

**THE ERWIN BOARD OF COMMISSIONERS  
SEPTEMBER 2020 REGULAR MEETING  
THURSDAY, SEPTEMBER 3, 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 August 6,2020 (**Page 2**)
  - B. Resolution of Awarding Badge and Service Sidearm to Clark Wilkes (**Page 10**)
  - C. Appoint Stacy Walsh as the Erwin representative on the Harnett County Library Board (**Page 11**)
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. **OLD BUSINESS**
  - A. American Tower (**Page 12**)
6. **NEW BUSINESS**
  - A. Request from Harnett County Habitat for Humanity (**Page 15**)
  - B. Depot (**Page 21**)
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
11. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS  
REGULAR MINUTES  
SEPTEMBER 3, 2020  
ERWIN, NORTH CAROLINA

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The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Meeting in the Town Hall on Thursday, September 3, 2020 at 7:00 P. M. in Erwin, North Carolina.

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

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

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

Commissioner McKoy gave the invocation.

Commissioner Alvarado led the Pledge of Allegiance.

#### APPROVAL OF AGENDA

Town Manager Snow Bowden requested that an amendment be made to the agenda. He requested to add an additional closed session to item 9B. Pursuant to General Statute 143-318.11 (a) (5) for the purpose of discussing obtaining real property.

Commissioner Baker approved the agenda with the adjustment and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

#### CONSENT

Commissioner Blackmon made a motion to approve **(Item A)** Approval of Regular Minutes of 8/6/2020, **(Item B)** Resolution of Awarding Badge and Service Sidearm to Clark Wilkes and **(Item C)** Appoint Stacy Walsh as the Erwin representative on the Harnett County Library Board and was seconded by Commissioner Turnage. **The Board voted unanimously.**

*A copy of the Resolution Awarding Badge and Service Sidearm to Clark Wilkes and a copy of the memo to appoint Stacy Walsh as the Erwin representative on the Harnett County Library Board is incorporated into these minutes as **Attachment #1***



# 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

## TOWN OF ERWIN RESOLUTION AWARDING BADGE AND SERVICE SIDEARM TO RETIRING LIEUTENANT CHARLES CLARK WILKES JR.

2020-2021-001

**WHEREAS**, NC GS 20-187.2 provides that retiring members of municipal law enforcement agencies may receive, at the time of their retirement, the badge worn or carried by them during their service with the municipality; and

**WHEREAS**, NC GS 20-187.2 further provides that the governing body of the municipal law enforcement agency may, in its discretion, award to a retiring member the service sidearm of such retiring members; and

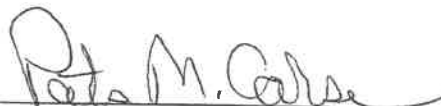
**WHEREAS**, Charles Clark Wilkes Jr. has served many distinguished years with the Erwin Police Department and will retire at the rank of Lieutenant;

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Board of Commissioners of the Town of Erwin, North Carolina as follows:

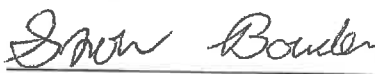
The Town Manager or his designee is hereby authorized, in accordance with the provisions of NC GS 20-187.2, to transfer to Lieutenant Charles Clark Wilkes Jr the badge worn by him during his service with the Erwin Police Department and his service sidearm, Semi-Automatic Glock model 22 .40 caliber handgun. Serial #: STT454

**BE IT FURTHER RESOLVED** that appreciation is expressed to Lieutenant Charles Clark Wilkes Jr. for the dedicated service rendered by him during his employment with the Town of Erwin.

Duly adopted this 3<sup>RD</sup> day of September, 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](http://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

September 4, 2020

The Town of Erwin approves Stacy Walsh as the Library Board of Trustee Representative for the Erwin Public Library to be effective September 3<sup>rd</sup>, 2020.

Regards,

Snow Bowden  
Town Manager

**MINUTES CONTINUED FROM SEPTEMBER 3, 2020****PUBLIC COMMENT**

Town Manger Snow Bowden informed the Town Board that the Town had not received any feedback for public comment.

**OLD BUSINESS****AMERICAN TOWER**

Town Manager Snow Bowden informed the board that he had reached back out to American Tower with the counter offer that was proposed during the August Town Board meeting. The counter offer was starting in 2021 through 2029 rent would be \$30,000 a year and it had to be guaranteed even if American Tower decided to leave the tower. During the period from 2021-2029 the rent reescalation rate would be removed as well.

Town Manager Snow Bowden informed the board that American Tower did not care for that offer and did not accept the proposed offer. They have submitted another counter offer that can be found on page 12 in your agenda. There are two proposed counter offers (1) 15% rent rate reduction and a decrease from a 3% rent escalation rate to a 2% rent escalation rate with a \$5,000 signing bonus for accepting this offer or (2) a onetime cash out of the contract for \$435,000.

Town Manager Snow Bowden informed the board that he has asked the representative from American Tower if they could share any more information in regards to why there was a need to agree to a decrease in the monthly rent for this site. They stated that they are a private company and their leases and other agreements with companies are private.

Commissioner Baker stated that he had looked at both options that had been presented to us and he would like to bring the buyout option to the board for discussion. Commissioner Baker stated that he would like to discuss the option of annexing this parcel into Town Limits and subdividing this lot. The new lots would have to meet the standards found in the R-6 Zoning District. The current tax value on this property is \$80,000 and it is just over one acre. If the Board was to entertain the idea of subdividing the property and annex the property then the Town will be able to collect property taxes on the parcel that is sold to American Tower.

Commissioner Baker stated that currently the rent payments for the cell tower go into a restricted fund for community enhancement. He would like to see any additional revenues from rent or the sale of this property to go into a restricted fund for community enhancement as well.

**MINUTES CONTINUED FROM SEPTEMBER 3, 2020**

Mayor Carson asked if the company had made an offer to buy out the property before.

Commissioner Baker stated that the Town has received numerous offers including buy-out offers from American Tower. We have made counter offers back and it has just gone back and forth between the two parties.

Commissioner Baker stated that we do not necessarily know what the future holds with cell towers but he felt like we needed to make a decision that was in the best fiduciary interest for the Town of Erwin and its residents.

Commissioner Turnage stated that he still had a lot of problems with us not accepting the lease buy-out option due to the fact that American Tower can leave this site whenever they want to leave. They do not have to let us know they are leaving.

Commissioner Turnage stated that T-Mobile and Sprint had recently merged and he stated that we already have a Sprint tower in Town and was worried that T-Mobile might not need to be on the tower owned by the Town.

Commissioner Turnage stated that he did not know how many clients a tower could hold. He asked if anyone on the Board knew. No one knew the answer. He stated that he had concerns with them leaving and thought that we should accept the buy-out offer. If we accept the buy-out offer the money is guaranteed. We will have it in the bank and not have to worry about them leaving.

Commissioner Blackmon asked if the buy-out option was for the lease or the land. If it was for the land how much would we need to cut out of the property?

Commissioner Baker stated that it is in our R-6 Zoning District. A conforming lot in R-6 zoning is 6,000 square feet.

Commissioner Blackmon stated that he had reservations with selling the land to them instead of just giving an easement. He stated that he also had reservations with how many times we had been offered a buy-out for this cell tower. He asked how many offers have we received.

Town Manager Snow Bowden stated that we have received four or five since I started here in Erwin.

Commissioner Blackmon asked the other members of the Board what is our goal with this tower?

Commissioner Baker stated that at one time American Tower requested easements for this property. He stated that he would rather subdivide the property and sell the land to American Tower.

**MINUTES CONTINUED FROM SEPTEMBER 3, 2020**

Commissioner Blackmon stated that if we keep the land we still have an asset if the company decides to leave. We will get the money from the buy-out option and keep the land. He stated that he did not have a problem with agreeing to a buy-out. He just need some more information about the details of the buy-out.

The consensus of the Town Board was to instruct the Town Manager to find out more details about the buy-out offer from American Tower. The Town Manager will represent this option to the Town Board at our October meeting.

**HABITAT FOR HUMANITY OF HARNETT COUNTY**

Town Manager Snow Bowden stated that he had spoken to a few of the members of the Board. A few weeks ago I attended a house dedication ceremony for a new Habitat for Humanity home that was built in Erwin. At the event, I had a conversation with the Habitat for Humanity of Harnett County Executive Director Mike Blackmon about two lots the Town of Erwin owned that might be a good fit for Habitat for Humanity. Habitat for Humanity of Harnett County Executive Director Mike Blackmon submitted a letter to the Town Manager Snow Bowden requesting that the Town of Erwin consider donating the lots at 107 Holmes Street and 301 North 14<sup>th</sup> Street to Habitat for Humanity of Harnett County.

Town Manager Snow Bowden stated that Mike Blackmon wanted to be present at this meeting but I informed him that we were still not having people in the building due to COVID-19.

Town Manager Snow Bowden stated that NC General Statues allow the Town to donate land to a non-profit organization. If the rest of the members of the Board want to move forward with donating this land I will have to type a resolution for each lot and post it at least five days before it is approved.

Commissioner Turnage stated that he had attended the recent ceremony hosted by Habitat for Humanity of Harnett County and that the home they build on that site was very nice. He felt like they could do something with these two lots instead of them just sitting vacant. The only concern he had was would they mow the grass.

Town Manager Snow Bowden stated that they typically mow the grass and then spray and kill it to keep it from growing. But that is an issue that we could discuss with them.

Commissioner Blackmon asked about the zoning and if the property could meet the requirements to build a home on the lot at 107 Holmes Street. He stated that we could always give them a variance.

Town Manager Snow Bowden stated that he would have to verify but he felt like both of the lots met all of the zoning requirements.

**MINUTES CONTINUED FROM SEPTEMBER 3, 2020**

Commissioner Baker made a motion that was seconded by Commissioner Blackmon to instruct the Town Manager Snow Bowden to prepare a resolution for each lot for the Town to donate to Habitat for Humanity of Harnett County. **The Board voted unanimously.**

**ERWIN DEPOT**

Town Manager Snow Bowden stated that he was asked to place this item on the agenda. Back in March we had a presentation from the Becker Morgan Group on the estimated costs of completing the Erwin Depot project. The total costs for the entire project were estimated to be around \$856,000. These costs included everything that we asked to be included we could always cut certain items out of the project to save money. I also need to point out to the members of the Board that construction costs have increased drastically since COVID-19 started back in March. I have heard that some materials have double or tripled in price lately.

Commissioner Turnage stated that he was the one that asked Mr. Bowden to place this on the agenda. He said that he goes back to 2015 and everybody was in favor of the project at that time. He stated that if you read the minutes everyone agreed that they did not want to move the building and just let it sit there. He stated there are several ways we could pay for this project. We could use some of the funds from the community enhancement fund (Cell Tower rent), funds from the potential lease buy-out with American Tower that would be \$645,000 if we used funds from both sources. He stated that he recently had a conversation with someone from the board at Good Hope Hospital. As everyone here knows they are trying to build a new building at Good Hope and all of the bids they received for the work were extremely high. He said that some representatives from Good Hope Hospital sat down with the selected general contractor to find a way to cut down on some of the costs. They were able to cut the bill for this project in half.

Commissioner Blackmon stated that you cannot do a project this way with a Town project. He stated that with a project like this you have to follow the formal bidding process. You have to have formal sealed bids submitted. We are not like the hospital that is a non-profit organization. The Town of Erwin has to follow all state regulations and laws when it comes to bidding out projects. Once the bids come in and you select a contractor you can negotiate certain parts of the building but that is called value engineering.

Commissioner Blackmon stated that construction costs have increased as well due to COVID-19.

Commissioner Turnage stated that we could always borrow the money. There was some discussion amongst the members of the Board with this option such as reaching out to USDA for a 40 year loan.

Commissioner Turnage stated that he thought the project costs were kind of high.



**MINUTES CONTINUED FROM SEPTEMBER 3, 2020**

Commissioner Blackmon stated that we had a professional architectural firm complete these drawings and estimated project costs. He stated that when you hire a firm to complete a project like this they look at similar projects that they have completed. He said most of the time their estimated costs are pretty close to what the project ends up costing.

Commissioner Blackmon stated that he knew the project needed to get done. At the moment, we have a lot of questions about the budget with the unknown due to COVID-19.

Commissioner Turnage stated that we could always increase taxes to pay for the project. He was not sure if it would pass but it was worth a shot if that was the only way we could pay for the project.

Commissioner Blackmon stated that he did not have a problem with that option at all. He stated that he did not think anyone on the Board just wanted to see the building sit there. We need to make sure we can fund the debt payments and the operation costs. I think this building is an asset to the Town. We have to figure out the best way to fund this project.

Mayor Carson stated that we would not let a citizen have a building remain in this condition in Town.

Commissioner Blackmon stated that he wanted to make sure when we did this we did it the proper way. We do not want to do it and then wish we had done it a different way. We need to know the updated estimated construction costs. Material costs have gone through the roof and so have labor costs. We will have a lot of companies bid on this project and have high bids just in case they get the work.

Commissioner Baker stated that he thinks this building is an asset to the Town. He can see Town events being held there and it being used during events such as Denim Days. He just wants to know how will the project be funded? We passed a very conservative budget due to the pandemic that is currently going on (COVID-19). There is a lot of uncertainty about the future due to COVID-19. I hate that the building is in the shape that it is currently in but being a good steward of the tax payers money are you willing to take and impose a hardship of additional taxes on our citizens to pay for this project. At the moment, Harnett County is completing a tax reevaluation our citizens might have to pay a higher tax bill. I am 100% behind this project.

Commissioner Turnage said that there were numerous things we could do to solve this problem but sitting here just talking will not fix the problem. It takes action to fix the problem.

Commissioner Blackmon stated that if we want to borrow money it will require approval from the Local Government Commission. The Town cannot just go out there and borrow money. There are numerous other steps you have to take to borrow money. I think we need to reach back out to the company that presented the estimated costs to find out what the new costs would be.

OLD BUSINESS

## Erwin Board of Commissioners

### REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners  
From: Snow Bowden, Town Manager  
Date: September 3, 2020  
Subject: American Tower

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After our August Town Board meeting I reached out to American Tower with the proposed counter offer we discussed during that meeting. They did not accept the offer. We discussed a few points that were mentioned during our discussion at the August Board meeting. American Tower cannot share their revenue reports based on what I was told. Based on my conversation with the representative from American Tower it sounds like they are either losing money with this tower or are barely breaking even. But I do not know that for sure.

I have attempted to read a number of articles to try and learn more about this industry. It seems like most of the firms associated with these articles just want to outright buy towers from the property owners. I do not want to mislead any of you, American Tower can always decide to up and leave this tower. In the current state of the industry it does seem like they need as many towers as they can have though. The upcoming expansion to a 5G network is something that we need to keep an eye out for. I am not aware of any updates to this tower for 5G yet.

**Attachments:**

- Counter offer from American Tower
- Projected rent revenue with current agreement and with proposed changes

**Action Recommended:**

- Instruct the Town Manager to accept the proposed changes or submit to another counter offer.



**AMERICAN TOWER<sup>®</sup>**  
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](mailto: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"*

	Current Rent	Proposed New Rent		
2021	\$25,991.44	\$18,284.78		
2022	\$26,771.24	\$18,650.46		
2023	\$28,401.76	\$19,023.43		
2024	\$29,253.82	\$19,403.88		
2025	\$30,131.52	\$19,791.92		
2026	\$31,035.52	\$20,187.74		
2027	\$31,966.62	\$20,591.45		
2028	\$32,925.66	\$21,003.24		
2029	\$33,914.58	\$21,423.31		
2030	\$34,932.12	\$21,851.77		
2031	\$35,979.12	\$22,288.81		
<b>TOTAL</b>	<b>\$341,303.40</b>	<b>\$222,500.79</b>	<b>Loss</b>	<b>\$118,802.61</b>
Total Through 2069 with current contract	est. \$3,303,973		Loss	\$ 1,682,553
Total through 2069 with proposed change	est. \$1,621,420			

NEW BUSINESS

## Erwin Board of Commissioners

### REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners  
From: Snow Bowden, Town Manager  
Date: September 3, 2020  
Subject: Harnett County Habitat for Humanity

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Harnett County Habitat for Humanity Executive Director Mike Blackmon submitted a letter to the Town of Erwin requesting that the Town donate two lots currently owned by the Town to Harnett County Habitat for Humanity. The two lots that were requested are 107 Holmes Street and 301 North 14<sup>th</sup> Street. Both of these lots had homes on them that the Town demolished. Recently, Harnett County Habitat for Humanity built a new single family dwelling on a lot off of Rosemary Street, and they have plans to build their next home on a lot off of Cedarwood Drive.

The organization is trying to increase the number of lots they have so they can build more homes for people in need. They build homes for deserving families. I would recommend that the Town donate these two parcels to Harnett County Habitat for Humanity. They have a lawyer that handles all of the paperwork with a lot donation.

N.C. General Statute 160A-280 allows for the donation of personal property to other governmental unity or non-profit organizations. We would have to post a notice five days prior to the adoption of a resolution approving the donation of these lots before we could donate them to Harnett County Habitat for Humanity.

**Attachments:**

- GIS Image of 107 Holmes Street
- GIS Image of 301 North 14<sup>th</sup> Street
- Property Card of 107 Holmes Street
- Property Card of 301 North 14<sup>th</sup> Street
- Request from Harnett County Habitat for Humanity Executive Director Mike Blackmon

**Action Recommended:**

- Instruct the Town Manager to write a resolution for the donation of these two lots and ensure proper public notice is posted.

**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 14<sup>th</sup> 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



# Harratt GIS



NOT FOR LEGAL USE .



**Harnett COUNTY**  
NORTH CAROLINA

GIS/E-911 Addressing  
August 25, 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

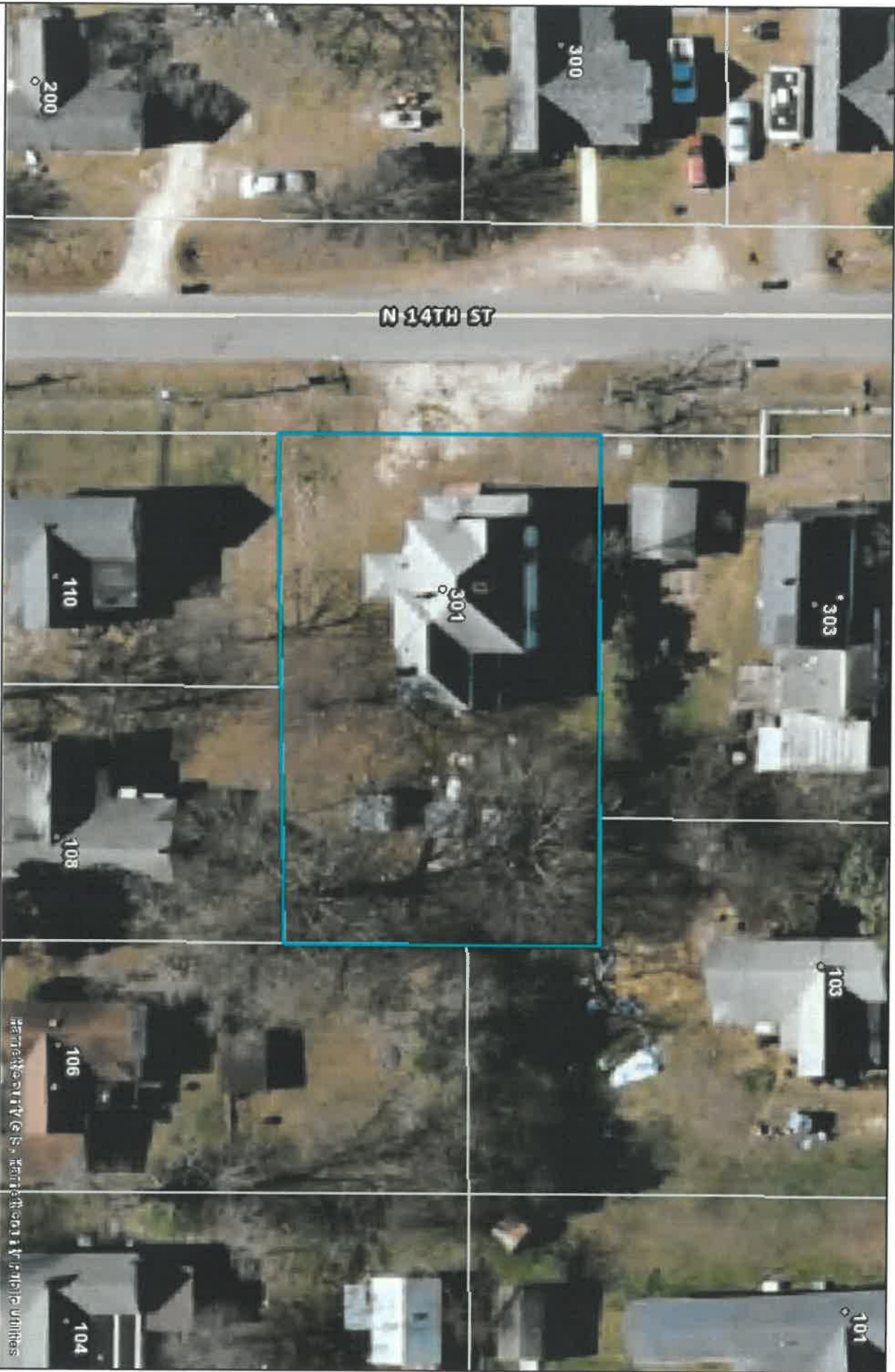




1 inch = 47 Feet

ERWIN TOWN OF										Return/Appeal Notes: Parcel: 06-0597-15-28-0057									
107 HOLMES ST ERWIN NC 28339										PLAT: UNJQ ID 1/37 248257									
1500000015										ID NO: 0597-71-6688.000									
CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)										CARD NO. 1 of 1									
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									
<b>CONSTRUCTION DETAIL</b>										<b>MARKET VALUE</b>									
<b>TOTAL POINT VALUE</b>										<b>DEPRECIATION</b>									
<b>BUILDING ADJUSTMENTS</b>										<b>CORRELATION OF VALUE</b>									
TOTAL ADJUSTMENT FACTOR										CREDENCE TO									
TOTAL QUALITY INDEX										DEPR. BUILDING VALUE - CARD									
USE MOD Eff. Area QUAL BASE RATE RCN EYB AYB										DEPR. OB/XF VALUE - CARD									
01 00										MARKET LAND VALUE - CARD 8,000									
TYPE: SINGLE FAMILY RESIDENTIAL										TOTAL MARKET VALUE - CARD 8,000									
STYLE:										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									
										<b>PERMIT</b>									
										CODE DATE NOTE NUMBER AMOUNT									
										ROUT: WTRSHD:									
										<b>SALES DATA</b>									
										OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE									
										BOOK PAGE MOYR									
										03450 0441 10 2016 NW I V									
										00738 0114 1 1982 WD Q I 15000									
										738 114 1 1982 WD Q V 7500									
										HEATED AREA									
										<b>NOTES</b>									
										10/21/2015 HSE APPEALED BY TOWN OF ERWIN, HSE CON DEMINED ROOF FALLING IN. 2015 VALUE ZERO \$0.00									
<b>SUBAREA</b>										<b>UNIT ORIG %</b>									
TYPE GS AREA % RPL CS										BLDG# SIZE FACT AYBEYB ANN DEP RATE OVR COND % OB/XF DEPR. VALUE									
FIREPLACE										TOTAL OB/XF VALUE									
SUBAREA																			
TOTALS																			
<b>BUILDING DIMENSIONS</b>																			
<b>LAND INFORMATION</b>																			
<b>HIGHEST AND BEST USE</b>										<b>OTHER ADJUSTMENTS AND NOTES</b>									
USE CODE LOCAL ZONING FRON TAGE DEPTH / SIZE LND MOD COND FACT RF AC LC TO OT										ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNT TYP TOTAL ADJUST ADJUSTED UNIT PRICE LAND VALUE OVERRIDE VALUE LAND NOTES									
EPR 0100 R10 100 100 1.0000 0 1.0000										TOPO LEVEL 8,000.00 1.0000 LT 1.0000 8,000.00 8000 0									
<b>TOTAL MARKET LAND DATA</b>																			
<b>TOTAL PRESENT USE DATA</b>																			



# Harnett GIS





**Harnett County**  
NORTH CAROLINA

GIS/E-911 Addressing  
Avail. 25, 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**

1 inch = 47 feet

**ERWIN TOWN OF**  
 301 N 14TH ST ERWIN NC 28339  
 150000015  
 CITY ERWIN ADVL TAX (100), COUNTY WIDE ADVALOREM TAX (100), ERWIN FIRE TOWN OF ADVALOREM TAX (100)  
 Reval 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	
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	PD	Physically Damaged	CRENCE TO	MARKET
Foundation - 3 Continuous Footing 4.00										0.10000		
Sub Floor System - 4 Plywood 9.00	62	05	3,214	87	58.29	187345	1975	1910		% GOOD	10.0	
Exterior Walls - 08 Masonite on Sheathing 24.00	TYPE: DUPLEX/TRIPLEX								APARTMENTS		DEPR. BUILDING VALUE - CARD 18,740	
Roofing Structure - 04 Shingle 10.00	STYLE: 3 - 2.0 Stories										DEPR. OB/XF VALUE - CARD 800	
Roofing Cover - 03 Asphalt or Composition Shingle 2.00											MARKET LAND VALUE - CARD 14,000	
Interior Wall Construction - 5 Drywall/Sheetrock 22.00											TOTAL MARKET VALUE - CARD 33,540	
Interior Floor Cover - 08 Sheet Vinyl 5.00											TOTAL APPRAISED VALUE - CARD 33,540	
Heating Fuel - 01 None 0.00											TOTAL APPRAISED VALUE - PARCEL 33,540	
Heating Type - 01 None 0.00											TOTAL PRESENT USE VALUE - PARCEL 0	
Air Conditioning Type - 01 None 0.00											TOTAL VALUE DEFERRED - PARCEL 0	
Structural Frame - 02 Wood Frame 3.00											TOTAL TAXABLE VALUE - PARCEL \$ 33,540	
Unit Count - 3 Units 0.00											PRIOR	
Half-Bathrooms BAS - 0 FUS - 0 LL - 0											BUILDING VALUE 17,340	
Plumbing Fixtures 15.00											OBXF VALUE 800	
Office BAS - 0 FUS - 0 LL - 0											LAND VALUE 14,000	
<b>TOTAL POINT VALUE</b> 87,000											PRESENT USE VALUE 0	
<b>BUILDING ADJUSTMENTS</b>											DEFERRED VALUE 0	
Market 3 Factor 3 1.0200											TOTAL VALUE 32,140	
Quality 3 Average 1.0000												
Size Size Size 0.9800												
TOTAL ADJUSTMENT FACTOR 1.000												
TOTAL QUALITY INDEX 87												

SUBAREA		GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LT	TH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS		1,658.00		96645	21	STORAGE		0	0		2	200.00	100		1910	1910		SS	100	400
FOP		1,960.40		4547	21	STORAGE		0	0		1	400.00	100		2003	2003		SS	100	400
FUS		1,478.00		86153																800
FIREPLACE		1 - None		0																
<b>TOTALS</b>		<b>3,332</b>		<b>167,345</b>																

**BUILDING DIMENSIONS** BAS=W23S16W10S35E30FOP=S7W28N7E28+N8 E15N12W11N15W1N16 PTR=W50FUS=W23S16W10S35E30N20E4N15W1N16E50

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	VERRIDE VALUE	LAND NOTES
FR	D100	R10	0	0	1.0000	0	1.0000	TOPO ROLLING						14,000.00	1.000	LT	1,000	14,000.00	14000	0	
<b>TOTAL MARKET LAND DATA</b>																				14,000	
<b>TOTAL PRESENT USE DATA</b>																					

PERMIT			
CODE	DATE	NOTE	AMOUNT
ROUT: WTRSHD:			
SALES DATA			
OFF. RECORD	DATE	DEED TYPE	INDICATE SALES PRICE
BOOK PAGE	MOYR	D/UV/I	
03604 0000	5 2018	WD I I	
01586 0195	2 2002	NW E I	
00960 0747	3 1992	K X I	25500
00944 0060	8 1991	C X I	

HEATED AREA 3,136

**NOTES**  
 12/16/15; Clerical correction (correct PD .01 to .10)  
 7/14/15; House burned, extensive damage, not liveabl  
 e. House still on site. Adjust to salvage value fo  
 2015.twRENTS \$90.00 X TWO.  
 \$125.00 X ONE.  
 1515

## NEW BUSINESS

## Erwin Board of Commissioners

### REQUEST FOR CONSIDERATION

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To: The Honorable Mayor and Board of Commissioners  
From: Snow Bowden, Town Manager  
Date: September 3, 2020  
Subject: The Erwin Depot

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I was asked to put this topic on the agenda for this meeting. In March 2020 Rick Collins and Julianne Harrelson presented the drawings and estimates for the renovation of the old depot building. The estimate cost of the project at the time was \$856,609. Of course the project would need to be put out for bid. We could always take a few things off of the scope of work to save money but this project is going to be expensive. I know it might be hard to believe but at the moment constructions costs (mostly materials) are extremely expensive at the moment.

At the moment, there is a lot of uncertainty regarding the economy, and what will happen due to COVID-19. When we passed our budget for this Fiscal Year we passed a budget that was mostly and operational budget with no capital purchases included. We decided that we were going to re-evaluate some of these decisions towards the start of 2021. The rental payments that we get from American Tower for the cell tower are not a source that you can guarantee that the Town will always have.

If this project is approved to move forward I will need to get in contact with the Local Government Commission to see if they would approve the Town borrowing money for this project.

**Attachments:**

- Estimated costs document

**Action Recommended:**

- Table this item until we re-evaluate our revenues at the start of 2021.

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

Item	Description	Takeoff Qty		Total Amount
<b>Existing Depot</b>				
<b>2.200</b>	<b>DEMOLITION</b>			
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			
	<b>DEMOLITION</b>			<b>29,250</b>
	128.00 Labor hours			
	96.00 Equipment hours			
<b>5.000</b>	<b>STEEL</b>			
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			
	<b>STEEL</b>			<b>44,406</b>
	135.333 Labor hours			
	67.67 Equipment hours			
<b>6.000</b>	<b>WOOD &amp; PLASTICS</b>			
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 &amp; Misc</i>			
	10 Fastners & Misc	1.00 each		1,200
	<i>Fastners &amp; Misc</i>			1,200
	<b>WOOD &amp; PLASTICS</b>			<b>81,208</b>
	68,609.37 Labor hours			
	34,718.60 Equipment hours			
<b>7.000</b>	<b>THERMAL-MOIST PROTECTION</b>			
7.200	<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			
7.835	<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 &amp; Sealants</i>			
	Caulk & Sealants	1.00 lnft		2,750

Item	Description	Takeoff Qty	Total	
				Amount
	<i>Caulking &amp; Sealants</i>			2,750
	<b>THERMAL-MOIST PROTECTION</b>			<b>48,246</b>
	123.50 Labor hours			
	41.17 Equipment hours			
<b>8.000</b>	<b>DOORS &amp; WINDOWS</b>			
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			
	<b>DOORS &amp; WINDOWS</b>			<b>11,250</b>
	32.00 Labor hours			
	16.00 Equipment hours			
<b>9.000</b>	<b>FINISHES</b>			
9.860	<i>Resilient Tile &amp; Carpet</i>			
	10 Commercial Carpet	1,900.00 sf		5,985
	<i>Resilient Tile &amp; 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
	<b>FINISHES</b>			<b>21,085</b>
<b>15.000</b>	<b>MECHANICAL</b>			
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
	<b>MECHANICAL</b>			<b>40,940</b>
<b>16.000</b>	<b>ELECTRICAL</b>			
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>		7,619
	2.00 Labor hours		
	<b>ELECTRICAL</b>		<b>31,619</b>
	2.00 Labor hours		
	<b>Existing Depot</b>		<b>308,004</b>
	<b>1,900.00 sf</b>		
	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
	<b>CONCRETE</b>		<b>5,802</b>

**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>			9,600
	166.50 Labor hours			
	83.25 Equipment hours			
6.801	<i>Fastners &amp; Misc</i>			
10	Fastners & Misc	1.00	each	2,150
	<i>Fastners &amp; Misc</i>			2,150
	<b>WOOD &amp; PLASTICS</b>			<b>42,983</b>
	293.59 Labor hours			
	406.28 Equipment hours			
<b>7.000</b>	<b>THERMAL-MOIST PROTECTION</b>			
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 &amp; Sealants</i>			
	Caulk & Sealants	1.00	lnft	1,100
	<i>Caulking &amp; Sealants</i>			1,100
	<b>THERMAL-MOIST PROTECTION</b>			<b>12,853</b>
	96.44 Labor hours			
	32.15 Equipment hours			
<b>8.000</b>	<b>DOORS &amp; WINDOWS</b>			
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			
	<b>DOORS &amp; WINDOWS</b>			<b>17,800</b>
	40.00 Labor hours			
	20.00 Equipment hours			
<b>9.000</b>	<b>FINISHES</b>			

Item	Description	Takeoff Qty		Total	
				Amount	
9.330 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 &amp; Carpet</i> Flooring Allowance <i>Resilient Tile &amp; 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
	<b>FINISHES</b>				<b>21,230</b>
<b>10.000</b>	<b>SPECIAL CONDITIONS</b>				
10.160	<i>Toilet Partition</i> 20 Toilet Partitions (Solid Plastic) <i>Toilet Partition</i>	2.00	each	1,800	1,800
	5.00 Labor hours 1.67 Equipment hours				
10.810	<i>Lump Sum Toilet Accessory</i> 10 LS Toilet Access <i>Lump Sum Toilet Accessory</i>	16.00	each	1,200	1,200
	384.000 Labor hours 128.00 Equipment hours				
	<b>SPECIAL CONDITIONS</b>				<b>3,000</b>
	389.000 Labor hours 129.67 Equipment hours				
<b>15.000</b>	<b>MECHANICAL</b>				
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
	<b>MECHANICAL</b>				<b>30,271</b>
0	<b>ELECTRICAL</b>				
16.001 sub	<i>Electrical</i> Electrical	967.00	sqft	10,500	

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

**Site Work**

Item	Description	Takeoff Qty		Total Amount
<b>2.000</b>	<b>SITWORK</b>			
2.002	<i>Site Demolition</i>			
---	Demo Existing Curb & Gutter	1.00	sub	<u>3,200</u>
	<i>Site Demolition</i>			<u>3,200</u>
2.003	<i>Site Grading</i>			
10	Site Grading - Sub	1.00	ls	<u>7,500</u>
	<i>Site Grading</i>			<u>7,500</u>
2.011	<i>Bulk Fill</i>			
10	Bulk Fill	1.00	ls	<u>15,100</u>
	<i>Bulk Fill</i>			<u>15,100</u>
	0.033 Labor hours			
	0.033 Equipment hours			
2.025	<i>Asphalt Paving</i>			
05	Asphalt Paving - Sub	356.00	sy	<u>7,476</u>
	<i>Asphalt Paving</i>			<u>7,476</u>
2.027	<i>Concrete Curb</i>			
20	Concrete Curb - Sub	460.43	lf	<u>6,906</u>
	<i>Concrete Curb</i>			<u>6,906</u>
2.036	<i>Parking Lines</i>			
Isum	Parking Lines	1.00	ls	<u>1,100</u>
	<i>Parking Lines</i>			<u>1,100</u>
2.040	<i>Site Utilities</i>			
10	Site Utilities - Water	1.00	ls	<u>21,750</u>
10	Site Utilities - Sewer	1.00	ls	<u>6,000</u>
	<i>Site Utilities</i>			<u>27,750</u>
2.112	<i>Site Furnishings</i>			
10	Site Furnishings - Bench	2.00	each	<u>750</u>
10	Trash Receptacles	1.00	each	<u>500</u>
10	Site Dedication Plaque	1.00	each	<u>1,500</u>
	<i>Site Furnishings</i>			<u>2,750</u>
2.115	<i>Termite Treatment</i>			
sub	Soil Poisoning	2,934.00	sqft	<u>294</u>

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

10.000 SPECIAL CONDITIONS

10.350	Flagpoles			
	10 Flagpoles	2.00	each	13,000
	Flagpoles			13,000
	6.000 Labor hours			
	2.000 Equipment hours			
	<b>SPECIAL CONDITIONS</b>			<b>13,000</b>
	6.000 Labor hours			
	2.000 Equipment hours			
	<b>Site Work</b>			<b>149,711</b>
	<b>2,867.00 sf</b>			
	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%
<b>Total</b>		<b>865,609</b>					

### MINUTES CONTINUED FROM SEPTEMBER 3, 2020

Commissioner Blackmon stated that there are a lot of options to borrow money such as getting a loan from USDA but they are going to want to see that the proper paperwork is completed. There are a lot of things that need to be done. A USDA loan is typically longer so the debt payments are lower. You can always pay the loan off early if you want to as well. USDA will come out to the site and inspect that the work is being done properly as well.

Commissioner Blackmon stated once again that it is not just debt payments to worry about you have to remember that there will be operation expenses with a new building. These costs will probably be around \$20,000 a year.

The consensus of the Town Board was to have the Town Manager Snow Bowden look into getting updated estimates on this project.

Commissioner Turnage stated that we (Erwin Historical Society) have more artifacts of this Town than any other museum in the area. We have so many we do not have enough room to hold them in our current building.

### **MANAGERS REPORT**

Town Manager Snow Bowden informed the members of the board that he has submitted the first three reports to Harnett County for funding related to the CARES ACT (COVID-19). The three requests are for a total amount of \$184,533.56. We should reach our total reimbursement amount with these funds in mid-October.

We are almost completed with all of the upgrades at Al Woodall Park with the PART-F project. We tested the splash pad today and it worked well. We need to have a fence installed around the splash pad. When Erwin Elementary was demolished they donated a few benches that we had repainted and placed next to the splash pad for parents to sit on while their kids use the splash pad. We had some extra funds in this grant that we were able to get approval from the State of North Carolina to buy some shades to place over the benches which was a great addition. We need to get the signs installed but other than that we should be almost finished with this project. I would like to have some sort of ceremony once everything is finished down at the park. I do not know what that looks like at the moment due to restrictions with group sizes and COVID-19. But we are going to do something to show off all of the improvements. If you have a few free minutes please go down to the park and see everything.

I am still working on some updates to our ordinances to be in compliance with NC General Statute 160D. The deadline for these updates were extended due to COVID-19. My plan is to distribute the proposed changes to the Planning Board in October and then meeting in November with the Planning Board to discuss. I would like to have a joint workshop between the Planning

**MINUTES CONTINUED FROM SEPTEMBER 3, 2020**

Board and Town Board sometime in early 2021 to discuss these changes. After that meeting we will need to have a public hearing for the proposed changes.

We had some issues with our financial software. I will have a financial report for the month of August and September at our October 2020 meeting.

Chief Johnson has promoted School Resource Officer Joey Ennis to the role of Lieutenant to replace Clark Wilkes.

**GOVERNING BOARD COMMENTS**

Commissioner Turnage stated that he goes down to the park a lot and he is excited for the splash pad to open. He would like to see it open some this year if the project is finished in time. (The splash pad might not be able to open this season due to restrictions stemming from COVID-19)

Mayor Carson stated that she had spoken with our former Town Attorney Mac Hunter and that he was not doing the best. She asked that everyone keep him in their prayers.


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 and (5) for the Purpose of Instructing Staff to Negotiate the Price of Real Property that was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker 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 McKoy to adjourn the meeting at 8:45PM. **The Board voted unanimously.**

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

  
\_\_\_\_\_  
**Patsy M. Carson,**  
**Mayor**

**ATTEST:**  
  
\_\_\_\_\_  
**Snow Bowden**  
**Town Manager**