

**THE ERWIN BOARD OF COMMISSIONERS
APRIL 2023 REGULAR MEETING
THURSDAY, APRIL 6, 2023 @ 7:00 P.M.
ERWIN MUNICIPAL BUILDING BOARDROOM**

AGENDA

1. MEETING CALLED TO ORDER

- A. Invocation
- B. Pledge of Allegiance

2. AGENDA ADJUSTMENTS /APPROVAL OF AGENDA

3. CONSENT

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 Regular Budget Discussion on February 16, 2023 (**Page 2**)
- B. Minutes Regular Meeting on March 2, 2023 (**Page 8**)
- C. All-Way Stop Guidance (**Page 13**)
- D. Contract for Janitorial Services (**Page 18**)
- E. Proclamation of Appreciation for Medicaid Expansion (**Page 26**)

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 the 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. SU-2023-001 (**Page 27**)

6. NEW BUSINESS

- A. *2022-2023 Street Resurfacing Recommendation*

7. MANAGER'S REPORT

8. ATTORNEY'S REPORT

9. GOVERNING BODY COMMENTS

10. ADJOURNMENT

****IN ACCORDANCE WITH ADA REGULATIONS, PLEASE NOTE THAT ANYONE WHO NEEDS AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE TOWN CLERK AT (910) 591-4202 AT LEAST 48 HOURS PRIOR TO THE MEETING. ****

ERWIN BOARD OF COMMISSIONERS**REGULAR MINUTES****APRIL 6, 2023****ERWIN, NORTH CAROLINA**

The Board of Commissioners for the Town of Erwin with Mayor Pro Tem Ricky Blackmon presiding held its Regular Meeting in the Erwin Municipal Building Board Room on Thursday, April 6, 2023, at 7:00 P.M. in Erwin, North Carolina.

Board Members present were Mayor Pro Tem Ricky Blackmon and Commissioners Timothy Marbell, David Nelson, Charles Byrd, and Alvester McKoy.

Board Member absent was: Mayor Baker and Commissioner William Turnage.

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Town Engineer Bill Dreitzler, and Code Enforcement Officer Chris Jones were present.

Due to a lack of quorum, the Board waited for a member to arrive. Mayor Pro Tem Blackmon called the meeting to order at 7:08 PM.

Commissioner McKoy gave the invocation.

Commissioner Byrd led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to add 2022-2023 Street Resurfacing Recommendation from Town Engineer Bill Dreitzler as Item A under New Business after Public Hearing and move the rest of the agenda items down a number.

Commissioner McKoy made a motion to approve the adjusted agenda and was seconded by Commissioner Nelson. **The Board voted unanimously.**

CONSENT

Commissioner McKoy made a motion to approve **(ITEM A)** Minutes Regular Budget Discussion on February 16, 2023 **(ITEM B)**) Minutes Regular Meeting on March 2, 2023 **(ITEM C)** All-Way Stop Guidance **(ITEM D)** Contract for Janitorial Services **(ITEM E)** Proclamation of Appreciation for Medicaid Expansion and was seconded by Commissioner Nelson. **The Board voted unanimously.**

February 6, 2023

Mr. Snow Bowden
Town Manager
Town of Erwin
100 West F Street
Erwin, NC 28339

RE: Town of Erwin 4-way Stop Guidance
WithersRavenel Project No. 23-0286

Dear Mr. Bowden:

Thank you for allowing WithersRavenel (WR) to provide the following consulting services for the above referenced project. Below is a brief outline of our scope of services and fee schedule:

Scope of Services

WithersRavenel's teaming partner Benesch will develop guidance for the Town of Erwin (Town) for implementation of all-way stops. This will include developing written criteria for establishing or reviewing all-way stops in the Town. The MUTCD will be referenced to confirm compliance, and other municipalities' (up to 3) policies will be examined for potential guidance and incorporated as appropriate. Warrant criteria will be developed and then these criteria will be used to provide engineering recommendations to either establish, review or to convert the location to a two way stop.

A list of potential counter measures other than all-way stops will be provided that may be used to alleviate conditions present based on feedback from the police department or field observations relating to vehicle compliance and the control type present.

Guidance will be provided for when, and when not, to use each of these counter measures and reference materials for each will be noted.

This scope does not include evaluation or recommendations for specific intersections or roadways. This can be added for additional scope and fee.

Timeline

Work will begin immediately upon execution of this letter agreement with a completion time of two month.

Fees

WithersRavenel will provide this work on a lump sum basis for \$6,000

Execution

Please affix your signature in the space provided below and return one copy to my attention. This will serve as our contractual agreement, as well as, authorization to proceed with the Scope of Services summarized in this letter. I have attached our Fee & Expense Schedule and Standard Terms & Conditions, which will apply to this agreement.

Thank you for allowing us to serve you. Please call me if you have any questions.

OFFERED BY:

WithersRavenel



2/6/23

Steve Lander, P.E.
Director of Pavement Management

ACCEPTED BY:

Town of Erwin



4/6/23

Snow Bowden
Town Manager

Date

Attachments:

- Exhibit I- Standard Terms and Conditions
- Exhibit II- Fee & Expense Schedule

THIS INSTRUMENT HAS BEEN
PREAUDITED IN THE MANNER REQUIRED
BY THE LOCAL GOVERNMENT BUDGET
AND FISCAL CONTROL ACT


TOWN OF ERWIN FINANCE

EXHIBIT I

Standard Terms and Conditions

WithersRavenel, Inc.

The proposal submitted by WithersRavenel, INC. ("CONSULTANT") is subject to the following terms and conditions, which form an integral part of the Agreement. By accepting the proposal, the services, or any part thereof, the CLIENT agrees and accepts the terms and conditions outlined below:

1. Payment:

- a) The CLIENT will pay CONSULTANT for services and expenses in accordance with periodic invoices to CLIENT and a final invoice upon completion of the services. Each invoice is due and payable in full upon presentation to CLIENT. Invoices are past due after 30 days. Past due amounts are subject to interest at a rate of one and one-half percent per month (18% per annum) on the outstanding balance from the date of the invoice.
- b) If the CLIENT fails to make payment to the CONSULTANT within 45 days after the transmittal of an invoice, the CONSULTANT may, after giving 7 days written notice to the CLIENT, suspend services under this Agreement until all amounts due hereunder are paid in full. If an invoice remains unpaid after 90 days from invoice date, the CONSULTANT may terminate the Agreement. If Consultant initiates legal proceedings to collect the fees owed, Consultant shall also be entitled to recover the reasonable expenses of collection including attorney's fees.

2. Notification of Breach or Default: The CLIENT shall provide prompt written notice to the CONSULTANT if CLIENT becomes aware of any breach, error, omission, or inconsistency arising out of CONSULTANT's services or any other alleged breach of contract or negligence by the CONSULTANT. The failure of CLIENT to provide such written notice within ten (10) days from the time CLIENT became aware of the fault, defect, error, omission, inconsistency or breach, shall constitute a waiver by CLIENT of any and all claims against the CONSULTANT arising out of such fault, defect, error, omission, inconsistency or breach. Emails shall be considered adequate written notice for purposes of this Agreement.

3. Standard of Care: CONSULTANT shall perform its services in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of professionals providing the same services in the same or a similar locality as the Project. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE THAT WILL OR CAN ARISE OUT OF THE SERVICES PROVIDED BY CONSULTANT OR THIS AGREEMENT.

4. Waiver of Consequential Damages/Limitation of Liability: CLIENT agrees that CONSULTANT's aggregate liability for any and all claims that may be asserted by CLIENT is limited to \$50,000 or to the fee paid to CONSULTANT under this Agreement, whichever is greater. Both CLIENT and CONSULTANT hereby waive any right to pursue claims for consequential damages against one another, including any claims for lost profits.

5. Representations of CLIENT: CLIENT warrants and covenants that sufficient funds are available or will be available upon receipt of CONSULTANT's invoice to make payment in full for the services rendered by CONSULTANT.

6. Ownership of Instruments of Service: All reports, plans, specifications, field data and notes and other documents, including all documents on electronic media, prepared by the CONSULTANT as instrument of service, shall remain the property of the CONSULTANT. The CONSULTANT shall retain all common law, statutory and other rights, including the copyright thereto. In the event of termination of this Agreement and upon full payment of fees owed to CONSULTANT,

CONSULTANT shall make available to CLIENT copies of all plans and specifications.

7. Change Orders: CONSULTANT will treat as a proposed change order any written or oral order (including directions, instructions, interpretations, or determinations) from CLIENT which requests changes in the Agreement or CONSULTANT's Scope of Services. If CONSULTANT accepts the proposed change order, CONSULTANT will give CLIENT written notice within ten (10) days of acceptance of any resulting increase in CONSULTANT's fees.

8. Opinion of Cost/Cost Estimates: Since the CONSULTANT has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, any and all opinions as to costs rendered hereunder, including but not limited to opinions as to the costs of construction and materials, shall be made on the basis of CONSULTANT'S experience and qualifications and represent its reasonable judgment as an experienced and qualified professional familiar with the construction industry; but the CONSULTANT cannot and does not guarantee the proposals, bids or actual costs will not vary significantly from opinions of probable costs prepared by it. If at any time the CLIENT wishes assurances as to the amount of any costs, CLIENT shall employ an independent cost estimator to make such determination.

9. Assignment and Third Parties: Nothing under this Agreement shall be construed to give any rights or benefits in this Agreement to anyone other than the CLIENT and CONSULTANT, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole and exclusive benefit of the CLIENT and the CONSULTANT and not for the benefit of any other party. Neither the CLIENT nor the CONSULTANT shall assign, sublet, or transfer any rights under or interests in this Agreement without the written consent of the other, which shall not be unreasonably withheld. However, nothing contained herein shall prevent or restrict the CONSULTANT from employing independent subconsultants as the CONSULTANT may deem appropriate to assist in the performance of services hereunder.

10. Project Site: Should CLIENT not be owner of the Project site, then CLIENT agrees to notify the site owner of the possibility of unavoidable alteration and damage to the site. CLIENT further agrees to indemnify, defend, and hold harmless CONSULTANT against any claims by the CLIENT, the owner of the site, or persons having possession of the site which are related to such alteration or damage.

11. Access to Site: CLIENT is responsible for providing legal and unencumbered access to site, including securing all necessary site access agreements or easements, to the extent necessary for the CONSULTANT to carry out its services.

12. Survival: All of CLIENT's obligations and liabilities, including but not limited to, its indemnification obligations and limitations of liability, and CONSULTANT's rights and remedies with respect thereto, shall survive completion, expiration or termination of this Agreement.

13. Termination: Either party may terminate the Agreement with or without cause upon ten (10) days advance written notice, if the other party has not cured or taken reasonable steps to cure the breach giving rise to termination within the ten (10) day notice period. If CLIENT terminates without cause or if CONSULTANT terminates for cause, CLIENT will pay CONSULTANT for all costs incurred, non-cancelable commitments, and fees earned to the date of termination and through demobilization, including any cancellation charges of vendors and subcontractors, as well as demobilization costs.

14. **Severability:** If any provision of this Agreement, or application thereof to any person or circumstance, is found to be invalid then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision. The remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by applicable law.

15. **No Waiver:** No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

16. **Merger, Amendment:** This Agreement constitutes the entire Agreement between the CONSULTANT and the CLIENT and all negotiations, written and oral understandings between the parties are integrated and merged herein. This Agreement can be supplemented and/or amended only by a written document executed by both the CONSULTANT and the CLIENT.

17. **Unforeseen Occurrences:** If, during the performance of services hereunder, any unforeseen hazardous substance, material, element of constituent or other unforeseen conditions or occurrences are encountered which affects or may affect the services, the risk involved in providing the service, or the recommended scope of services, CONSULTANT will promptly notify CLIENT thereof. Subsequent to that notification, CONSULTANT may: (a) if practicable, in CONSULTANT's sole judgment and with approval of CLIENT, complete the original Scope of Services in accordance with the procedures originally intended in the Proposal; (b) Agree with CLIENT to modify the Scope of Services and the estimate of charges to include study of the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of the Agreement.

18. **Force Majeure:** Should completion of any portion of the Agreement be delayed for causes beyond the control of or without the fault or negligence of CONSULTANT, including force majeure, the reasonable time for performance shall be extended for a period at least equal to the delay and the parties shall mutually agree on the terms and conditions upon which Agreement may be continued. Force majeure includes but is not restricted to acts of God, acts or failures of governmental authorities, acts of CLIENT's contractors or agents, fire, floods, epidemics, pandemics, riots, quarantine restrictions, strikes, civil insurrections, freight embargoes, and unusually severe weather.

19. **Safety:** CONSULTANT is not responsible for site safety or compliance with the Occupational Safety and Health Act of 1970 ("OSHA"). Job site safety remains the sole exclusive responsibility of CLIENT or CLIENT's contractors, except with respect to CONSULTANT'S own employees. Likewise, CONSULTANT shall have no right to direct or stop the work of CLIENT's contractors, agents, or employees.

20. **Dispute Resolution/Arbitration:** Any claim or other dispute arising out of or related to this Agreement shall first be subject to non-binding mediation in accordance with the then-current Construction Industry Mediation Procedures of the American Arbitration Association ("AAA"). If mediation is unsuccessful, such claim or other dispute shall be subject to arbitration in accordance with the AAA's then-current Construction Industry Arbitration Rules. Any demand for arbitration shall be filed in writing with the other party and with the American Arbitration Association. CLIENT agrees to the inclusion in such arbitration (whether by initial filing, by joinder or by consolidation) of any other parties and of any other claims arising out of or relating to the Project or to the transaction or occurrence giving rise to the claim or other dispute between CLIENT and CONSULTANT.

21. **Independent Contractor:** In carrying out its obligations, CONSULTANT shall always be acting as an independent contractor and not an employee, agent, partner or joint venturer of CLIENT. CONSULTANT's work does not include any supervision or direction of the work of other contractors, their employees or agents, and

CONSULTANT's presence shall in no way create any liability on behalf of CONSULTANT for failure of other contractors, their employees or agents to properly or correctly perform their work

22. **Hazardous Substances:** CLIENT agrees to advise CONSULTANT upon execution of this Agreement of any hazardous substances or any condition existing in, on or near the Project Site presenting a potential danger to human health, the environment or equipment. By virtue of entering into the Agreement or of providing services, CONSULTANT does not assume control of, or responsibility for, the Project site or the person in charge of the Project site or undertake responsibility for reporting to any federal, state or local public agencies, any conditions at the Project site that may present a potential danger to the public, health, safety or environment except where required of CONSULTANT by applicable law. In the event CONSULTANT encounters hazardous or toxic substances or contamination significantly beyond that originally represented by CLIENT, CONSULTANT may suspend or terminate the Agreement. CLIENT acknowledges that CONSULTANT has no responsibility as a generator, treater, storer, or disposer of hazardous or toxic substances found or identified at a site. Except to the extent that CONSULTANT has negligently caused such pollution or contamination, CLIENT agrees to defend, indemnify, and hold harmless CONSULTANT, from any claim or liability, arising out of CONSULTANT's performance of services under the Agreement and made or brought against CONSULTANT for any actual or threatened environmental pollution or contamination if the fault (as defined in N.C.G.S. 22B-1(f)(7)) of CLIENT or its derivative parties (as defined in N.C.G.S. 22B-1(f)(3)) is a proximate cause of such claim or liability.

23. **Choice of Law:** The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the law of the State of North Carolina, excluding only its conflicts of laws principles.

24. **Construction Services:** If construction administration and review services are requested by the CLIENT, CLIENT agrees that such administration, review, or interpretation of construction work or documents by CONSULTANT shall not relieve any contractor from liability in regard to its duty to comply with the applicable plans, specifications, and standards for the Project, and shall not give rise to a claim against CONSULTANT for contractor's failure to perform in accordance with the applicable plans, specifications or standards.

25. **Field Representative:** If CONSULTANT provides field services or construction observation services, the presence of the CONSULTANT's field personnel will only be for the purpose of providing observation and field testing of specific aspects of the Project. Should a contractor be involved in the Project, the CONSULTANT's responsibility does not include the supervision or direction of the actual work of any contractor, its employees, or agents. All contractors should be so advised. Contractors should also be informed that neither the presence of the CONSULTANT's field representative nor the observation and testing by the CONSULTANT shall excuse contractor in any way for defects in contractor's work. It is agreed that the CONSULTANT will not be responsible for job or site safety on the Project and that the CONSULTANT does not have the right to stop the work of any contractor.

26. **Submittals:** CONSULTANT's review of shop drawings and other submittals is to determine conformity with the design concept only. Review of shop drawings and submittals does not include means, methods, techniques, or procedures of construction, including but not limited to, safety requirements.

EXHIBIT II

Fee & Expense Schedule

Description	Rate
Engineering & Planning	
Construction Project Professional	\$ 145
Construction Manager I	\$ 150
Construction Manager II	\$ 165
Senior Construction Manager	\$ 185
CAD Technician I	\$ 105
CAD Technician II	\$ 115
Senior CAD Technician	\$ 140
Designer I	\$ 130
Designer II	\$ 150
Senior Designer	\$ 170
Landscape Architect I	\$ 150
Landscape Architect II	\$ 175
Landscape Architect III	\$ 190
Senior Landscape Architect	\$ 210
Landscape Designer I	\$ 130
Landscape Designer II	\$ 140
Planning Technician	\$ 110
Planner I	\$ 120
Planner II	\$ 140
Planner III	\$ 165
Senior Planner	\$ 175
Project Engineer I	\$ 165
Project Engineer II	\$ 175
Project Engineer III	\$ 190
Senior Project Engineer	\$ 210
Assistant Project Manager	\$ 175
Project Manager	\$ 190
Senior Project Manager	\$ 210
Resident Project Representative I	\$ 100
Resident Project Representative II	\$ 115
Resident Project Representative III	\$ 130
Senior Resident Project Representative	\$ 140
Staff Professional I	\$ 90
Staff Professional II	\$ 140
Staff Professional III	\$ 150
Staff Professional IV	\$ 185
Senior Staff Professional	\$ 195
Senior Technical Consultant	\$ 245
Client Experience Manager	\$ 225
Director	\$ 230
Principal	\$ 250
Zoning Specialist	\$ 325
Project Coordinators	
Project Coordinator I	\$ 95
Project Coordinator II	\$ 110
Project Coordinator III	\$ 120
Senior Project Coordinator	\$ 130
Lead Project Coordinator	\$ 140
KNA	
CAD Designer	\$ 80
Construction Observer	\$ 85
Engineer	\$ 137

Description	Rate
Funding & Asset Management	
GIS Senior Specialist	\$ 165
GIS Specialist	\$ 145
GIS Survey Technician I	\$ 75
GIS Survey Technician II	\$ 100
GIS Survey Technician III	\$ 115
GIS Survey Lead	\$ 130
GIS Technician	\$ 95
GIS Analyst I	\$ 115
GIS Analyst II	\$ 130
GIS Project Manager	\$ 165
F&AM Assistant Project Manager	\$ 160
Intern I	\$ 65
Intern II	\$ 85
F&AM Implementation Specialist	\$ 145
F&AM Project Consultant I	\$ 115
F&AM Project Consultant II	\$ 125
F&AM Project Consultant III	\$ 130
F&AM Project Consultant IV	\$ 135
F&AM Senior Project Consultant I	\$ 145
F&AM Senior Project Consultant II	\$ 150
F&AM Project Manager	\$ 165
F&AM Principal	\$ 250
F&AM Director	\$ 230
F&AM Staff Professional I	\$ 70
F&AM Staff Professional II	\$ 110
F&AM Staff Professional III	\$ 150
F&AM Staff Professional IV	\$ 185
F&AM Senior Project Manager	\$ 210
F&AM Senior Technical Consultant	\$ 240
Geomatics	
Geomatics CAD I	\$ 100
Geomatics CAD II	\$ 115
Geomatics CAD III	\$ 130
Geomatics Project Manager I	\$ 165
Geomatics Project Manager II	\$ 175
Geomatics Project Manager III	\$ 185
Geomatics Project Professional I	\$ 145
Geomatics Project Professional II	\$ 170
Geomatics Principal	\$ 235
Geomatics Remote Sensing Crew I	\$ 210
Geomatics Remote Sensing Crew II	\$ 295
Geomatics Survey Crew I	\$ 150
Geomatics Survey Crew II (2 Man)	\$ 190
Geomatics Survey Crew III (3 Man)	\$ 225
Geomatics Senior Manager	\$ 210
Geomatics Survey Tech I	\$ 60
Geomatics Survey Tech II	\$ 90
Geomatics Survey Tech III	\$ 115
Geomatics Survey Tech IV	\$ 125
Geomatics Sr. Technical Consultant	\$ 210
Geomatics SUE Crew 1	\$ 190
Geomatics SUE Crew 2	\$ 260

Description	Rate
Environmental	
Environmental Technician I	\$ 80
Environmental Technician II	\$ 95
Environmental Technician III	\$ 100
Senior Environmental Technician	\$ 110
Environmental Project Geologist I	\$ 145
Environmental Project Geologist II	\$ 160
Environmental Project Geologist III	\$ 180
Environmental Senior Project Geologist	\$ 200
Environmental Assistant Project Manager	\$ 160
Environmental Project Manager	\$ 180
Environmental Senior Project Manager	\$ 200
Environmental Director	\$ 230
Environmental Project Engineer I	\$ 145
Environmental Project Engineer II	\$ 160
Environmental Project Engineer III	\$ 180
Environmental Senior Project Engineer	\$ 200
Environmental Principal	\$ 250
Environmental Project Scientist I	\$ 145
Environmental Project Scientist II	\$ 160
Environmental Project Scientist III	\$ 180
Senior Environmental Project Scientist	\$ 200
Environmental Scientist I	\$ 105
Environmental Scientist II	\$ 125
Environmental Scientist III	\$ 135
Environmental Geologist I	\$ 105
Environmental Geologist II	\$ 125
Environmental Geologist III	\$ 135
Environmental Professional I	\$ 105
Environmental Professional II	\$ 125
Environmental Professional III	\$ 135
Environmental Senior Technical Consultant	\$ 225
Administrative	
Administrative Assistant	\$ 65
Administrative Assistant I	\$ 80
Administrative Assistant II	\$ 90
Administrative Assistant III	\$ 100
Marketing Administration I	\$ 90
Marketing Administration II	\$ 115
Director of Marketing	\$ 145
Office Administration	\$ 70
Office Administrator I	\$ 115
Office Administrator II	\$ 120
Office Administrator III	\$ 125
Other	
Expert Witness	\$ 400
Expenses	
Bond Prints (Per Sheet)	\$ 1.75
Mylar Prints (Per Sheet)	\$11.00
Mileage	Per IRS
Delivery - Project Specific (Distance & Priority)	
Subcontractor Fees (Markup)	1.15
Expenses / Reprod. / Permits (Markup)	1.15

Effective January 1, 2023 - Schedule is subject to change



PXC JANITORIAL SYSTEMS CUSTOMIZED WORK SCHEDULE FOR: Town of Erwin

Category/Service Schedule

How often?

General Cleaning Office, Common Areas: Cleaned 2 X Week

Damp wipe and sanitize all horizontal surfaces
Clean entrance and partition glass, remove smudges
Dust and clean fixtures
Spot clean doors, frames, walls, and switches
Empty wastepaper and trash containers
Clean and sanitize drinking fountains/coolers

Carpet and Hard Floor Surface Maintenance Entire Facility: Cleaned 2 X Week

Vacuum walk – off mats
Vacuum carpeted areas
Detail vacuuming including edges and corners
Dust mop all hard surface floor areas
Thorough heavy damp mop all hard floors

Kitchen / Break Area: Cleaned 2 X Week

Clean and disinfect kitchen counters and tables
Clean kitchen sink (if empty)
Clean and disinfect exterior of appliances
Clean microwaves inside and outside
Restock kitchen paper and soap products

Restrooms: Cleaned 2 X Week

Clean and polish restroom dispensers and fixtures
Clean and disinfect sinks, toilets, and urinals
Spot clean tile walls and toilet partitions
Wash restroom floors with germicidal cleaner
Clean and polish restroom metal and mirrors
Restock restroom paper and soap products
Clean and sanitize sanitary napkin dispensers

Detail Dusting: Cleaned 1 X Monthly

Dust high & low in corners for cobwebs
Dust all Venetian blinds
Dust ceiling vents, light fixtures, and picture frames
Dust ledges and windowsills

SPECIAL FLOOR CARE SERVICES PROVIDED BY PXC UPON REQUEST ALACART

- Scrub & Recoat Floors --\$ 30 cents (per sq. ft.)
- Strip & Refinish Floors--\$ 50 cents (per sq. ft.)
- Hot Water Extract Carpets--\$ 35 cents (per sq. ft.)
- Scrub Tile and Grout --\$ 30 cents (per sq. ft.)
- Buff Floors--\$ 10 cents (per sq. ft.)
- Clean Exterior Windows-- \$ 20 cents (per sq. ft.)

Additional Duties: Any of the "Special Floor Care Services" listed above will be performed upon the customer's request and billed separately.

Special Provisions (chemical / equipment):

1. **PXC** will provide and use all our own commercial grade equipment and chemicals for each clean.
2. Professional Dress Code is required for **PXC** cleaning staff.

Consumables to be provided by customer unless noted or specified here.

- Trash Liners
- Hand Soap
- Toilet Tissue
- Paper Towels

Recycle Bins to be emptied..... **Yes** **NO**

Closing Instructions:

- Walk facility to inspect and ensure high quality clean**
- Clean and organize janitor closet**
- Turn off lights as instructed**
- Lock doors and windows as instructed**
- Set alarms as instructed**

PONY XPRESS CLEAN
JANITORIAL SYSTEMS



www.pxcjanitorialsystems.com



PXC JANITORIAL SYSTEMS CUSTOMIZED WORK SCHEDULE FOR: Town of Erwin

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Recycle Bins to be emptied..... X Yes ___ NO

Closing Instructions:

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Turn off lights as instructed

Lock doors and windows as instructed

Set alarms as instructed

PONY XPRESS CLEAN
JANITORIAL SYSTEMS



03/03/2023

Town of Erwin
Snow Bowden
910-897-5140

Pony Xpress Clean Janitorial Systems appreciates and respects the opportunity to provide a proposal for your buildings cleaning and janitorial needs. We realize that you have many options with respect for your janitorial provider and understand the time and hassle to make the right choice. With a combined over 30 years of experience from our management team, using top of the line cleaning products, along with the true value **PXC** places on its customers we feel the right choice for you is **PXC**.

As a local provider of janitorial services, **Pony Xpress Clean Janitorial Systems** is well suited to manage all of your facilities cleaning needs. We believe our management support and follow up system with our customers allows us to always be ahead of the game and be pro - active to your needs.

PXC. Do you expect professional, well trained, reliable cleaners and management?

PXC. Do you expect that the industry's leading equipment and cleaning products be used in your facility?

PXC. Do you feel it's important to have all staff background checked and insured?

If you answer "YES", **Pony Xpress Clean Janitorial Systems** is the perfect partner for your organization.

Please find enclosed a customized quote based on the work schedule that was built from the information from our meeting together. As you review the cleaning specifications, features and benefits which **PXC** offers, please do not hesitate to contact me with any questions you may have or any changes that you would like.

Client satisfaction is what drives **PXC** to be successful and retain our great customer base that we have built in a short amount of time, and it is our desire to add you to our list of satisfied happy customers.

Respectfully Submitted,

Brian Mack
President
919-633-3591
919-330-4070
Ponyxpressclean@gmail.com
WWW.PXCJANITORIALSYSTEMS.COM

PXC uses state of the art national background checking services. Some of the items we check include:

NATIONAL Criminal Background

- Felonies
- Excessive Misdemeanors
- Social Security Verification
- Residential Background



It is important to us at PXC that our clients feel safe and confident in the staffing we provide.

Everyone who comes through your door for any job is Bonded and Insured for your protection.

PONY XPRESS CLEAN JANITORIAL SYSTEMS IS A PROUD MEMBER OF



PXC EQUIPMENT



Sanitaire®

Team Cleaning is the right way to clean. This environmentally friendly program incorporates Pro Team backpack vacuums in a way that has proven to be an extremely effective way to clean and to slash costs, and is another way PXC and its partners have joined resources to educate cleaning industry professionals and their clients on **BETTER** ways to operate.

- Utilizes a unique 4 stage HEPA filtration system which captures 99.9% of all particles 1 micron or larger.
 - 43% more effective than traditional systems most commonly used.
-
-

AIRx

Professional Grade Cleaning Chemicals

All Purpose Cleaner

Rest Room Cleaner

No Film Floor Cleaner

Hospital Grade Disinfectant



Maintenance Agreement Prepared by PXC JANITORIAL SYSTEMS For: Town of Erwin

The Undersigned herein known as Town of Erwin accepts the proposal of Pony Xpress Clean Janitorial Systems

Terms: 2 Full clean per week PXC Janitorial Systems Monthly Charge will be: \$885.00

\$885.00 per month (plus applicable tax), to include > 2 < time(s) per week Full service, as stated in Category/Cleaning Schedule above. (Includes Pony Xpress providing all cleaning chemicals and equipment.)

Terms: 3 Full clean per week PXC Janitorial Systems Monthly Charge will be: \$1075.00

\$1075.00 per month (plus applicable tax), to include > 3 < time(s) per week Full service, as stated in Category/Cleaning Schedule above. (Includes Pony Xpress providing all cleaning chemicals and equipment.)

1. All nightly services will be performed as listed and scheduled per this agreement with the exception of the legal holidays listed here: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. There will be no rebate of contract price for a holiday.
2. **CUSTOMER** acknowledges access to facility by customer employees following service, as in the case of a "three shifts" or "twenty-four hour" facility, wherein areas are soiled by said employees, shall not constitute a material deficiency of specifications.
3. **PXC** will supply all electric equipment and cleaning chemicals necessary to fulfill the terms of this agreement unless indicated to the contrary above.
4. **PXC** will perform all tasks as required under the terms of this Agreement, unless circumstances caused by an act of God, strike, war, or other conditions beyond the control of **PXC** occur that prevent scheduled tasks from being completed in a safe and proper manner.
5. **CUSTOMER** shall supply bin liners, hand soap, hand towels, and toilet tissue at **CUSTOMER'S** sole expense. **PXC** will supply cleaning products necessary to fulfill the terms of this Agreement at **PXC** sole expense.
6. The term of this Agreement shall be for twelve (12) months beginning on the date services are to start at the location listed in this agreement and automatically renew for an additional one-year period upon each anniversary date unless either party shall notify the other party in writing prior to at least sixty days (60) of the anniversary date of its election not to renew for the additional one (1) year period. In that event, this agreement shall expire on the anniversary date of the then current twelve (12) month period and shall be of no force and effect thereafter. Pricing is subject to an annual 3% increase upon review at anniversary date.
7. If a party to this cleaning contract fails to perform material specifications ("the non-performing party"), the party claiming non-performance (the claiming party) will send the non-performing party written notice by certified mail, specifying and listing the precise manner of material non-performance. This notice will provide that the non-performing party will have (15) days from receipt of the notice to cure or correct the items of non-performance. If these items have not been corrected or cured within this Fifteen (15) day period, the claiming party may then terminate this Agreement by sending the non-performing party a Thirty (30) day notice of termination. Because response to potential deficiencies is vital to maintaining the Agreement, **CUSTOMER** acknowledges that Electronic Mail be used to communicate any issues. Notification not in absolute compliance with the aforementioned method of communication shall not be recognized as valid notification of deficiency or termination. The preferred email address is ponyexpressclean@gmail.com During the term of this Agreement or in the event of termination for any cause, **CUSTOMER** shall not directly or indirectly solicit to perform services, act as an independent contractor, hire as an employee or enter into any business relationship with any of **PXC** employees, subcontractors, or other authorized representatives of **PXC** for a period of **TWENTY FOUR (24) months**.
8. **CUSTOMER** agrees to work in good faith to meet and inspect with **PXC** Management should material deficiencies arise.
9. **CUSTOMER** recognizes that, from time to time, at its sole discretion, **PXC** may change cleaning staff.
10. **PXC** shall not be responsible for wear and tear, dilapidation or poor previous upkeep of any or all parts of **CUSTOMER** facility.
11. Upon acceptance of the terms of this Agreement and written signature approval by both sides, a start date for services to begin shall be agreed upon by both **CUSTOMER** and **PXC**. **CUSTOMER** agrees to pay the total minimum sum per month as listed.

PONY XPRESS CLEAN JANITORIAL SYSTEMS AGREEMENT SIGNATURE PAGE

Town of Erwin:

AUTHORIZED SIGNATURE: Snow Bowler DATE: 4/6/23 Requested Start Date: _____

PRINT NAME: Snow Bowler

Pony Xpress Clean Janitorial Systems:

AUTHORIZED SIGNATURE: _____ DATE: _____

AGREEMENT COMMENCEMENT: _____ OF _____, 20_____



FRONT PORCH FRIENDS

THIS INSTRUMENT HAS BEEN
PREAUDITED IN THE MANNER REQUIRED
BY THE LOCAL GOVERNMENT BUDGET
AND FISCAL CONTROL ACT

Winda P. Williams
TOWN OF ERWIN FINANCE



TOWN OF ERWIN

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

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

TOWN OF ERWIN BOARD OF COMMISSIONERS PROCLAMATION OF APPRECIATION FOR THE MEDICAID EXPANSION TO CLOSE THE HEALTH INSURANCE GAP

WHEREAS, healthy citizens and access to affordable health care are key to the Harnett County economy;

WHEREAS, closing the health insurance coverage gap will extend insurance to approximately 8,302 uninsured individuals in Harnett County and close the gap for more than 600,000 across the state;

WHEREAS, closing the health insurance coverage gap will drive \$51,000,000 in new business and healthcare activity in Harnett County, generate \$1,455,900 in new county revenue, and create 344 new jobs;

WHEREAS, closing the health insurance coverage gap will provide access to behavioral health care to address the opioid epidemic as reflected by 37 deaths and 134 emergency department visits related to opioid addiction in 2019, and offset the hospitalization costs of the \$555,826 that Harnett County spent on inmate health;


WHEREAS, federal funding from taxes that North Carolinians have already paid will cover 90% of costs for states closing the health insurance coverage gap to citizens who need access to affordable health insurance;

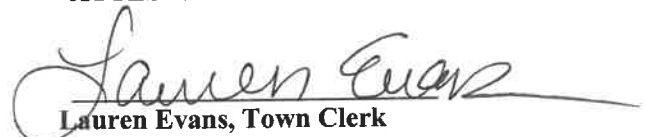
WHEREAS, In Medicaid expansion states, the uninsured rate for opioid-related hospitalizations plummeted by 79 percent, from 13.4 percent in 2013 (the year before expansion implementation) to 2.9 percent in 2015.

THEREFORE, BE IT RESOLVED THAT The Town of Erwin Board of Commissioners gives appreciation to the North Carolina General Assembly for closing the health insurance coverage gap in North Carolina with Medicaid Expansion.

This Proclamation shall be effective on and after its passage and shall be shared with the members of Harnett County's General Assembly delegation.

PROCLAIMED this 6th day of April 2023.


Ricky Blackmon, Mayor Pro Tem

ATTEST:

Lauren Evans, Town Clerk

MINUTES CONTINUED FROM APRIL 6, 2023

PUBLIC COMMENT

Annie Elliot of 727 N 16th Street came forward and addressed the Board. She expressed her concern for her neighbors not rolling their cans back to their homes after being serviced. She stated cans are in the streets or turned over in the streets and someone is going to hit the cans. Also, the ditches on West N Street need to be cleaned out because the water is not draining. She asked the Board to take a tour of the Town. The Town is going downhill. He asked that the Town send out letters.

Town Manager Snow Bowden stated we can tag the cans.

Mayor Pro Tem Ricky Blackmon stated we could put notices on the water bills.

PUBLIC HEARING

SU-2023-001

Commissioner McKoy made a motion to open the Public Hearing which was seconded by Commissioner Nelson. **The Board voted unanimously.**

Town Manager Snow Bowden stated the Town received an application for a Special Use Permit for the property at 413 East Jackson Blvd. The applicant wants to operate a manufactured home retail center which will require an outdoor storage facility. They plan to use the existing office as an office. He received an email from DOT that they approved their driveway.

Mayor Pro Tem Ricky Blackmon asked if anyone would like to come forward and speak in favor of the request.

Applicant, Cathy Parker, came forward and was sworn in by Town Clerk Lauren Evans.

Ms. Parker is the Construction Manager of Cavco Homes. She stated they wanted to operate the sale of approximately twenty manufactured and modular homes on the lot for show.

Mayor Pro Tem Ricky Blackmon asked if anyone else would like to come forward and speak in favor of the request.

No one came forward.

Mayor Pro Tem Ricky Blackmon asked if anyone would like to come forward and speak against the request.

No one came forward.

Commissioner Byrd made a motion to close the Public Hearing which was seconded by Commissioner Nelson. **The Board voted unanimously.**

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** that the use requested is listed among the special uses in the district for which the application is made.

- Reasoning: Outdoor storage of equipment requires a special use permit.



**TOWN OF ERWIN
BOARD OF COMMISSIONERS
REGULAR MEETING
THURSDAY, APRIL 6, 2023 AT 7PM**

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*

Name	Address	Subject
1. <i>Annie Elliott</i>		<i>Trash cans +</i>
2. _____		<i>Ditches</i>
3. _____		
4. _____		
5. _____		
6. _____		
7. _____		
8. _____		
9. _____		
10. _____		
11. _____		
12. _____		

MINUTES CONTINUED FROM APRIL 6, 2023

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** that the requested use is essential or desirable to the public convenience or welfare.

- Reasoning: This company will have modular and manufactured homes as an option. There is a serious need for affordable housing at the moment.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** that 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: This tract of land is surrounded by primarily commercial land uses.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** that the requested use will be in conformity with the Land Development Plan.

- Reasoning: This area of land would be in the area identified for high-intensity growth. This land use is intended for commercial uses that have a more regional draw that could potentially serve residents outside the immediate area.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

- Reasoning: This is an existing site that has had similar uses in the past. The building already has the proper utilities installed in it.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd, and **unanimously approved by the Board** 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: The applicant would need to obtain a North Carolina Department of Transportation (NCDOT) drive-way permit.

Commissioner McKoy made a motion in the affirmative, seconded by Commissioner Byrd and **unanimously approved by the Board** that the special 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.

- Reasoning: The applicant will need to install the proper landscaping buffer and make improvements to the parking lot. There will need to be at least ten (10) parking spaces for customers. Plus additional parking spaces for employees and/or a company vehicle.

Commissioner McKoy made a motion to recommend that the proposed special use application meets all the Findings of Fact in the Affirmative, the proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans, and the approval of SU-2023-001 Special Use Application to operate a manufactured home retail center at 413 East Jackson BLVD (HC Tax PIN # 1507-23-5569.000.) and was seconded by Commissioner Nelson. **The Board voted unanimously.**

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: April 6, 2023

Subject: SU-2023-001

The Town has received an application for a special use permit at 413 East Jackson BLVD. The applicant has requested a special use permit to operate a manufactured home retail center. There would be mobile homes stored on site. The applicant plans on using the existing building on the site as an office building.

Attachments:

- SU-2023-001 Application
- SU-2023-001 Staff Report
- Harnett County GIS Image with Zoning
- Harnett County GIS Image no Zoning
- Property owners notified



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

SPECIAL USE PERMIT APPLICATION

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

Applicant Name	Cathy Parker	Property Owner Name	Michael Jefferson Wood
Mailing Address	413 E. Jackson Blvd	Mailing Address	1431 Bailey Rd.
City, State, Zip	Erwin NC 28339	City, State, Zip	Coats NC 27521
Telephone	910-527-6254	Telephone	919-538-6046
Email	Pathyannparker@yahoo.com	Email	Woodmichael518@gmail.com
Address of Subject Property		413 E. Jackson Blvd Erwin NC 28339	
Parcel Identification Number(s) (PIN) of Subject Property		1507 - 23 - 5569 .000	
Legal Relationship of Applicant to Owner	Leasee	Floodplain SFHA	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal Description: Lot	Block	Subdivision	7.2 acres RL Taylor + Bryant
Zoning District	Hwy. business	Wetlands	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Public Water Available:	Y or N	Public Sewer Available:	Y or N
Existing Septic Tank:	Y or N		
Number of Buildings to Remain	1	Gross Floor Area to Remain	1944
Describe Proposed Project or Request with Conditions proposed by applicant:			
Manufactured Housing Retail Sales Center			
Total Acreage or Square Footage to be Disturbed	D		
Estimated Cost of Project \$	D		

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.

Office Use Only		
Date Application Submitted _____	Application Fee \$ _____	Received By _____
Case # SU-20 ____ -0 ____		



TOWN OF ERWIN
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Special Use Signature Page

It is understood by the undersigned that the development and execution of the Special Use Permit 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 special 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 Special 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 special use, the Board of Commissioners may stipulate, such conditions and restrictions upon the establishment, location, reconstruction, maintenance, and operation of the special 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 special 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 Special 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 Special 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 Special 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 special use and any conditions attached shall be perpetually binding to the property unless it is expressly limited.

Applicant Signature and Date

Bethy Parker 3-17-2023



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

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

- Property Owner (1) Rabbit Construction Inc. Mailing
Address 121 Britt Valley Rd City Raleigh ST NC Zip 27603
- Property Owner (2) Rabbit Construction Inc. Mailing
Address 121 Britt Valley Rd. City Raleigh ST NC Zip 27603
- Property Owner (3) Rabbit Construction Inc. Mailing
Address 121 Britt Valley Rd. City Raleigh ST NC Zip 27603
- Property Owner (4) Meza Zoraida Del Carmen Martinez Mailing
Address 114 1st St. City Erwin ST NC Zip 28339
- Property Owner (5) Tart Casper Jr. Mailing
Address PO BOX 194 City Cameron ST NC Zip 28326
- Property Owner (6) EZS Mailing
Address 27 Annette dr. City Benson ST NC Zip 27504
- Property Owner (7) _____ Mailing
Address _____ City _____ ST _____ Zip _____
- 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 _____

WOOD MICHAEL JEFFERSON
 413 E JACKSON BLVD ERWIN NC 28339
 1500010237

CITY ERWIN ADVL TAX (100), COUNTY WIDE
 ADVALOREM TAX (100), ERWIN FIRE TOWN OF
 ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE
 (1)
 7.2 ACRES R. L. TAYLOR & BRYANT
 APPROVED BY 00 ON 01/01/2022 005600E F JACKSON BLVD, PROFESSIONAL PARK COMM

Parcel ID: 06-0597-11-03-0009- SPLIT FROM ID
 PLAT: / UNIQ ID 247331 ID NO: 1507-23-5569.000
 CARD NO. 1 of 1
 7.0700 AC
 TW-06 CL-02 FR-

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
17	OFFICE	07	COMMERCIAL	1 - 1.0 STORY	2,556	1996	1996

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Foundation	3	Continuous Footing		0.00	
Sub Floor System	4	Plywood		0.00	
Exterior Walls	10	Aluminum/Vinyl Siding		0.00	
Roofing Structure	03	Gable		0.00	
Roofing Cover	03	Asphalt or Composition Shingle		0.00	
Interior Wall Construction	5	Drywall/Sheetrock		0.00	
Interior Floor Cover	08	Sheet Vinyl		0.00	
Interior Floor Cover	12	Hardwood		0.00	
Heating Fuel	09	ELECTRIC (COMMERCIAL)		0.00	
Heating Type	20	HEAT PUMP (COMMERCIAL)		0.00	
Air Conditioning Type	08	CENTRAL (COMMERCIAL)		6.00	
Structural Frame	02	Wood Frame		5.75	
Ceiling & Insulation	07	Not Suspended - Ceiling and Wall Insulated		0.00	

TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS
CAN	416	11.60	0.9400	4536
OFFICE	1,944	90.60	1.1900	204844
WDD	196	16.70	1.0000	3273

GRADE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR VALUE
44	YARD LTS	0	0	0	2	1,800.00	0.00	0.00	2000	2000	C20		45	1377

BLDG DIMENSIONS	OFFICE	WBS4W58N26E76S26W10N4Area:1944	CAN	S6W64N6E57N4E8S4E4Area:416	WDD	N14E14S14W14Area:196	TotalArea:2556
TOTAL OB/XF VALUE							

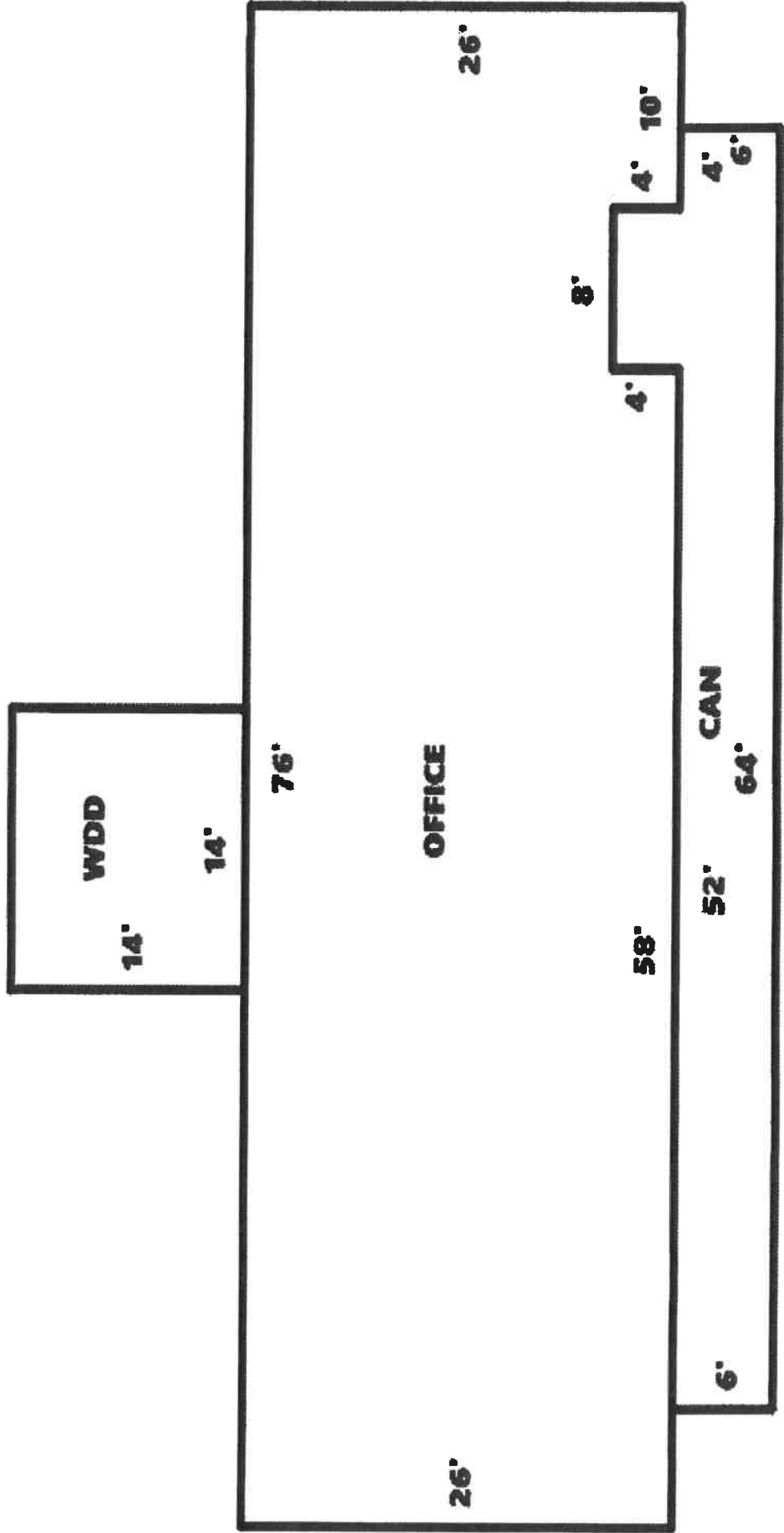
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH/SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERSIDE VALUE	LAND NOTES
Commercial Building Site	CB	82			1.0000	0	1.0000	+00 +00 +00 +00 -20 UD		125,000.00	1.000	AC	1.000	125,000.00	125000	0	
Commercial Building Site	CB	82			1.0000	0	0.8000			72,796.54	6.070	AC	0.800	58,237.23	353500	0	

TOTAL MARKET LAND DATA	TOTAL PRESENT USE DATA

3/16/2023 5:44:20 PM
 06-0597-11-03-0009- (7562243) Group:0

WOOD MICHAEL JEFFERSON
1500010237

Parcel ID: 06-0597-11-03-0009-
ID NO: 1507-23-5569.000
CARD NO. 1 of 1





Harnett County GIS

A

PID: 06059711030009

PIN: 1507-23-5569.000

Account Number: 1500010237

Owner: WOOD MICHAEL JEFFERSON

Mailing Address: 1431 BAILEY RD COATS, NC 27521-9677

Physical Address: 413 E JACKSON BLVD ERWIN, NC 28339 ac

Description: 7.2 ACRES R L TAYLOR & BRYANT

Surveyed/Deeded Acreage: 7.2

Calculated Acreage: 7.07

Deed Date: 1382504400000

Deed Book/Page: 3166 - 0741

Plat(Survey) Book/Page: -

Last Sale: 2013 - 10

Sale Price: \$0

Qualified Code: A

Vacant or Improved: I

Transfer of Split: T

Actual Year Built: 1996

Heated Area : 1944 SqFt

Building Count : 1

Building Value: \$97608

Parcel Outbuilding Value: \$1380

Parcel Land Value: 478500

Market Value: \$577488

Deferred Value: \$0

Total Assessed Value: \$577488

Zoning: Highway Business - 7.07 acres (100.0%), Residential - 0.0 acres (0.0%)

Zoning Jurisdiction: Erwin

Wetlands: No

FEMA Flood: Minimal Flood Risk

Within 1mi of Agriculture District: Yes

Elementary School: Erwin Elementary

Middle School: Coats-Erwin Middle

High School: Tnton High

Fire Department: Erwin

EMS Department: Medic 5, D5 EMS

Law Enforcement: Erwin Police

Voter Precinct: Erwin/Duke

County Commissioner : W Brooks Matthews

School Board Member: Bradley Abate





000116960520222022000000



Harnett
COUNTY
NORTH CAROLINA

Property Tax Bill Detail

Current Owner: **RABBIT CONSTRUCTION INC Property Tax Real Property**

Description: **LT#9 RIVERSIDE PROF
PARK MAP#2005-715** Bill Status: **PAID**

Location: **40 PROFESSIONAL PARK
ERWIN NC 28339** Bill Flag: **OWNERSHIP TRANSFER**

Mailing Address: **121 BRITT VALLEY RD
RALEIGH NC 27603-8024** Bill #: **0001169605-2022-2022-0000-00**

Parcel #: **061507 0107 12** Old Bill #:

Lender: Old Account #:

Due Date: **9/1/2022**

Interest Begins: **1/6/2023**

	Value	Rate	Tax Districts	Description	Amount
Real	\$143,970	.5910	HARNETT COUNTY	Tax	\$850.86
Deferred	\$0				
Use	\$143,970	.4800	ERWIN	Tax	\$691.06
Personal	\$0		ERWIN		
Exempt & Exclusion	\$0	.0950	FIRE(TOWN)	Tax	\$136.77
Total Assessed Value	\$143,970				
				Interest: \$0.00	
				Total Billed: \$1,678.69	

Transaction History

Date	Type	Paid By	Trans #	Amount
1/27/2023	PAYMENT	RABBIT CONSTRUCTION INC	3508925	\$1,678.69

Current Due: \$0.00

RABBIT CONSTRUCTION INC
 100 PROFESSIONAL PARK ERWIN NC
 28339
 1500050245

CITY ERWIN ADVL TAX (100), COUNTY WIDE
 ADVALOREM TAX (100), ERWIN FIRE TOWN OF
 ADVALOREM TAX (100)
 LT#8 RIVERSIDE PROF PARK MAP#2005-715
 Appraised By: 00 on 01/01/2023 00600E E JACKSON BLVD, PROFESSIONAL PARK COMM

Parcel ID: 06-1507- - -0107- -11-
 PLAT: 2005/715 UNTO ID 248821 ID NO: 1507-23-9378.000
 CARD NO. 1 of 1
 1.0000 LT 2.2900 AC
 TW-06 CL-02 FR- SRC= Inspection AT- LAST ACTION 20220624

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET
10		00						0

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
INORM				1	

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	174,780
TOTAL MARKET VALUE - CARD	174,780
TOTAL APPRAISED VALUE - CARD	174,780
TOTAL APPRAISED VALUE - PARCEL	174,780
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL MARKET VALUE - CARD	174,780

BUILDING VALUE	0	CODE	DATE	PERMIT
OBXF VALUE	0			
LAND VALUE	264,550			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	264,550			
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE	
BOOK PAGE	MO YR	TYPE	O/U V/A	SALES PRICE
04156 0958	6 2022	WD	0 V	106,000
02218 0535	4 2006	DE	0 V	218,000
01869 0817	12 2003	WD	0 V	0

HEATED AREA									
NOTES									

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	DB/XF DEPR VALUE
						89,792.58	+00 +00 +00 +00 -15 ud		2.290	AC		0.850	76,323.69	174781
TOTAL OB /XF VALUE														
BLDG DIMENSIONS														

LAND INFORMATION														
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH	DEPTH
Commercial Building Site	CB	82												
TOTAL MARKET LAND DATA														
TOTAL PRESENT USE DATA														
06-1507- - -0107- -11- (7515128) Group:0														

ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
76,323.69	174781	0	
	174781		

Parcel ID: 06-1507- - -0107- -11-
 ID NO: 1507-23-9378.000
 CARD NO. 1 of 1
 3/16/2023 5:53:48 PM

RABBIT CONSTRUCTION INC
 140 PROFESSIONAL PARK ERWIN NC
 28339
 1500050245

CITY ERWIN ADVL TAX (100), COUNTY WIDE
 ADVALOREM TAX (100), ERWIN FIRE TOWN OF
 ADVALOREM TAX (100)
 LT#7 RIVERSIDE PROF PARK MAP#2005-715
 Appraised By: 00 on 01/01/2022 005000E E JACKSON BLVD, PROFESSIONAL PARK COMM

Reval Year: 2022 Tax Year: 2023

Parcel ID: 06-1507- - -0107--10-
 PLAT: 2005/715 UNIQ ID 248820
 ID NO: 1507-23-7207.000
 SPLIT FROM ID

CARD NO. 1 of 1
 1.0000 LT
 TW-06 CL-02 FR-
 1.4000 AC

EX- SRC= Inspection
 AT- LAST ACTION: 20220624
 CORRELATION OF VALUE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET
10		00						0

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
DEPRECIATION					
NORM				1	

DEPR. BUILDING VALUE - CARD	0
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	127,500
TOTAL MARKET VALUE - CARD	127,500
TOTAL APPRAISED VALUE - CARD	127,500
TOTAL APPRAISED VALUE - PARCEL	127,500
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	0
PRIOR APPRAISAL	0
BUILDING VALUE	0
OBXF VALUE	220,100
LAND VALUE	0
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	220,100
ROUT: WTRSHD:	0

OFF. RECORD	DATA	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	D/U V/A SALES PRICE
04156	0960 6	2022 WD	0 V 95,500
02232	0612 5	2008 WD	0 V 150,000
01869	0817 12	2003 WD	0 V 0

HEATED AREA

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE												

LAND INFORMATION	HIGHEST AND BEST USE	USE CODE	LOCAL CODE	ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND .FACT	OTHER ADJ./NOTES RE AC LC TO OT	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
Commercial Building Site	CB	B2				1.0000	1.0000	0	0.8500	+00 +00 +00 +00 -15 ud	107,142.86	1.400	AC	0.850	91,071.43	127,500	0				
TOTAL MARKET LAND DATA													1.4			127,500					
TOTAL PRESENT USE DATA																					

06-1507- - -0107--10- (7515129) Group:0
 3/16/2023 5:54:26 PM.

RABBIT CONSTRUCTION INC
 1500050245
 Parcel ID: 06-1507- - -0107--10-
 ID NO: 1507-23-7207.000
 CARD NO. 1 of 1

MEZA ZORAIDA DEL CARMEN MARTINEZ
 1500023803
 15T ST ERWIN NC 28539
 Parcel ID: 06-1507- - -0155-
 SPLIT FROM ID

CITY ERWIN ADVL TAX (100), COUNTY WIDE
 ADVALOREM TAX (100), ERWIN FIRE TOWN OF
 ADVALOREM TAX (100)
 6 LOTS DAVID BYRD (0.72AC) 150X210 MB#6-110
 Appraised By: 06-01/01/2023 00631 HWY 421/DEWH/8-13/HJK

PLAT: / UNIQ ID 248871
 ID NO: 1507-23-3231.000
 CARD NO. 1 of 1
 6.0000 LT
 TW-06 CI-02 FR-
 0.7300 AC

SRC= Inspection
 AT- LAST ACTION 20220303
 EX- CORRELATION OF VALUE

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET
01		00						0

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
DEPRECIATION					
NORM					

DEPR. BUILDING VALUE - CARD 0
 DEPR. OB/XF VALUE - CARD 0
 MARKET LAND VALUE - CARD 4,080
 TOTAL MARKET VALUE - CARD 4,080
 TOTAL APPRAISED VALUE - CARD 4,080
 TOTAL PRESENT USE VALUE - LAND 0
 TOTAL VALUE DEFERRED - PARCEL 0
 TOTAL TAXABLE VALUE - PARCEL \$ 0

PRIOR APPRAISAL: 0 CODEL DATE: I NO. 1 PERMIT: 1
 BUILDING VALUE 0
 OBXF VALUE 12,000
 LAND VALUE 0
 PRESENT USE VALUE 0
 DEFERRED VALUE 0
 TOTAL VALUE 12,000
 ROUT: WTRSHD:
 12,000

SALES DATA

DEED BOOK PAGE	DATE MO YR	DEED TYPE	O/U	V/T	INDICATE SALES PRICE
03520 0563 7	2017	WD	A	V	50,000
01861 0967 11	2003	WD	I	V	15,000
01437 0362 9	2000	TR	I	V	80,500
01271 0905 5	1998	WD	Y	V	37,000

HEATED AREA
 NOTES: 0764

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR VALUE
TOTAL OB/XF VALUE														

LAND INFORMATION

HIGHEST AND BEST USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADS/NOTES RE AC CL TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
WOOD 1	6113 ERWIN		1.0300	0	0	0.7500	+00 -25 +00 +00 +00		7,250.00	0.730	AC	0.770	5,582.50	4075	0	
TOTAL MARKET LAND DATA																
TOTAL PRESENT USE DATA																

06-1507- - -0155- (7569702) Group:0
 3/16/2023 5:54:54 PM

MEZA ZORAIDA DEL CARMEN MARTINEZ
 1500023803
 Parcel ID: 06-1507- - -0155-
 ID NO: 1507-23-3231.000
 CARD NO. 1 of 1

TART CASPER JR
 2ND ST NC
 603486000

CITY ERWIN
 ADVALOREM TAX (100)
 ADVALOREM TAX (100)
 ADVALOREM TAX (100)
 3.22 ACS R L TAYLOR

Reval Year: 2022 Tax Year: 2023
 Appraised By: 00 on 01/01/2022 00631 HWY 421/BERNIN/B-13/HJK

CARD NO. 1 of 1
 3.2200 AC
 TW-06 CI-02 FR-

1.1400 AC

FX- SRC= Inspection
 AT- LAST ACTION 20220221

Parcel ID: 06-0597-11-02-0014-
 SPLIT FROM ID

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	MARKET
50		00						0

CATEGORY	DEPRECIATION	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	TOTAL APPRAISED VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD
NORM					1		30,750	30,750	30,750	30,750

TOTAL APPRAISED VALUE - PARCEL	30,750
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	0
BUILDING VALUE	0
OBXF VALUE	0
LAND VALUE	20,000
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	20,000
ROUT: WTRSHD:	

OFF. RECORD BOOK PAGE	DATE MO	DEED TYPE	DEED V/L	INDICATE
00730	0708	2	1982	MP X V

SALES DATA
 HEATED AREA
 NOTES
 BOTH SIDES OF HWY 421

1984

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
						33,000.00			1.000	AC		0.900		29,700.00
						7,250.00			0.140	AC		1.030		7,467.50
									1.14					30745

HIGHEST AND BEST USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH/SIZE	LND MOD	COND	FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERIDE VALUE	LAND NOTES
SFR	R6			1.0000	0	0.9000		+00 +00 +00 +00 -10 undeveloped		33,000.00	1.000	AC	0.900	29,700.00	29700		
AGRI 1	5113			1.0300	0	1.0000				7,250.00	0.140	AC	1.030	7,467.50	1045		
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

06-0597-11-02-0014- (7538971) Group:0
 9/16/2023 5:55:32 PM.

TART CASPER JR
 603486000

Parcel ID: 06-0597-11-02-0014-
 ID NO: 1507-23-2335.000
 CARD NO. 1 of 1

EZS COMPANY LLC
 411 E JACKSON BLVD ERWIN NC 28339
 1500043238

CITY ERWIN ADVL TAX (100), COUNTY WIDE
 ADVALOREM TAX (100), ERWIN FIRE TOWN OF
 ADVALOREM TAX (100), SOLID WASTE FEE SOLID WASTE
 (1)

Reval Year: 2022 Tax Year: 2023
 Appraised By: 00_01/01/2022 006500E E JACKSON BLVD, PROFESSIONAL PARK COMM

CARD NO. 1 of 2
 2.4500 AC
 TY-06 CL-02 FR-

2.4600 AC

SRC= Inspection

AT- LAST ACTION 20220221

Parcel ID: 02-1506 - -0083--01-
 SPLIT FROM ID

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB	1989	1989	MARKET
17	OFFICE	07	COMMERCIAL	1 - 1.0 Story	2,208	1989	1989			100,594

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE	MARKET
Foundation	4	Spread Footing		1.00		100,594
Sub Floor System	2	Slab on Grade- Residential/Commercial		0.00		10,090
Exterior Walls	21	Face Brick		2.20		241,750
Roofing Structure	04	Hip		0.00		352,434
Roofing Cover	03	Asphalt or Composition Shingle		0.00		352,434
Interior Wall Construction	5	Drywall/Sheetrock		0.00		665,542
Interior Floor Cover	14	Carpet		0.00		0
Interior Floor Cover	05	Asphalt Tile		0.00		0
Heating Fuel	09	ELECTRIC (COMMERCIAL)		0.00		0
Heating Type	20	HEAT PUMP (COMMERCIAL)		6.00		0
Air Conditioning Type	08	CENTRAL (COMMERCIAL)		5.75		0
Structural Frame	02	Wood Frame		0.00		0
Ceiling & Insulation	07	Not Suspended - Ceiling and Wall Insulated		0.00		0

ATTACHMENTS	DESCRIPTION	SIZE	FACTOR	RPL CS
CAN		11.60	1.0000	1856
OFFICE		92.80	1.0700	199332

GRADE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR VALUE
09	ASP PAVING		0	0	16,550	2.00	100.00	-	0.00	1989	C10		25	8275
01	STORAGE		10	8	80	10.00	0.00	-	0.98	1989	S2		25	196
44	YARD LTS		0	0	2	1,800.00	0.00	-	0.00	1989	C20		45	1620

TOTAL OB /XF VALUE	LAND INFORMATION
10091	OFFICE=E32N64W32564Area:2.048,CAN=W5N15E55L5Area:75,CAN=N5E1755W17Area:85;TotalArea:2208

HIGHEST AND BEST USE	LEGAL ZONING	DEPTH	FRONTAGE	DEPTH	LAND MOD	COND FACT	OTHER ADJ/NOTES RE AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Commercial Building Site	CB B2	1.0000	0	1.0000	0	0.9500	+00 +00 +00 +00 -05 shape		125,000.00	1.000	AC	0.950	118,750.00	118750	0	
Commercial Building Site	CB B2	1.0000	0	1.0000	0	0.8000	+00 +00 +00 +00 -20 UD, shape		105,308.22	1.460	AC	0.800	84,246.58	123000	0	

TOTAL MARKET LAND DATA	TOTAL PRESENT USE DATA

02-1506 - -0083--01- (7562253) Group:0

3/16/2023 5:56:10 PM.

TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS
CAN	160	11.60	1.0000	1856
OFFICE	2,048	92.80	1.0700	199332

OFF RECORD	DATE	DEPR	DEPR	INDICATE
02302	0211	11	2006	WD
00922	0973	11	1990	WD
00922	0970	11	1990	WD
00833	0259	7	1987	WD

SALES DATA	BOOK	PAGE	MO	YR	TYPE	O/U	V/T	SALES PRICE
	04011	0838	7	2021	WD	C	I	0
	00922	0973	11	1990	WD	F	I	0
	00922	0970	11	1990	WD	X	V	127,500
	00833	0259	7	1987	WD	X	V	0

DEPRECIATION	NB FACTOR
NORM	1

NOTES
1/28/16;New Building(Office)for 2016.ty NC VOCATIONAL REHABILITAT ION

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7

DEPR	DEPR	INDICATE
02302	0211	11
00922	0973	11
00922	0970	11
00833	0259	7



SPECIAL USE REQUEST STAFF REPORT

Case: SU-2023-001

Snow Bowden, Town Manager

townmanager@erwin-nc.org

Phone: (910) 591-4200

Fax: (910) 897-5543

Public Hearing Date: Thursday, April 6th, 2023

Requested special use permit to place operate a manufactured home retail center at 413 East Jackson BLVD. The parcel can also be identified by its Harnett County Tax PIN #1507-23-5569.000

Applicant Information

Owner of Record:

Name: Michael Jefferson Wood

Address: 1431 Bailey Road

City/State/Zip: Coats, NC 27521

Applicant:

Name: Cathy Parker

Address: 413 E. Jackson BLVD

City/State/Zip: Erwin, NC 28339

Property Description

Harnett County Tax PIN 1507-23-5569.000

Acres 7.07 acres

Zoning District- Residential B-2

Vicinity Map

- See Attached Document

Physical Characteristics

Site Description: This is a tract of land that is a little over seven (7) acres. The parcel has an existing building located on site. It was placed on this site in 1996 according to data from Harnett County GIS and it is 1,944 square feet. The parcel is located off of HWY 421, which is a major thoroughfare that runs through the Town of Erwin.

Surrounding Land Uses: The primary land uses that surround this parcel are commercial. The parcel adjoins vacant land that is currently zoned commercial. There is vacant land that adjoins this parcel that is currently zoned residential.

Services Available

- Electricity (Duke Energy)
 - Telephone (Centurylink)
 - Harnett Regional Water and Sewer
-
-

Zoning District Compatibility

Special Use	B-2
Outdoor Storage	X

Staff Evaluation

Staff Evaluation

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

- **Reasoning:** Outdoor storage of equipment requires a special use permit.

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

- **Reasoning:** This company will have modular and manufactured homes at an option. There is a serious need for affordable housing at the moment.

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:** This tract of land is surrounded by primarily commercial land uses.

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

- **Reasoning:** This area of land would be in the area identified for high intensity growth. This land use is intended for commercial uses that have a more regional draw that could potentially serve residents outside do the immediate area.

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

- **Reasoning:** This is an existing site that has had similar uses in the past. The building already has the proper utilities installed in it.

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:** The applicant would need to obtain a North Carolina Department of Transportation (NCDOT) drive-way permit.

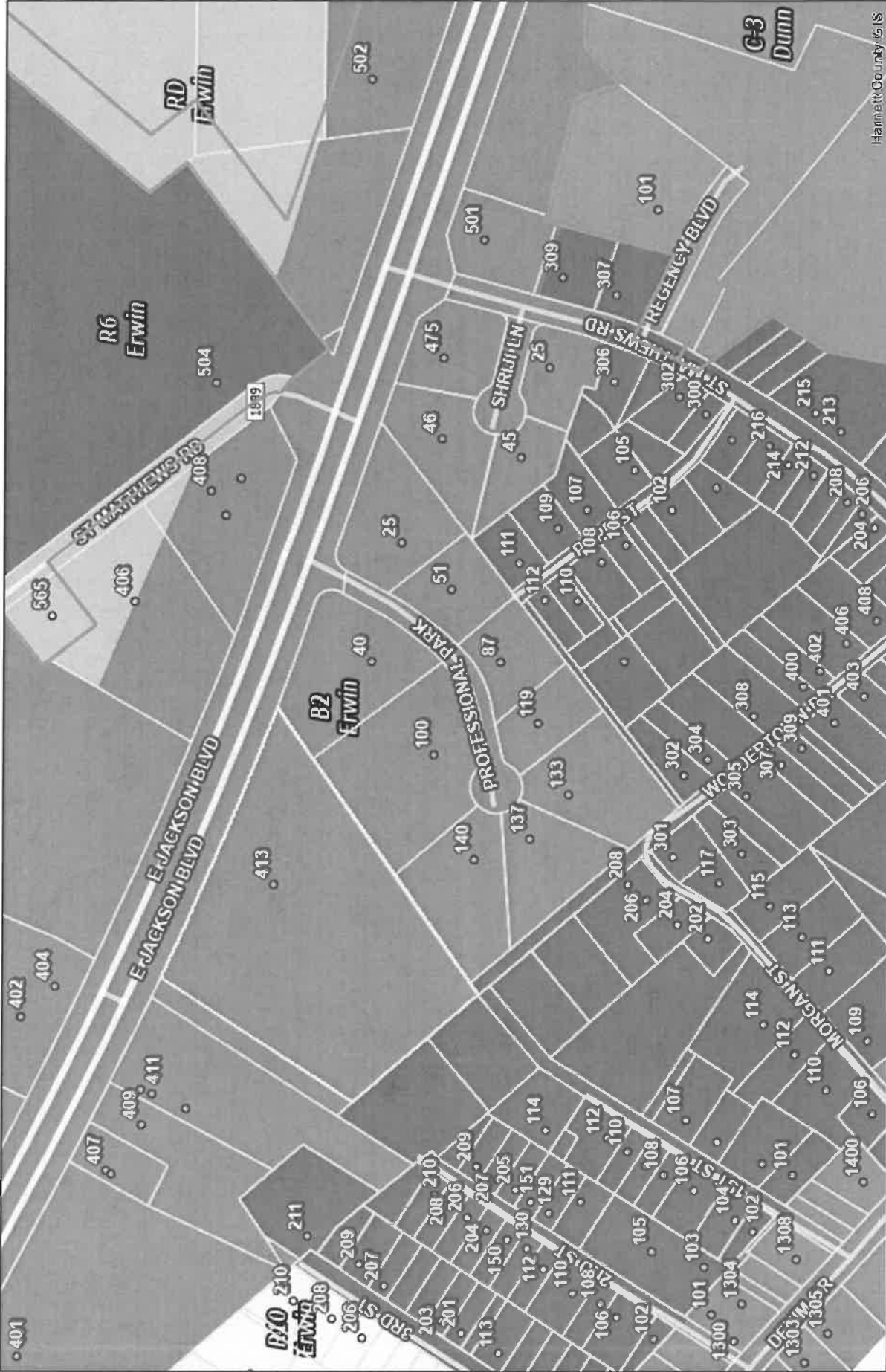
Yes No That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners.

- **Reasoning:** The applicant will need to install the proper landscaping buffer and make improvement to the parking lot. There will need to be at least ten (10) parking spaces for customers. Plus additional parking spaces for employees and/or a company vehicle.

Attachments:

- SU-2023-001 Application
- SU-2023-001 Staff Report
- SU-2023-001 Site Plan
- SU-2023-001 Harnett County GIS Image with Zoning
- SU-2023-001 Harnett County GIS Image with no Zoning
- SU-2023-001 property owners notified

Harnett GIS



Harnett County GIS

Surrounding County Boundaries

- City Limits
- County Boundary
- Address Numbers

Major Roads

- Interstate
- NC
- US

Airport

- Airport

Mile Markers

- Mile Markers

Roads

- Railroad
- Parcels

Cape Fear River

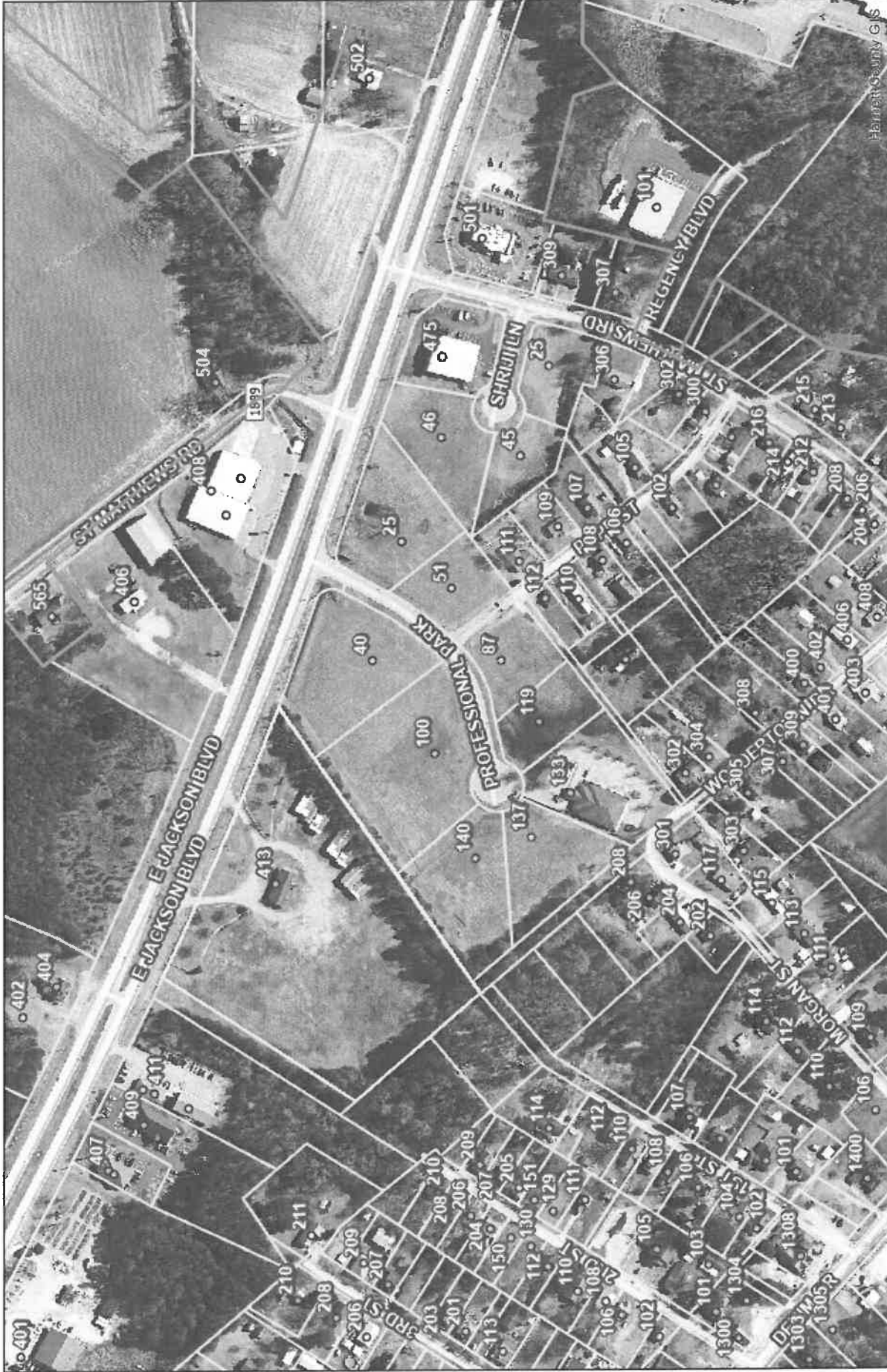
Cape Fear River

1 inch = 376 feet

GIS/E-911 Addressing
March 20, 2023

NOT FOR LEGAL USE

Harnett GIS



◻ Surrounding County Boundaries
◻ City Limits
◻ County Boundary
◦ Address Numbers

✈ Airport
— Interstate
— Major Roads
— Mile_Markers
◊ Mile_Markers
— Railroad
— Parcels

— Cape Fear River
— NC
— US

0 165 330 660 Feet
 1 inch = 376 feet

Harnett County GIS
 GIS/E-911 Addressing
 March 20, 2023

NOT FOR LEGAL USE .

Michael Jefferson Wood
1431 Bailey Road
Coats, NC 27521

Rabbit Construction, INC.
121 Britt Valley Rd.
Raleigh, NC 27603

NCDOT
1546 Mail Service Center
Raleigh, NC 27611

Zorida Meza and Carmen Martinez
114 1st St.
Erwin, NC 28339

Casper Tart Jr.
PO Box 194
Cameron, NC 28326

EZS Company, LLC.
27 Annette Dr.
STE 107
Benson, NC 27504

Glover Sales, INC.
406 E Jackson BLVD.
Erwin, NC 28339

Joe Bud Jernigan
Larry Hardison
1188 Hobson Road
Dunn, NC 28334



TOWN OF ERWIN

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

Mayor
Randy L. Baker
Mayor Pro Tem
Ricky W. Blackmon
Commissioners
Alvester L. McKoy
Timothy D. Marbell
Charles L. Byrd
David L. Nelson
William R. Turnage

03/20/2023

Notice of a Public Hearing SU 2023-001

The Board of Commissioners of the Town of Erwin will hold a public hearing pursuant to NC General Statute 160D-406 on April 6th at 7:00 P.M. at the Erwin Town Hall, 100 West F Street, Erwin, North Carolina to hear public comment on a proposed land use that requires a special use permit.

There has been a special use permit application submitted to the Town of Erwin to operate a manufactured housing retail sales center at the parcel located at 413 E. Jackson Blvd. The parcel can also be identified by its Harnett County Tax PIN #1507-23-5569.000.

A copy of this case is available for review at the Erwin Town Hall. Questions concerning this case can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

Regards,

Snow Bowden
Town Manager

NOTICE OF PUBLIC HEARING

The Town of Erwin Board of Commissioners will conduct a Public Hearing on the following item pursuant to NC General Statute 160D-406, on Thursday, April 6, 2023, at 7:00 P.M. in the Erwin Municipal Building Board Room located at 100 West F Street, Erwin, NC 28339. Questions can be addressed to the Town Manager Snow Bowden at 910-591-4200 or by email at townmanager@erwin-nc.org.

- Case SU-2023-001: Special Use Permit Application to operate a manufactured housing retail sales center at the parcel located at 413 E Jackson Blvd. It can also be identified by its Harrett County Tax PIN # 1507-23-5569.000.

This case is available for review at the Erwin Town Hall. All persons desiring to be heard either for or against the proposed items set forth above are requested to be present at the above-mentioned time and place.
3/21, 28/2023

MINUTES CONTINUED FROM APRIL 6, 2023

NEW BUSINESS

2022-2023 Street Resurfacing Recommendation

Town Engineer Bill Dreitzler came forward and presented his recommendations for the 2022-2023 Street Resurfacing. We received three bids from Highland Paving Company, Johnson Brothers Utility & Paving, and Barnhill Contracting Company. Johnson Brothers Utility & Paving was the lowest bidder at \$120,238.20. He pointed out to the Board that L Street was removed from the bid because the owners of the units resurfaced a good section of L Street when resurfacing their parking lot. He will go back out and reevaluate the parts of L Street that were not resurfaced which would have slowed down the process of the bid. He also did not include L Street to save a little bit of Powell Bill funding for addressing the issue on K Street. He recommended awarding Johnson Brothers Utility & Paving.

Commissioner Byrd made a motion to accept Town Engineer Bill Dreitzler's recommendation and award to Johnson Brothers Utility & Paving in the amount of \$120,238.20 and was seconded by Commissioner Nelson. **The Board voted unanimously.**

MANAGER'S REPORT

Town Manager Snow Bowden informed the Board that:

- We have received some complaints about the condition of HWY 217 just past the Supermart before you get to the Cape Fear River Park. NCDOT told him that they were going to look into it. There appears to be a water leak. We were told by Harnett Regional Water that there is no leak. It might be a natural spring but he was not too sure. But it is a NCDOT road so they will get it fixed.
- This past Monday the Harnett County Board of County Commissioners approved using some of their American Rescue Plan funds to cover replacing the radios for the municipal police departments. The radios need to be replaced to work on the new network. He just wanted to express his gratitude to the Harnett County Board of Commissioners for helping us with these radios. Just replacing the radios for the Erwin Police Department was going to cost us a little over 200K.
- We are going to get an RFP put together for a feasibility study to relocate our Public Works building. We have not had a lot of luck finding any sample proposals from similar municipalities. But he hoped to have some quotes to discuss at our next workshop.
- We have been working on the proposed budget based on the feedback he received at our last workshop meeting. Thank you for the feedback. He hoped to schedule another meeting to discuss the budget sometime in May before we have the public hearing in June.
- Next week he has a meeting with our local rep with the U.S. Economic Development Association to discuss potential grant opportunities for the new owners of the former Erwin Business Complex/Mill. We are trying to help the new owners as much as possible.
- We are hoping that we will be able to show you are updated website at our next workshop meeting. We will need to make a few edits and finish building it out. This has taken longer than expected. He hoped that everyone will be happy with the updated website.



TOWN OF ERWIN
Post Office Box 459
Erwin, NC 28339
(910) 897-5140

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

DATE: April 6, 2023
TO: Snow Bowden, Town Manager
FROM: Bill Dreitzler, P.E., Town Engineer
RE: 2022-2023 Street Resurfacing Bids

Mr. Bowden,

On Tuesday, April 5, 2023 at 2:00 PM bids were received for the 2022-2023 Street Resurfacing project. The following bids were received:

Highland Paving Company, LLC: \$ 123,451.50

Johnson Brothers Utility & Paving: \$ 120,238.20

Barnhill Contracting Company: \$ 183,000.00

Bids were received for the following locations (approximately 2,250 linear feet):

1. Twin City Street (Lucas Road to Erwin Street – approximately 850 linear feet)
2. N 12th Street (N 13th Street to East K Street – approximately 1,400 linear feet)

I have completed my evaluation of the bids and recommend award to Johnson Brothers Utility & Paving in the amount of \$120,238.20. Our budget recommendation for the resurfacing was \$142,500, exclusive of any patching and/or pothole repairs. 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. In addition, a \$50,000 allowance is included within the Twin City Street resurfacing cost. I will be assessing various alternatives to mitigate drainage issues along the east side of the street. Given the various approaches to the drainage issue, an allowance was used in the bidding process to assure equality of pricing. The actual cost of drainage improvements will be determined during the construction process.

Sincerely,

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

March 20, 2023

BID OPENING AND SUBMITTAL DEADLINE

April 5, 2023

2:00 PM AT TOWN HALL

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 2,720 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 June 30, 2022. Please consider:

Twinn City Street (Lucas Road to Erwin Road)

The pavement section for Twinn City Street is approximately 18-feet in width. The street length is approximately 850 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Adjust all utilities covers to new surface grade.
- Clean asphalt from all utility covers.
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Include a \$50,000 allowance in the lump sum fee to be used for drainage improvements along the west side of the street. Potential drainage improvements will be discussed with the selected contractor prior to construction.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

TWIN CITY STREET LUMP SUM FEE (includes \$50,000 allowance for drainage improvements)

78,824.00

East L Street (N 12th Street to N 11th Street)

The pavement section for East L Street is approximately 20-feet wide and the section includes curb and gutter. The street length is approximately 470 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Edge milling for all areas that have existing curb and gutter.
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.
- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.

EAST L STREET LUMP SUM FEE

N/A

N 12th Street (N 13th Street to East K Street)

The pavement section for N 12th Street is approximately 20-feet wide and the section includes curb and gutter. The street length is approximately 1,400 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Edge milling for all areas that have existing curb and gutter.
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If

patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.
- Note: The section of N 12th Street to be resurfaced includes two drives that access additional units. These drives are private and the resurfacing is not a part of the scope for this bid.

NORTH 12th STREET LUMP SUM FEE

\$44,627.50

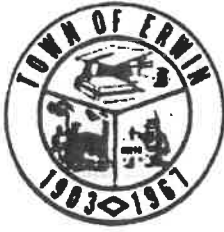
TOTAL LUMP SUM FEE FOR ALL LOCATIONS (includes \$50,000 allowance for drainage improvements)

\$123,451.50

Contractor's Name: Highland Paving Co. LLC
License Number: 55505
Address: P.O. Box 1843 Fayetteville, N.C. 28302
Phone Number: (910) 485-5790
Email: shelby@highlandpaving.com

 CEO 4/3/23
Contractors Signature, Title and Date

END DOCUMENT



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REQUEST FOR PROPOSAL STREET RE-SURFACING

March 20, 2023

BID OPENING AND SUBMITTAL DEADLINE

April 5, 2023

2:00 PM AT TOWN HALL

The Town of Erwin is requesting Proposals from qualified contracting firms for the re-surfacing (1 ½ inches asphalt) of approximately 2,720 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 June 30, 2022. Please consider:

Twin City Street (Lucas Road to Erwin Road)

The pavement section for Twin City Street is approximately 18-feet in width. The street length is approximately 850 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Adjust all utilities covers to new surface grade.
- Clean asphalt from all utility covers.
- Soil backfill as required for smooth shoulder transition (rock free).
- Provide for smooth driveway transition at all driveway connections.
- Include a \$50,000 allowance in the lump sum fee to be used for drainage improvements along the west side of the street. Potential drainage improvements will be discussed with the selected contractor prior to construction.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

TWIN CITY STREET LUMP SUM FEE (includes \$50,000 allowance for drainage improvements)

\$ 83,784.20

East L Street (N 12th Street to N 11th Street)

The pavement section for East L Street is approximately 20-foot wide and the section includes curb and gutter. The street length is approximately 470 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Edge milling for all areas that have existing curb and gutter.
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.
- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.

EAST L STREET LUMP SUM FEE

N 12th Street (N 13th Street to East K Street)

The pavement section for N 12th Street is approximately 20-foot wide and the section includes curb and gutter. The street length is approximately 1,400 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Edge milling for all areas that have existing curb and gutter.
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If

patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.
- Note: The section of N 12th Street to be resurfaced includes two drives that access additional units. These drives are private and the resurfacing is not a part of the scope for this bid.

NORTH 12th STREET LUMP SUM FEE

\$36,454.00

TOTAL LUMP SUM FEE FOR ALL LOCATIONS (includes \$50,000 allowance for drainage improvements)

\$120,238.20

Contractor's Name: Johnson Brothers Utility & Paving, Inc.
License Number: 4534
Address: 1924 N. Main St. Willington, Ne
Phone Number: 708 833 8378
Email: johnsonbras@embargo.com

[Signature] Project Manager 4/5/2023
Contractor's Signature, Title and Date

END DOCUMENT



TOWN OF ERWIN

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REQUEST FOR PROPOSAL STREET RE-SURFACING

March 20, 2023

BID OPENING AND SUBMITTAL DEADLINE

April 5, 2023

2:00 PM AT TOWN HALL

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Twin City Street (Lucas Road to Erwin Road)

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- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

TWIN CITY STREET LUMP SUM FEE (includes \$50,000 allowance for drainage improvements)

\$126,000.00 One hundred and twenty six thousand Dollars

East L Street (N 12th Street to N 11th Street)

The pavement section for East L Street is approximately 20-feet wide and the section includes curb and gutter. The street length is approximately 470 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- Edge milling for all areas that have existing curb and gutter.
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.
- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.

EAST L STREET LUMP SUM FEE

N/A Via William Ditzler 3-27-23

N 12th Street (N 13th Street to East K Street)

The pavement section for N 12th Street is approximately 20-feet wide and the section includes curb and gutter. The street length is approximately 1,400 linear feet. Provide the following:

- Mobilization
- Traffic control
- 1 ½ inches S9.5B asphalt
- ~~Edge milling for all areas that have existing curb and gutter.~~ *N/A As of William Ditzler 4-3-23*
- 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.
- Clean asphalt from all utility covers.
- Walk the street with Public Works and Town Engineer to determine if any areas of severe cracking warrant removal and patching ahead of resurfacing. If

patching is added, this scope item will be considered additional services outside the submitted lump sum resurfacing fee.

- Note: On-street parking areas are private and the resurfacing is not a part of the scope for this bid.
- Note: The section of N 12th Street to be resurfaced includes two drives that access additional units. These drives are private and the resurfacing is not a part of the scope for this bid.

NORTH 12th STREET LUMP SUM FEE

\$ 57,000.00 Fifty Seven Thousand Dollars

TOTAL LUMP SUM FEE FOR ALL LOCATIONS (includes \$50,000 allowance for drainage improvements)

\$ 183,000.00 One Hundred and Eighty Three Thousand Dollars

Contractor's Name: Barnhill Contracting Company
License Number: 3194
Address: 1100 Robson St. Fayetteville NC
Phone Number: 910-488-1319
Email: J.Danick@BarnhillContracting.com

Gene A. Jyl VICE PRESIDENT 4-4-2023
Contractors Signature, Title and Date

END DOCUMENT

MINUTES CONTINUED FROM APRIL 6, 2023

- We are making some good progress on the updates to our Land Use Plan. If you have not already completed the survey he sent out a few weeks, please complete it. If you need any help with completing it online please let him know. We can print some surveys off and have you complete them the old fashion way. Please encourage your friends and family to complete this survey. We need as much feedback as possible. We are having our first public meeting on May 9th from 5 to 7 PM at the Erwin Town Hall. The Erwin Public Library is helping us out with this meeting. They will host a meeting from 4-5 PM at the Library to help encourage people with young families to bring their kids.
- Thank you for letting me be your Town Manager.

Mayor Pro Tem Ricky Blackmon informed everyone that he received a call that the water tower dropped again. The Town may have some low pressure. There may be a leak underground unless there was a valve shut off by mistake.

ATTORNEY'S REPORT

Town Attorney Tim Morris thanked the Board for allowing him to be the Town Attorney. A lot of people have lived but only one has risen, enjoy your Easter.

GOVERNING COMMENTS

Commissioner Nelson stated he appreciated everything the Police do to keep our streets clean. He thanked Town Staff. Everyone is doing a good job.

Commissioner Byrd stated he echoed Commissioner Nelson's comments. Our Police Department does a phenomenal job and when he reaches out to Town Staff they always answer his questions. He appreciated citizens coming out to be a part of our Meetings.

Commissioner Marbell stated he echoed all the comments before him.

Commissioner McKoy stated he wanted to reiterate the conversation we had about the Porter Park steps, he felt a ramp would be better. He asked Town Engineer Bill Dreitzler if he could also look at Womack and Allen Drive when he goes to look at the ditches on N Street. He thanked everyone for coming out to our Board Meetings. When citizens show up, it makes a difference.

Mayor Pro Tem Blackmon stated he echoes everyone's comments about our Staff and the wonderful job they do. He asked everyone to please continue keeping Commissioner Turnage in our prayers while he is recuperating at Harnett Woods. He thanked everyone for coming out to the Board Meeting. Citizens know more about their area than a lot of people do and this is why we have these meetings. It is the time for citizens to come up, talk to the Board and ask questions. Anything the Board can do to help, we surely will.

MINUTES CONTINUED FROM APRIL 6, 2023

ADJOURNMENT

Commissioner McKoy made a motion to adjourn at 7:34 P.M. and was seconded by Commissioner Byrd. **The Board voted unanimously.**

**MINUTES RECORDED AND TYPED BY
LAUREN EVANS TOWN CLERK**

ATTEST:



Randy Baker

Mayor



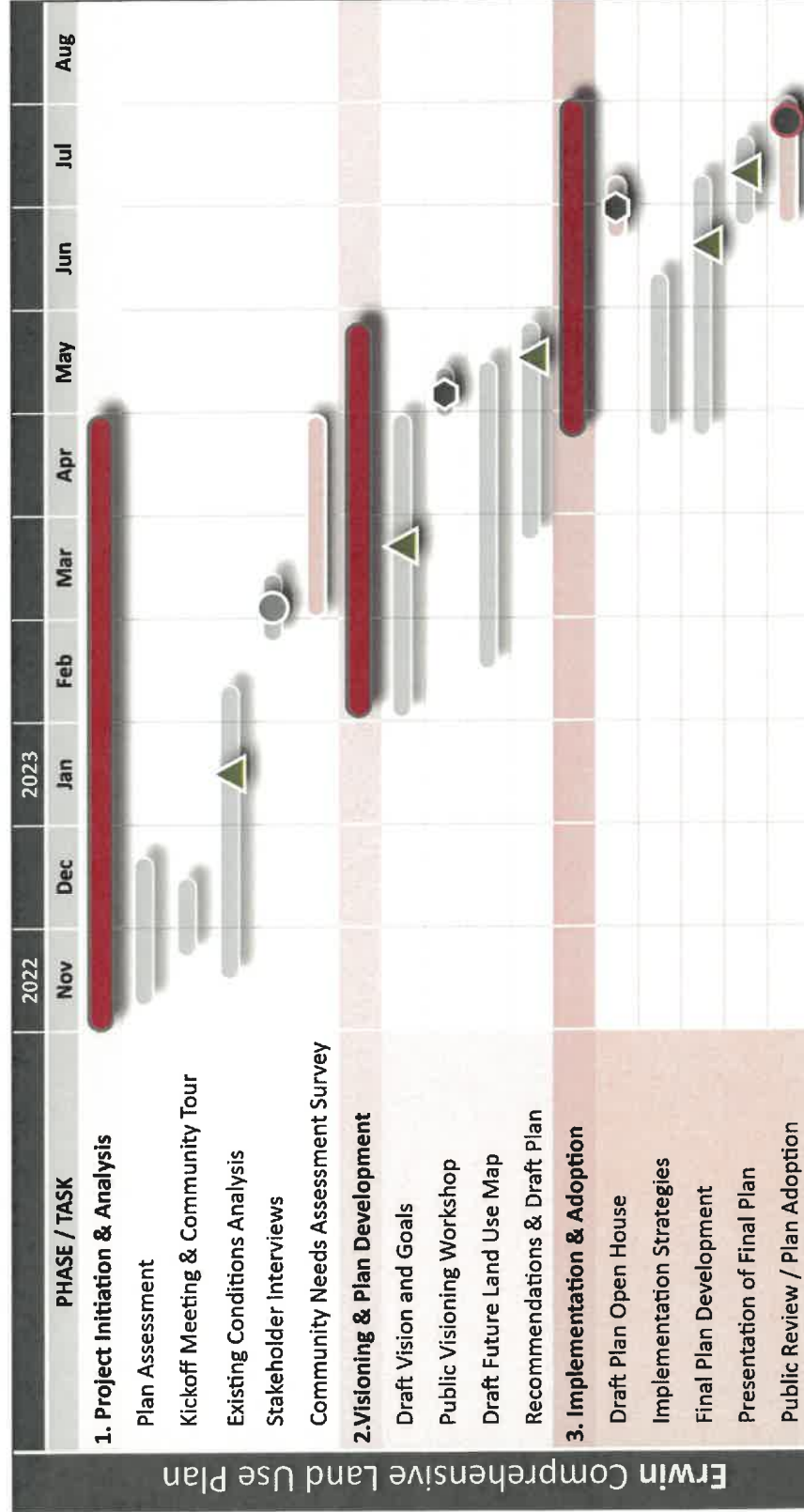
Lauren Evans

Town Clerk

Erwin Comprehensive Land Use Plan

Schedule (Version 04.04.23)

We anticipate the following schedule for development and adoption of the Erwin Comprehensive Land Use Plan:



Erwin Comprehensive Land Use Plan

- Phase
- Task
- Public Review / Comment
- Steering Committee (Planning Board)
- Public Meeting
- Stakeholder Meetings
- Board of Commissioners Meetings