO: 0597-65-2536.000
 CARD NO. 1 of 1
 1.0000 LT SRC=
 TW-06 CI-02 FR-EX-CITY AT- LAST ACTION 20180516

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE				
Foundation - 3	Continuous Footing	USE MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	PD	Physically Damaged	REFFERENCE TO	MARKET	
4.00		62	05	3	214	87	58.29	187345	1975	1910	% GOOD	10.0	
Sub Floor System - 4	Hardwood	TYPE: DUPLEX/TRIPLEX APARTMENTS											
9.00		STYLE: 3 - 2.0 Stories											
Exterior Walls - 08	Masonite on Sheathing												
24.00													
Roofing Structure - 04	Asph/Flt												
10.00													
Roofing Cover - 03	Asphalt or Composition Shingle												
2.00													
Interior Wall Construction - 5	Drywall/Sheetrock												
22.00													
Interior Floor Cover - 08	Sheet Vinyl												
5.00													
Heating Fuel - 01	None												
0.00													
Heating Type - 01	None												
0.00													
Air Conditioning Type - 01	None												
0.00													
Structural Frame - 02	Wood Frame												
3.00													
Unit Count - 3	Units												
0.00													
Half-Bathrooms	BAS - 0 FUS - 0 LL - 0												
15.00	Plumbing Fixtures												
8.00													
Office	BAS - 0 FUS - 0 LL - 0												
0.00													
TOTAL POINT VALUE													
87,000													
BUILDING ADJUSTMENTS													
Market	3	Factor	3	1.0200									
Quality	3	Average	1.0000										
Size	Size	Size	0.9800										
TOTAL ADJUSTMENT													
FACTOR													
1.0000													
TOTAL QUALITY INDEX													
87													

SUBAREA		GS AREA	% RPL CS	CODE	DESCRIPTION	COUNT	TH	WT	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR VALUE
BAS	1	1,658.00	9664	11	STORAGE	0	0	2	200.00	100		191	191	5	5		10	400
FOP	1	196.40	4547	11	STORAGE	0	0	1	400.00	100		200	200	5	5		10	400
FUS	1	1,478.00	8615	3														800
TOTAL OB / XF VALUE																		400
FIREPLACE		1 - None																
SUBAREA TOTALS		3,332																187,345

BUILDING DIMENSIONS BAS=W23S16W10S35E30FOP=S7W28N7E28+N8 E15N12W11N15W1N16 PTR=W50FUS=W23S16W10S35E30N20E4N15W1N16S1E50

LAND INFORMATION		HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	VERRIDE VALUE	LAND NOTES
FR		FR	0100	R10	0	0	1.0000	0	1.0000	TOPO ROLLING		14,000.00	1.00	LT	1,000	14,000.00	14000	0	
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

RESOLUTION OF THE ERWIN TOWN BOARD TO CONVEY PROPERTY TO HABITAT FOR HUMANITY 2020-2021-003

WHEREAS, the Town of Erwin is a municipal corporation as defined in North Carolina General Statutes §160A-1: and

WHEREAS, Habitat for Humanity of Harnett County, Inc. is a non-profit corporation as defined in North Carolina General Statute §55A that works to assist those in need by building and renovating houses so that there are decent houses in decent communities in which people can live and grow into all that God intended: and

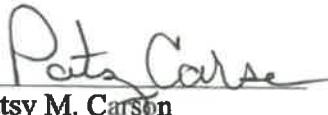
WHEREAS, North Carolina General Statutes §160A-279 and §160A-267 authorizes a city to convey real property to a not-for-profit corporation which carries out a public purpose: and

WHEREAS, the Town of Erwin owns a 90' x 145' parcel of land located at 301 North 14th Street, Erwin, NC 28339 which is not being used in furtherance of any governmental purpose for the Town of Erwin.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Erwin, a municipal corporation, that the Town Council authorizes the Town Manager to execute on behalf of the Town of Erwin a deed conveying a lot at 301 North 14th Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN# 0597-65-2536.000 to Habitat for Humanity of Harnett County, Inc.

RESOLVED FURTHER, that the Town Manager is directed to publish a summary of the contents of this Resolution and that the transfer of the property is described herein, shall not take place until ten (10) days after its publication.

Adopted this 1st day of October, 2020.


Patsy M. Carson
Mayor

ATTEST:

Snow Bowden
Town Manager



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

RESOLUTION OF THE ERWIN TOWN BOARD TO CONVEY PROPERTY TO HABITAT FOR HUMANITY 2020-2021-002

WHEREAS, the Town of Erwin is a municipal corporation as defined in North Carolina General Statutes §160A-1: and

WHEREAS, Habitat for Humanity of Harnett County, Inc. is a non-profit corporation as defined in North Carolina General Statute §55A that works to assist those in need by building and renovating houses so that there are decent houses in decent communities in which people can live and grow into all that God intended: and


WHEREAS, North Carolina General Statutes §160A-279 and §160A-267 authorizes a city to convey real property to a not-for-profit corporation which carries out a public purpose: and

WHEREAS, the Town of Erwin owns a 50' x 200' parcel of land located at 107 Holmes Street, Erwin, NC 28339 which is not being used in furtherance of any governmental purpose for the Town of Erwin.

NOW, THEREFORE, BE IT REOSLVED, by the Town Council of the Town of Erwin, a municipal corporation, that the Town Council authorizes the Town Manager to execute on behalf of the Town of Erwin a deed conveying a lot at 107 Holmes Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN# 0597-71-6688.000 to Habitat for Humanity of Harnett County, Inc.


RESOLVED FURHTER, that the Town Manager is directed to publish a summary of the contents of this Resolution and that the transfer of the property is described herein, shall not take place until ten (10) days after its publication.

Adopted this 1st day of October, 2020.



Patsy M. Carson
Mayor

ATTEST:



Snow Bowden
Town Manager

MINUTES CONTINUED FROM OCTOBER 1, 2020**ERWIN DEPOT**

Town Manager Snow Bowden stated that he had reached back out to the company that put together the drawings and estimated costs for this project Becker Morgan. Due to COVID-19 construction costs have increased. They said to estimate for a 10-15% increase for items such as wood and metal and a 5-10% costs for other items such as HVAC equipment. The costs to fix just the depot itself was \$308,000 before the COVID outbreak now you are looking at an estimated costs of \$380,000 and that is a conservative estimate.

Town Manager Snow Bowden stated that another thing to keep in mind about this project is operational expenditures. Commissioner Blackmon mentioned this at our last meeting. There is a costs associated with a new building. There are costs such as electricity, water/sewer, heat, insurance. These are expenditures that will have to be paid annually.

Town Manager Snow Bowden stated that the representatives from Becker Morgan stated that the highest expense increases that they had seen were around 20%.

Commissioner Turnage stated you are looking at close to \$800,000 estimated to do the entire project. With the projected increase in costs you are looking at close to \$1,000,000.00 to complete the project. Can we just fix the building that we already have on site and not worry about the ticket office right now?

Commissioner Blackmon stated that we need to move forward with the project. The problem is figuring out how we are going to move forward and find the revenue stream to move forward with this project. I have looked over the numbers for the entire project. To do the entire project you are over \$800,000 in costs. To complete just the building that is already on site is \$308,000. That is a big difference in costs.

Commissioner Blackmon asked the Town Manager Snow Bowden about the memo he included in the agenda in regards to putting together a bid packet for this project. He asked the Town Manager if the Town had a set of drawings already prepared.

Town Manager Snow Bowden stated that to the best of my knowledge we have sealed drawings that have been prepared for the Town.

Commissioner Blackmon stated that we need to do is to decide if we want to move forward with just completing the existing building. The second thing we need to do is to develop a project budget and take it to the Local Government Commission (LGC). I think the building needs to get done. It has been sitting there for a while. We have already invested money into this project we do not need to walk away from it. We need to decide as a board what we want to do.

MINUTES CONTINUED FROM OCTOBER 1, 2020

Commissioner Blackmon stated that if you moved forward with just completing the existing building you would be under the \$500,000 threshold so you would not have to follow the formal bidding process. You would still need to put the project out for bid but you would not have to follow the formal bidding process.

Commissioner Blackmon asked the Town Manager when the construction drawings were created.

Town Manager Snow Bowden stated the drawings were created in February/March 2020.

Commissioner Turnage asked Commissioner Blackmon if it would be okay to ask the Town Manager Snow Bowden to put this project out for bid and see what kind of bids the Town receives. Commissioner Turnage asked if we would have to accept at least one of the bids.

Commissioner Blackmon stated that the Town does not have to accept any bids if the Board does not want to accept it.

Commissioner Blackmon stated that I think tonight we need to decide what we want to do with this building. Are we going to just do the existing building on site? Once we decide what we want to do we can instruct the Town Manager Snow Bowden to look at our potential financing options such as a USDA loan?

Commissioner Baker stated that he wants to know how this project will be paid for. I agree with Commissioner Blackmon with taking what we have (the existing building). I would love to do the whole project but where are you going to find \$800,000-\$900,000 to do the project. If you put it out for bid and a bid comes in for \$300,000 where is that money going to come from?

Commissioner Blackmon stated you cannot do anything before you go through the Local Government Commission. They have to approve a project budget ordinance. The Town has to show the Local Government Commission how we are going to pay for that building. In the meantime, while the Town is working on the getting approval from the Local Government Commission we can be putting our packet together for bids. As previously stated you do not have to accept a bid just because it is a low bid or we received one.

Commissioner Blackmon stated that we need to look at finance options. You can go through the USDA, or a private bank. With a private bank you can give them the information they need and they can give you an idea of what your annual debt payment is going to be. Remember when you do that annual debt you need to include your operating costs in this annual debt payment.

Commissioner Blackmon emphasized that we need to know what the operating costs will be and they need to be included in the annual debt payment.

MINUTES CONTINUED FROM OCTOBER 1, 2020

Commissioner Blackmon stated USDA can give you what their normal rates just call the office in Smithfield and they would be glad to talk to you. A lot of times as soon as October 1st rolls around there are a ton of applications submitted. Also, with COVID-19 their funds might be more limited and we would need to look at private financing options.

Commissioner Baker stated that once again this is a project that is worth completing. He can see the finish project being an asset to the Town. But he also wanted to be realistic. Due to COVID-19, the Town adopted a very conservative budget that included a hiring freeze for some positions until at least the start of the new calendar year. We are operating on a shoe string budget and now you are looking at borrowing money. I would love to see this project completed I just need someone to show me how are we going to make that debt payment. I do not want to start getting things together until we can figure out how we are going to pay for it. If it costs \$300,000 right now where would you find the money?

Commissioner Turnage stated we could use funds from the cell tower rent payments. Those funds are supposed to be used for community enhancement. We could agree to the lease buyout for the cell tower as well as another revenue source. There are ways to pay for the project.

Commissioner Turnage stated that we could put it on the ballot for the people to vote on a property tax increase to pay for the project. We could not get it on the ballot this year but potentially next year. But I do not see the people of Erwin voting for a property tax increase to pay for the Depot.

Commissioner Baker stated you have an estimate of \$370,000 right in front of you.

Commissioner Turnage stated that he did not want to see an estimate he wanted to see a bid from the person that wanted to do the project.

Commissioner Blackmon stated you are looking at right around \$40,000 a year in costs for this building. That includes the debt payment and operating costs. It would take a 1.5 cent property tax increase to cover this cost.

Commissioner Turnage stated that we should reach out to Duke Energy to see if they would install solar panels on the roof to produce electricity. Just a thought.

Commissioner Blackmon stated that we need to decide what we are going to do. Are we going to move forward with completing the building or just tear it down and haul it off and be done with it?

The consensus of the board was to instruct the Town Manager Snow Bowden to come back and present the financing options to complete the upgrades to just the existing building.

OLD BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: Erwin Depot

I followed back up with Rick Collins with the Becker Morgan Group about the projected costs for the Erwin Depot project. As we discussed last month construction costs have increased significantly since COVID-19 started. They have seen around a 15% increase in wood and metal projects, and a 5-10% increase on all other items such as HVAC equipment, light fixtures and etc.

In the proposed estimates the costs to fix the existing Depot are \$308,004. With the increased constructed costs I would estimate that this phase might be closer to \$370,000 now. But we can always change the scope of work to try and save money if possible. This estimate does not include the ticket booth renovation.

If the cell tower lease buy-out option is approved we could move forward with using those funds to fund the first phase of the Erwin Depot project. At a later date, we can always revisit building an addition to the Depot if funds are available.

Please keep in mind that with a new building comes additional operating costs such as: heating and cooling the building, lights, and insurance to name a few items. These are annual costs that the Town will have to pay every year going forward once the project is authorized.

Attachments:

- Proposed expenses for the Depot project

Action Recommended:

- If the Board wants to move forward with obtaining bids for this project instruct the Town Manager to put together a formal bid packet for this project. All Formal Bidding procedures will be followed.

Project name	19-036 Erwin Depot
Labor rate table	Standard
Equipment rate table	Standard
Job size	2867 sf
Report format	Sorted by 'Location/Group phase/Phase' 'Detail' summary Allocate addons

Item	Description	Takeoff Qty		Total Amount
Existing Depot				
2.200	DEMOLITION			
2.205	<i>Gen. Demolition Sub</i>			
----	General Demolition	1.00	ls	11,250
	<i>Gen. Demolition Sub</i>			11,250
2.875	<i>Remove Misc.</i>			
	10 Lead Paint Removal And Abatement	1.00	each	18,000
	<i>Remove Misc.</i>			18,000
	128.00 Labor hours			
	96.00 Equipment hours			
	DEMOLITION			29,250
	128.00 Labor hours			
	96.00 Equipment hours			
5.000	STEEL			
5.510	<i>Stair Railing</i>			
	10 Stair Railing	406.00	lnft	44,406
	<i>Stair Railing</i>			44,406
	135.333 Labor hours			
	67.67 Equipment hours			
	STEEL			44,406
	135.333 Labor hours			
	67.67 Equipment hours			
6.000	WOOD & PLASTICS			
6.100	<i>Rough Carpentry</i>			
lab	Carpentry Labor	1.00	mh	7,500
	<i>Rough Carpentry</i>			7,500
	1.00 Labor hours			
	0.50 Equipment hours			
6.145	<i>Misc Small Framing</i>			
	10 Exterior Decks and Ramp	1,704.63	sf	29,832
	<i>Misc Small Framing</i>			29,832
	68,185.20 Labor hours			
	34,092.60 Equipment hours			
6.210	<i>Plywood Subfloor</i>			
ply5	SUL Underlayment 5/8"	2,280.00	sqft	2,850
	<i>Plywood Subfloor</i>			2,850
	114.00 Labor hours			
	28.50 Equipment hours			
6.230	<i>Plywood Sheathng</i>			
	12 Plywood Wall Sheathing 1/2"	2,220.00	sqft	3,552
	<i>Plywood Sheathng</i>			3,552
	111.00 Labor hours			
	37.00 Equipment hours			
6.235	<i>Roof Sheathing</i>			
----	2 x 6 T & G Wood Roof Deck	3,564.00	sqft	11,275

Item	Description	Takeoff Qty		Total Amount
	<i>Roof Sheathing</i>			11,275
6.410	<i>Wood Siding</i>			
	10 Wood Siding	2,220.00	sqft	10,989
	10 Decorative Brackets and Trim	14.00	ea	2,310
	<i>Wood Siding</i>			13,299
	186.17 Labor hours			
	558.50 Equipment hours			
6.418	<i>House wrap</i>			
	10 Tyvek Vapor Barrier wrap	3.00	roll	1,200
	<i>House wrap</i>			1,200
	12.00 Labor hours			
	1.50 Equipment hours			
6.428	<i>Finish Carpentry</i>			
	10 Carpentry Sub (Interior)	1.00	lsum	10,500
	<i>Finish Carpentry</i>			10,500
6.801	<i>Fastners & Misc</i>			
	10 Fastners & Misc	1.00	each	1,200
	<i>Fastners & Misc</i>			1,200
	WOOD & PLASTICS			81,208
	68,609.37 Labor hours			
	34,718.60 Equipment hours			
7.000	THERMAL-MOIST PROTECTION			
7.120	<i>Waterproof /Dampproof</i>			
	10 Crawl Space Vapor Barrier System	1.00	ls	6,000
	<i>Waterproof /Dampproof</i>			6,000
7.201 sub	<i>Insulation</i>			
	Spray Foam Insulation	1,935.00	lsum	6,095
	<i>Insulation</i>			6,095
7.210	<i>Batt Insulation</i>			
	10 R38 Batt Insulation - Floor	1,900.00	sqft	2,584
	<i>Batt Insulation</i>			2,584
	38.00 Labor hours			
	12.67 Equipment hours			
7.215	<i>Board Insulation</i>			
	4" Nail Base Insulation	3,564.00	sqft	11,583
	<i>Board Insulation</i>			11,583
7.404	<i>Gutters</i>			
	60 Gutters and downspouts - Sub	1.00	ls	5,400
	<i>Gutters</i>			5,400
7.821	<i>Fiberglas Shingles</i>			
	10 Fiberglass Roof Shingles	38.00	sq	13,300
	<i>Fiberglas Shingles</i>			13,300
	76.00 Labor hours			
	25.333 Equipment hours			
	<i>Roofing Felt</i>			
	10 Roofing Felt	38.00	SQ	534
	<i>Roofing Felt</i>			534
	9.50 Labor hours			
	3.17 Equipment hours			
7.920 sub	<i>Caulking & Sealants</i>			
	Caulk & Sealants	1.00	lnft	2,750



Item	Description	Takeoff Qty		Total Amount
	<i>Caulking & Sealants</i>			2,750
	THERMAL-MOIST PROTECTION			48,246
	123.50 Labor hours			
	41.17 Equipment hours			
8.000	DOORS & WINDOWS			
8.150	<i>Misc Door Items</i>			
----	Refinish and Rehang Rolling Doors	4.00 each		4,500
	<i>Misc Door Items</i>			4,500
8.610	<i>Wood Windows</i>			
	10 Wood Windows	8.00 each		6,750
	<i>Wood Windows</i>			6,750
	32.00 Labor hours			
	16.00 Equipment hours			
	DOORS & WINDOWS			11,250
	32.00 Labor hours			
	16.00 Equipment hours			
9.000	FINISHES			
9.860	<i>Resilient Tile & Carpet</i>			
	10 Commercial Carpet	1,900.00 sf		5,985
	<i>Resilient Tile & Carpet</i>			5,985
9.922	<i>Paint Beams</i>			
	10 Clean and Seal Existing Beams	1,900.00 sqft		7,500
	<i>Paint Beams</i>			7,500
9.950	<i>Paint Subcontractor</i>			
	70 Paint Subcontract - Lump Sum	1,900.00 ls		7,600
	<i>Paint Subcontractor</i>			7,600
	FINISHES			21,085
15.000	MECHANICAL			
15.010	<i>HVAC</i>			
	10 HVAC Subcontractor	1.00 sqft		35,000
	<i>HVAC</i>			35,000
15.300	<i>Sprinkler</i>			
	05 Sprinkler System - Sub	2,640.00 sf		5,940
	<i>Sprinkler</i>			5,940
	MECHANICAL			40,940
16.000	ELECTRICAL			
16.001	<i>Electrical</i>			
sub	Electrical	1,900.00 sqft		24,000
	<i>Electrical</i>			24,000
16.175	<i>Install Fire Alarm System</i>			
	10 Install Fire Alarm System	1.00 each		7,619

Item	Description	Takeoff Qty	Total Amount
	<i>Install Fire Alarm System</i>		
	2.00 Labor hours		7,619
	ELECTRICAL		31,619
	2.00 Labor hours		
	Existing Depot		308,004
	1,900.00 sf		
	69,030.20 Labor hours		
	34,939.433 Equipment hours		

New Building

3.000	CONCRETE		
3.020 sub	<i>Lump-Sum Concrete</i>		
	Lump Sum Concrete Slab & Foundations	967.00 sf	5,802
	<i>Lump-Sum Concrete</i>		5,802
	CONCRETE		5,802

6.000	WOOD & PLASTICS		
sub	<i>Rough Carpentry</i>		
	Framing (Sub)	1,452.00 sf	4,356
	<i>Rough Carpentry</i>		4,356
6.110 ----	<i>Wall Framing 2x4</i>		
	Interior Wall Framing	780.00 lf	3,510
	<i>Wall Framing 2x4</i>		3,510
6.115 ----	<i>Wall Framing 2x6</i>		
	Exterior Wall Framing	1,770.00 sf	7,965
	<i>Wall Framing 2x6</i>		7,965
6.125	<i>Wood Trusses</i>		
	10 Wood Trusses (all sizes)	1.00 each	2,350
	<i>Wood Trusses</i>		2,350
	2.00 Labor hours		
	0.67 Equipment hours		
6.130	<i>Truss Bracing</i>		
	10 2 x 4 x 16 Truss Bracing	75.00 ea	1,670
	<i>Truss Bracing</i>		1,670
6.235	<i>Roof Sheathing</i>		
	58 Roof Sheathing 5/8"	1,984.00 sqft	1,107
	<i>Roof Sheathing</i>		1,107
	19.84 Labor hours		
	6.613 Equipment hours		
6.410	<i>Wood Siding</i>		
	10 Wood Siding	1,248.00 sqft	6,300
	10 Decorative Brackets and Trim	15.00 ea	3,975
	<i>Wood Siding</i>		10,275
	105.25 Labor hours		
	315.75 Equipment hours		
6.430	<i>Interior Paneling</i>		
	10 1 x 6 T&G Bead Board	3,330.00 sqft	9,600

Item	Description	Takeoff Qty		Total Amount
	<i>Interior Paneling</i>			
	166.50 Labor hours			9,600
	83.25 Equipment hours			
6.801	<i>Fastners & Misc</i>			
10	Fastners & Misc	1.00 each		2,150
	<i>Fastners & Misc</i>			2,150
	WOOD & PLASTICS			42,983
	293.59 Labor hours			
	406.28 Equipment hours			
7.000	THERMAL-MOIST PROTECTION			
7.210	<i>Batt Insulation</i>			
10	Batt Insulation	2,347.00 sqft		1,994
	<i>Batt Insulation</i>			1,994
	46.94 Labor hours			
	15.65 Equipment hours			
7.404	<i>Gutters</i>			
60	Gutters and downspouts - Sub	1.00 ls		1,750
	<i>Gutters</i>			1,750
7.821	<i>Fiberglas Shingles</i>			
10	Fiberglass Roof Shingles	22.00 sq		7,700
	<i>Fiberglas Shingles</i>			7,700
	44.00 Labor hours			
	14.67 Equipment hours			
7.835	<i>Roofing Felt</i>			
10	Roofing Felt	22.00 SQ		309
	<i>Roofing Felt</i>			309
	5.50 Labor hours			
	1.833 Equipment hours			
7.920 sub	<i>Caulking & Sealants</i>			
	Caulk & Sealants	1.00 Inft		1,100
	<i>Caulking & Sealants</i>			1,100
	THERMAL-MOIST PROTECTION			12,853
	96.44 Labor hours			
	32.15 Equipment hours			
8.000	DOORS & WINDOWS			
8.116 ----	<i>Wood Doors</i>			
	Wood Doors	9.00 each		13,050
	<i>Wood Doors</i>			13,050
8.610	<i>Wood Windows</i>			
10	Wood Windows	10.00 each		4,750
	<i>Wood Windows</i>			4,750
	40.00 Labor hours			
	20.00 Equipment hours			
	DOORS & WINDOWS			17,800
	40.00 Labor hours			
	20.00 Equipment hours			
9.000	FINISHES			

Item	Description	Takeoff Qty		Total Amount
9.130 s-ls	<i>Acoustical Ceilings</i> Lump sum - subcontractor <i>Acoustical Ceilings</i>	967.00	ls	4,835 4,835
9.330 sub	<i>Drywall Sub</i> Drywall <i>Drywall Sub</i>	3,330.00	sf	5,775 5,775
9.700 lsum	<i>Ceramic/Marble</i> Lump Sum Ceramic Tile <i>Ceramic/Marble</i>	200.00	ls	2,400 2,400
9.860 ----	<i>Resilient Tile & Carpet</i> Flooring Allowance <i>Resilient Tile & Carpet</i>	967.00	sub	4,835 4,835
9.950	<i>Paint Subcontractor</i> 70 Paint Subcontract - Lump Sum <i>Paint Subcontractor</i>	967.00	ls	3,385 3,385
	FINISHES			21,230
10.000	SPECIAL CONDITIONS			
10.160	<i>Toilet Partition</i> 20 Toilet Partitions (Solid Plastic) <i>Toilet Partition</i> 5.00 Labor hours 1.67 Equipment hours	2.00	each	1,800 1,800
10.810	<i>Lump Sum Toilet Accessory</i> 10 LS Toilet Access <i>Lump Sum Toilet Accessory</i> 384.000 Labor hours 128.00 Equipment hours	16.00	each	1,200 1,200
	SPECIAL CONDITIONS 389.000 Labor hours 129.67 Equipment hours			3,000
15.000	MECHANICAL			
15.001	<i>Plumbing</i> 10 Plumbing Subcontractor (fixture count) <i>Plumbing</i>			15,400 15,400
15.010	<i>HVAC</i> 10 HVAC Subcontractor <i>HVAC</i>	1.00	sqft	11,604 11,604
15.300	<i>Sprinkler</i> 05 Sprinkler System - Sub <i>Sprinkler</i>	1,452.00	sf	3,267 3,267
	MECHANICAL			30,271
16.000	ELECTRICAL			
16.001 sub	<i>Electrical</i> Electrical	967.00	sqft	10,500

Item	Description	Takeoff Qty	Total Amount
	<i>Electrical</i>		10,500
16.175	<i>Install Fire Alarm System</i>		
10	Install Fire Alarm System	1.00 each	3,878
	<i>Install Fire Alarm System</i>		3,878
	2.00 Labor hours		
	ELECTRICAL		14,378
	2.00 Labor hours		
	New Building		148,317
	967.00 sf		
	821.030 Labor hours		
	588.093 Equipment hours		

Site Work

2.000 SITEWORK

2.002	<i>Site Demolition</i>		
----	Demo Existing Curb & Gutter	1.00 sub	3,200
	<i>Site Demolition</i>		3,200
	<i>Site Grading</i>		
10	Site Grading - Sub	1.00 ls	7,500
	<i>Site Grading</i>		7,500
2.011	<i>Bulk Fill</i>		
10	Bulk Fill	1.00 ls	15,100
	<i>Bulk Fill</i>		15,100
	0.033 Labor hours		
	0.033 Equipment hours		
2.025	<i>Asphalt Paving</i>		
05	Asphalt Paving - Sub	356.00 sy	7,476
	<i>Asphalt Paving</i>		7,476
2.027	<i>Concrete Curb</i>		
20	Concrete Curb - Sub	460.43 lf	6,906
	<i>Concrete Curb</i>		6,906
2.036	<i>Parking Lines</i>		
lsum	Parking Lines	1.00 ls	1,100
	<i>Parking Lines</i>		1,100
2.040	<i>Site Utilities</i>		
10	Site Utilities - Water	1.00 ls	21,750
10	Site Utilities - Sewer	1.00 ls	6,000
	<i>Site Utilities</i>		27,750
2.112	<i>Site Furnishings</i>		
10	Site Furnishings - Bench	2.00 each	750
10	Trash Receptacles	1.00 each	500
10	Site Dedication Plaque	1.00 each	1,500
	<i>Site Furnishings</i>		2,750
2.115	<i>Termite Treatment</i>		
sub	Soil Poisoning	2,934.00 sqft	294

Item	Description	Takeoff Qty		Total Amount
	<i>Termite Treatment</i>			294
2.140 sub	<i>Landscaping</i> Landscaping & Irrigation <i>Landscaping</i>	1.00	ls	15,500 15,500
2.190	<i>Site Concrete</i> 10 Site Walks 20 Concrete Dumpster Pad <i>Site Concrete</i>	5,608.79 100.00	sf sf	28,885 750 29,635
2.195	<i>Site Electrical</i> Site Lighting Site Wiring <i>Site Electrical</i>	1.00 1.00	ls ls	10,000 9,500 19,500
SITWORK				136,711
	0.033 Labor hours			
	0.033 Equipment hours			

10.000 **SPECIAL CONDITIONS**

10.350	<i>Flagpoles</i> 10 Flagpoles <i>Flagpoles</i>	2.00	each	13,000 13,000
	6.000 Labor hours			
	2.00 Equipment hours			
SPECIAL CONDITIONS				13,000
	6.000 Labor hours			
	2.00 Equipment hours			

Site Work 149,711

2,867.00 sf
6.033 Labor hours
2.033 Equipment hours

Estimate Totals

Description	Amount	Totals	Hours	Rate		
	606,033	606,033				
Building Permits	3,636			0.420 %	T	1.268 /sf 0.42%
Builder's Risk Insurance	1,645			0.190 %	T	0.574 /sf 0.19%
General Conditions	70,000				L	24.416 /sf 8.09%
	75,281	681,314				237,640 /sf 8.70
Overhead	68,131			10.000 %		
	68,131	749,445				261.404 /sf 7.87
Profit	37,472			5.000 %		
Contingency	78,692			10.000 %	T	27.447 /sf 9.09%
Total		865,609				

MINUTES CONTINUED FROM OCTOBER 1, 2020

NEW BUSINESS

PORTER DRIVE MAJOR SUBDIVISION

Town Manager Snow Bowden informed the board that this was the proposed subdivision that we discussed at our workshop this past Monday. At your table I have placed an updated site plan that shows where they will install the slit fence for this project. I have include a draft copy of their soil and erosion plan as well. There are no new roads, no utility extensions or anything major. There is already a water and sewer line that is going down the entire road. The only reason this is considered a major subdivision is due to the number of lots it is creating. It is creating sevens lots and anything more than three lots is considered a major subdivision in our ordinance.

Commissioner Baker asked for clarification on who owned the street. Was it a Town Street or an NCDOT street?

Town Manager Snow Bowden stated that it was a Town Street.

Commissioner Turnage stated that he felt like we needed to do whatever we could to help the applicant out. He has already built a nice home in Erwin and seven new homes in town is a big deal. The ones that he is building in Erwin he is selling them as fast as he can.

Town Manager Snow Bowden mentioned again that the Planning Board recommended this for approval.

Commissioner Baker asked the Town Manager Snow Bowden if everything that is required for a major subdivision has been submitted for this preliminary plat?

Town Manager Snow Bowden stated that we needed to have the soil and erosion plan formally approved. But that he did not see anything that was missing from the submitted preliminary plat.

Commissioner Baker asked what the name of this subdivision would be?

Town Manager Snow Bowden stated that is one thing that was mentioned at the Planning Board meeting. We could just accept it as the Porter Drive subdivision.

Commissioner Blackmon asked if we were approving the final plat due to the plat having final plat statement on it and then he asked if this was a final plat? He stated that we should be approving a preliminary plat tonight. He asked if we had received any other plats before.

Town Manager Snow Bowden stated that we had received other plats that had to be updated to include more information.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: Proposed Major Subdivision

The Town of Erwin has received a map with a proposed major subdivision. The current lot is off of Porter Drive and is undeveloped. It has the following Harnett County Tax Pin #0597-78-4127.000. The proposed subdivision creates seven lots in an area that is currently zoned R-6. There is an existing water and sewer line already located in the area that would service these proposed new homes. All seven lots would be accessed off of Porter Drive so there would not be any new roads built.

It has been a while since the Town received a proposed major subdivision so I felt like it made the most sense for us to go through the checklist to ensure everything that is supposed to be on this plat is located on it. I have included a picture of the homes the person wants to build on these lots. But I have to remind all of you that in North Carolina we cannot regulate the design of single-family dwellings.

The proposed subdivision does have a soil and erosion plan that is being worked on at the moment. The Planning Board recommended this subdivision be approved.

Attachments:

- Preliminary plat
- Harnett County GIS Image
- Picture of proposed houses
- Draft minutes from September Planning Board meeting

MINUTES CONTINUED FROM OCTOBER 1, 2020

Town Manager Snow Bowden stated that you could approve the preliminary plat tonight. We would just say we are approving the preliminary plat and that is what would be signed not a final plat.

Commissioner Baker made a motion to approve the preliminary plat for the seven lot subdivision off of Porter Drive seconded by Commissioner Alvarado.

*A copy of the preliminary plat for the proposed Porter Drive subdivision is incorporated into these minutes as **Attachment #5**.*

2020-2021 STREET RESURFACING PROPOSALS

Town Manager Snow Bowden stated that the next thing on the agenda are the proposals for the 2020-2021 Street Resurfacing proposals and our Town Engineer Bill Dreitzler is here to present these proposals to you.

Town Engineer Bill Dreitzler stated that we had received some good bids for the work to be done this year. The Town received four bids from the following companies: Highland Paving Company, LLC, Johnson Brothers Utility & Paving, Barnhill Contracting Company, and Patterson Paving Company, INC. The lowest bidder was Barnhill Contracting Company at \$76,000.00. I have worked with this company in the past and they do good work. They have put bids in for work with the Town before but they are usually not the lowest bidder. They are usually one of the higher bidders. I have worked with them recently in (Angier, NC) and they did a great job. The \$76,000 is for the street resurfacing side of this project. When we put the budget together I asked for additional funds to be included because we are going to need to do some patch work on these roads before we can resurface them. The budget included funds of \$165,000 for the project this year. If we award the bid tonight I will be scheduling a walk through with Barnhill to mark the areas of the road that need to be repaired before resurfacing. There are pot holes and alligator cracking that need to be cut out and repaired before we can resurface the roads. We will get Barnhill to give us a price on this work and review the change order and come to a price that we can agree on. The good news is we received a low bid for this work so we have some money to work with when you look at the entire budget. We also want to address some other pot holes in Town. When we resurface streets each year we typically put together a list of potholes that need to be filled and get a price on that from the company doing the resurfacing. If it is within budget we will have them do that work while they are in Town.

Town Manager Snow Bowden stated that we need to get a quote on them fixing an area of the road on Butler Drive that is basically washed out completely. It is not a pothole the road has completely washed away.

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: 2020-2021 Street Resurfacing

The Town of Erwin has requested bids for the streets that we identified back at our August board meeting for resurfacing this Fiscal Year. We also plan on filling in some of the pot holes if possible. I have attached a memo with a recommendation from our Town Engineer Bill Dreitzler.

Attachments:

- Memo from Town Engineer Bill Dreitzler
- Bids received



TOWN OF ERWIN

Post Office Box 459

Erwin, NC 28339

(910) 897-5140

M-E-M-O-R-A-N-D-U-M

DATE: September 24, 2020
TO: Snow Bowden, Town Manager
FROM: Bill Dreitzler, P.E., Town Engineer
RE: 2020-2021 Street Resurfacing Bids

Mr. Bowden,

On Thursday, September 24, 2020 at 1:00 PM bids were received for the 2020-2021 Street Resurfacing project. The following bids were received:

Highland Paving Company, LLC: \$ 90,606.00
Johnson Brothers Utility & Paving: \$ 80,300.00
Barnhill Contracting Company: \$ 76,000.00
Patterson Paving Co., Inc.: \$99,897.00

Bids were received for the following locations (approximately 4,892 linear feet):

1. River Drive (775 LF)
2. Burton Avenue (792 LF)
3. Maye Street (792 LF)
4. Raynor Street (675 LF)
5. Jenkins Street (1,218 LF)
6. Prince Street (640 LF)

I have completed my evaluation of the bids and recommend award to Barnhill Contracting Company in the amount of \$76,000.00. Our budget recommendation for the resurfacing and associated patching/repair was \$166,760. I do anticipate a significant amount of patching required prior to resurfacing. When awarded by the Board of Commissioners I will be scheduling a site meeting with the low bidder to assess patching

requirements of the listed streets and obtain a quote for the additional work. Based on our budgeted amount, we have a \$90,760.00 contingency for any patching and/or repair work required. In addition, we have some previously identified locations which I would categorize as severe damage including an area in the curve on Butler Drive and areas along East L Street. I would recommend we obtain quotes from the low bidder to address these repair areas and proceed as long as we remain under the budget.

Sincerely,

A handwritten signature in black ink, appearing to read "William W. Dreitzler". The signature is written in a cursive style with a large, sweeping flourish at the end.

William W. Dreitzler, P.E.
Town Engineer



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

REQUEST FOR PROPOSAL STREET RE-SURFACING

September 9, 2020

PROPOSAL SUBMITTAL DEADLINE

Thursday, September 24, 2020

1:00 PM

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 4,892 linear feet of street section. The Proposal is to be separated by street as identified below and is to include at a minimum the scope listed. The information provided below for each street is for reference and to define the overall scope of services. The Bidder is responsible to verify actual street widths, the length of the project area, driveway and shoulder transition requirements, utility covers for adjustment, etc. The lump sum fee proposal provided for each street section shall be an all-inclusive cost for the scope of services as defined. The bid opening will be at the Erwin Town Hall in the conference room. All work is to be completed and invoiced prior to May 31, 2021. Please consider:

River Drive

The pavement section for River Drive is approximately 19-feet in width. The street length is approximately 775 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RIVER DRIVE LUMP SUM FEE \$15,751.00

patterson

Burton Avenue

The pavement section for Burton Avenue is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

BURTON AVENUE LUMP SUM FEE \$16,093.00

Maye Street

The pavement section for Maye Street is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

MAYE STREET LUMP SUM FEE \$ 16,093.00

Raynor Street

The pavement section for Raynor Street is approximately 19-feet in width. The street length is approximately 675 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RAYNOR STREET LUMP SUM FEE \$ 13,885.00

Jenkins Street

The pavement section for Jenkins Street is approximately 19-feet in width. The street length is approximately 1,218 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

JENKINS STREET LUMP SUM FEE \$25,070.00

Prince Street

The pavement section for Prince Street is approximately 18-feet in width. The street length is approximately 640 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

PRINCE STREET LUMP SUM FEE \$13,005.00

TOTAL LUMP SUM FEE (ALL SIX LOCATIONS) \$99,897.00

END DOCUMENT



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

REQUEST FOR PROPOSAL STREET RE-SURFACING

September 9, 2020

PROPOSAL SUBMITTAL DEADLINE

Thursday, September 24, 2020

1:00 PM

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 4,892 linear feet of street section. The Proposal is to be separated by street as identified below and is to include at a minimum the scope listed. The information provided below for each street is for reference and to define the overall scope of services. The Bidder is responsible to verify actual street widths, the length of the project area, driveway and shoulder transition requirements, utility covers for adjustment, etc. The lump sum fee proposal provided for each street section shall be an all-inclusive cost for the scope of services as defined. The bid opening will be at the Erwin Town Hall in the conference room. All work is to be completed and invoiced prior to May 31, 2021. Please consider:

River Drive

The pavement section for River Drive is approximately 19-feet in width. The street length is approximately 775 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RIVER DRIVE LUMP SUM FEE

\$13,037.00

Johnson Brothers Utility & Paving
Company, Inc.
1924 North Main Street
Lillington, NC 27546

Burton Avenue

The pavement section for Burton Avenue is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

BURTON AVENUE LUMP SUM FEE \$13,910.00

Maye Street

The pavement section for Maye Street is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

MAYE STREET LUMP SUM FEE \$14,155.00

Raynor Street

The pavement section for Raynor Street is approximately 19-feet in width. The street length is approximately 675 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RAYNOR STREET LUMP SUM FEE \$10,975.00

David Johnson
Vice-President

Johnson Brothers Utility & Paving
Company, Inc.
1924 North Main Street
Lillington, NC 27546

Jenkins Street

The pavement section for Jenkins Street is approximately 19-feet in width. The street length is approximately 1,218 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

JENKINS STREET LUMP SUM FEE #18,818.00

Prince Street

The pavement section for Prince Street is approximately 18-feet in width. The street length is approximately 640 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

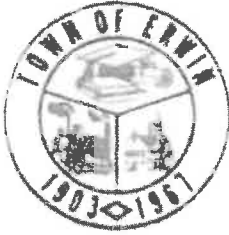
PRINCE STREET LUMP SUM FEE #9,405.00

TOTAL LUMP SUM FEE (ALL SIX LOCATIONS) #80,300.00

END DOCUMENT

David Johnson
Vice-President

Johnson Brothers Utility & Paving
Company, Inc.
1924 North Main Street
Lillington, NC 27546



TOWN OF ERWIN

P.O. Box 459 • Erwin, NC 28339
Ph: 910-897-5140 • Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

REQUEST FOR PROPOSAL STREET RE-SURFACING September 9, 2020

**PROPOSAL SUBMITTAL DEADLINE
Thursday, September 24, 2020
1:00 PM**

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 4,892 linear feet of street section. The Proposal is to be separated by street as identified below and is to include at a minimum the scope listed. The information provided below for each street is for reference and to define the overall scope of services. The Bidder is responsible to verify actual street widths, the length of the project area, driveway and shoulder transition requirements, utility covers for adjustment, etc. The lump sum fee proposal provided for each street section shall be an all-inclusive cost for the scope of services as defined. The bid opening will be at the Erwin Town Hall in the conference room. All work is to be completed and invoiced prior to May 31, 2021. Please consider:

River Drive

The pavement section for River Drive is approximately 19-feet in width. The street length is approximately 775 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RIVER DRIVE LUMP SUM FEE \$ 14,610.00

Burton Avenue

The pavement section for Burton Avenue is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

BURTON AVENUE LUMP SUM FEE \$ 14,904.00

Maye Street

The pavement section for Maye Street is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

MAYE STREET LUMP SUM FEE \$ 14,904.00

Raynor Street

The pavement section for Raynor Street is approximately 19-feet in width. The street length is approximately 675 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RAYNOR STREET LUMP SUM FEE \$ 12,846.00

Jenkins Street

The pavement section for Jenkins Street is approximately 19-feet in width. The street length is approximately 1,218 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

JENKINS STREET LUMP SUM FEE \$ 2,714.00

Prince Street

The pavement section for Prince Street is approximately 18-feet in width. The street length is approximately 640 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

PRINCE STREET LUMP SUM FEE \$ 11,628.00

TOTAL LUMP SUM FEE (ALL SIX LOCATIONS) \$ 90,606.00

END DOCUMENT

Highland Paving Co., LLC
 P.O. Box 1843
 Fayetteville, N.C. 28302
 Br. Ray 9/24/20
 Brian Rawner



Barnhill Contracting Company

TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

REQUEST FOR PROPOSAL STREET RE-SURFACING

September 9, 2020

PROPOSAL SUBMITTAL DEADLINE

Thursday, September 24, 2020

1:00 PM

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 4,892 linear feet of street section. The Proposal is to be separated by street as identified below and is to include at a minimum the scope listed. The information provided below for each street is for reference and to define the overall scope of services. The Bidder is responsible to verify actual street widths, the length of the project area, driveway and shoulder transition requirements, utility covers for adjustment, etc. The lump sum fee proposal provided for each street section shall be an all-inclusive cost for the scope of services as defined. The bid opening will be at the Erwin Town Hall in the conference room. All work is to be completed and invoiced prior to May 31, 2021. Please consider:

River Drive

The pavement section for River Drive is approximately 19-feet in width. The street length is approximately 775 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RIVER DRIVE LUMP SUM FEE

\$12,500.00

Barnhill Contracting Company

Burton Avenue

The pavement section for Burton Avenue is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

BURTON AVENUE LUMP SUM FEE \$13,000.00

Maye Street

The pavement section for Maye Street is approximately 19-feet in width. The street length is approximately 792 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

MAYE STREET LUMP SUM FEE \$12,500.00

Raynor Street

The pavement section for Raynor Street is approximately 19-feet in width. The street length is approximately 675 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

RAYNOR STREET LUMP SUM FEE \$10,500.00

Barnhill Contracting Company

Jenkins Street

The pavement section for Jenkins Street is approximately 19-feet in width. The street length is approximately 1,218 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

JENKINS STREET LUMP SUM FEE \$18,000.00

Prince Street

The pavement section for Prince Street is approximately 18-feet in width. The street length is approximately 640 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Adjust all utilities covers to new surface grade.

PRINCE STREET LUMP SUM FEE \$4,500.00


TOTAL LUMP SUM FEE (ALL SIX LOCATIONS) \$76,000.00

END DOCUMENT

BARNHILL CONTRACTING COMPANY

P.O. Box 35376

Fayetteville, NC 28303-5376


SR. PM/CHIEF EST.

9/24/2020

NEW BUSINESS

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners
From: Snow Bowden, Town Manager
Date: October 1, 2020
Subject: Voluntary Annexation

The Town of Erwin owns a parcel of land that is not currently inside our Town Limits. The property is adjacent to Town Limits and is right next to our Public Works building. This property has the cell tower that we lease to American Tower located on it as well. The property has the following address 818 North 14th Street and corresponding Harnett County Tax PIN # 0597-67-0877.000. It appears the Town acquired the property back in 1996.

Due to the fact that the Town owns this parcel of property I believe that it should be located inside Town Limits. In North Carolina voluntary annexations start with a petition submitted to the Town Clerk with all of the property owners signatures on it that want to be annexed.

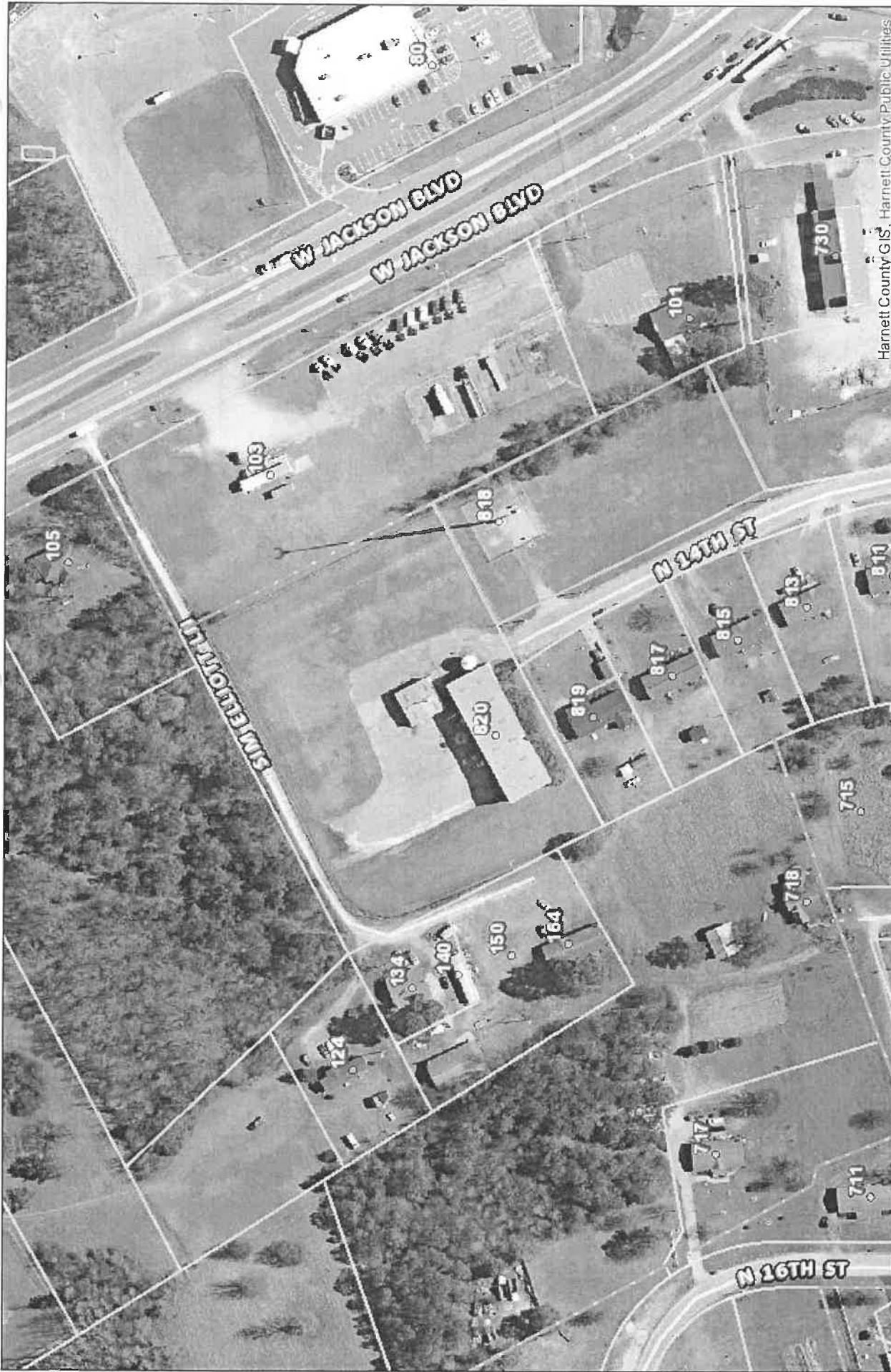
I reached out to a few other planners to discuss this issue and they recommended that I have the Town Board adopt a resolution to start the annexation process. Once adopted I will get the voluntarily annexation process started for this parcel owned by the Town.

Attachments:

- Resolution to start the voluntary annexation of this parcel
- GIS Image
- Minutes from the Town obtaining this property

Action Recommended:

- Adopt the attached resolution and instruct the Town Manager to start the voluntary annexation of this parcel at 818 North 14th Street.



Harnett County GIS, Harnett County Public Utilities

	Recycle Center		Harnett County Boundary		NC		Parcels
	Landfills		Address Numbers		US		Roads
	Surrounding County Boundaries		MajorRoads		Mile_Markers		Railroad
	Federal Property		Airport		Interstate		
	City Limits						



1 inch = 100 feet



GIS/E-911 Addressing
September 21, 2020

TAX RELEASES AND REFUNDS

Mr. Simmons stated that the Board had tax releases in the amount of \$552.77 and refunds of \$27.38.

Commissioner Hall made a motion to approve the tax releases of \$552.77 and tax refunds of \$ 27.38 as submitted and was seconded by Commissioner Wood. The Board voted 6 for 0 against.

CONSIDERATION OF LAND PURCHASE ALONG NORTH 14TH STREET

Mr. Simmons told the Board that three of the tracts of the property that Mr. Fred Turlington had asked to have rezoned, which lie on the North side of North 14th Street, tract 16, 17 and 18 which consist of 1.2 acres. He said that due to the location of this land that tract 18 is adjacent to the Town of Erwin Public Works property and that he would recommend that the Town purchase this property. He has had an opportunity to speak with the owner and the owner has agreed to sell the property to the Town of Erwin for \$14,750. He said that this property could be utilized immediately as a storage area if need be. He said that this property is serviced with water and sewer and curb and gutter.

Commissioner Glover made a motion to purchase lots 16, 17 and 18 from Mr. Fred Turlington that borders the property of the Town of Erwin in the amount of \$14,750 and was seconded by Commissioner Hall. The Board voted 6 for 0 against.

CONSIDERATION OF REZONING REQUEST FROM R-10 TO C-B AT THE CORNER OF SOUTH 12TH STREET AND DENIM DRIVE

Mr. Simmons said that if any of the Board had any questions that he would be glad to answer them at this time.

Commissioner Glover made a motion to rezone the property from R-10 to C-B at the corner of South 12th Street and Denim Drive for St. Stephens Episcopal Church and was seconded by Commissioner Wood. The Board voted 6 for 0 against.

CONSIDERATION OF REZONING REQUEST FROM CON TO R-D OFF OLD STAGE ROAD

Mr. Simmons asked if there was any questions on this particular issue.

Commissioner Glover made a motion to rezone 15 acres owned by Jerry Bayles from CON to R-D off Old Stage Road and was seconded by Commissioner Hall. The Board voted 6 for 0 against.

MINUTES CONTINUED FROM OCTOBER 1, 2020

Town Engineer Bill Dreitzler reminded the board of the roads that will be resurfaced. They include the following roads: River Drive, Burton Avenue, Maye Street, Raynor Street, Jenkins Street, and Prince Street. All of the roads with this exception of Prince Street are in the area where we just completed the first phase of the East Erwin Drainage project. These roads have been in much need of repair but since we knew that we wanted to complete the drainage project we held off on resurfacing these streets due to the fact that the road would need to be cut. Now that the work has been done in the area we can resurface the streets knowing that we will not have to cut into the streets to install the drain tiles.

Town Engineer Bill Dreitzler stated that his recommendation was to award the 2020-2021 Street Resurfacing project to Barnhill Contracting Company with the bid of \$76,000.00.

Commissioner Baker made a motion to approve the 2020-2021 Street Resurfacing project to Barnhill Contracting Company for \$76,000 with the contingent that patchwork will need to be completed as well and was seconded by Commissioner Turnage. **The Board voted unanimously.**

*A copy of the bids the Town of Erwin received for the 2020-2021 Street Resurfacing project are incorporated into these minutes as **Attachment #6.***

VOLUNTARY ANNEXATION

Town Manager Snow Bowden informed the board that the last thing on the agenda was a resolution to instruct the Town Manager Snow Bowden to start the voluntary annexation process for a parcel of property that the Town owns. It is the parcel right next to the Erwin Public Works building. Based on Harnett County GIS records it appears that this parcel is not inside our Town Limits. The Town purchased this property back in the 1990's and I think when I do some research I might find where it has already been annexed. It is strange to me that the Town would own property that is not inside Town Limits especially when it is contiguous to our Town Limits. A small portion of the parcel does appear to be inside Town Limits. The voluntary annexation process starts with all of the property owners in an area that want to be annexed submitting a petition to the Town Clerk. I spoke with a few other planners and since we own the property the best recommendation that they could think of was having the board adopt a resolution instructing the Town Manager to start the annexation process. It might be kind of redundant but that is what I am asking the board to do tonight.

Commissioner Blackmon stated that when you annex a parcel you annex the entire parcel so the fact that some of the parcel is inside Town Limits he believed that after some research you would find that the parcel is technically inside Town Limits.



TOWN OF ERWIN

P.O. Box 459 · Erwin, NC 28339
Ph: 910-897-5140 · Fax: 910-897-5543
www.erwin-nc.org

Mayor
Patsy M. Carson
Mayor Pro Tem
Randy L. Baker
Commissioners
William R. Turnage
Thurman E. Whitman
Alvester L. McKoy
Ricky W. Blackmon
Melinda Alvarado

RESOLUTION OF THE ERWIN TOWN BOARD TO START THE VOLUNTARY ANNEXATION PROCESS FOR A TOWN OWNED LOT AT 818 NORTH 14th STREET, ERWIN, NC 28339

WHEREAS, the Town of Erwin is a municipal corporation as defined in North Carolina General Statutes §160A-1: and

WHEREAS, the Town of Erwin owns a parcel of property at 818 North 14th Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN #0597-67-0877.000 and

WHEREAS, the parcel located at 818 North 14th Street, Erwin, NC 28339 is currently not located inside Town Limits but it is adjacent to Town Limits.

WHEREAS, the property is 2.98 acres and is being used in furtherance of a governmental purpose for the Town of Erwin.

NOW, THEREFORE, BE IT REOSLVED, by the Town Council of the Town of Erwin, a municipal corporation, that the Town Council authorizes the Town Manager to start the voluntary annexation process for the lot owned by the Town of Erwin at 818 North 14th Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN # 0597-67-0877.000.

Adopted this 1st day of October, 2020.

MINUTES CONTINUED FROM OCTOBER 1, 2020

Commissioner Baker made a motion to approve a Resolution (2020-2021-004) of the Town of Erwin Town Board to Start the Voluntary Annexation Process for a Town Owned Lot at 828 North 14th Street, Erwin, NC 28339 with corresponding Harnett County Tax PIN# 0597-67-0877.000 seconded by Commissioner Turnage. **The Board voted unanimously.**

A copy of Resolution 2020-2021-004 is incorporated into these minutes as Attachment #7

MANAGERS REPORT

Town Manager Snow Bowden informed the board that we were 2-3 weeks away from completing all of the upgrades at Al Woodall Park with the PART-F grant that the Town received this year. Pretty much everything has been completed except for the installation of the two shades at the splash pad. We are hoping to have some sort of ribbon cutting event at the park this year. We want to invite some of the key stakeholders in this project which include all of you, our big sponsors, people that made private donations and hopefully someone from the PART-F committee can make it down for the event.

Town Manager Snow Bowden also informed the board that early voting will start soon and it will take place at the Erwin Gym at Al Woodall Park this year and not at the Erwin Community Building.

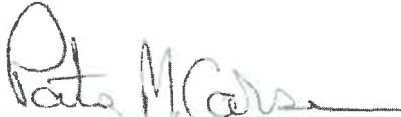
CLOSED SESSION

Commissioner Baker made a motion to enter into a closed session pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel seconded by Commissioner Turnage. **The Board voted unanimously.**


Commissioner Alvarado made a motion that was seconded by Commissioner McKoy to enter back into regular session. **The Board voted unanimously.**

Commissioner Baker made a motion that was seconded by Commissioner Blackmon to adjourn the meeting. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY
SNOW BOWDEN TOWN MANAGER**



Patsy M. Carson,
Mayor

ATTEST:


Snow Bowden
Town Manager