

**THE ERWIN BOARD OF COMMISSIONERS
JUNE 2021 REGULAR MEETING
THURSDAY, JUNE 3, 2021 @ 7:00 P.M.
ERWIN COMMUNITY BUILDING**

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 requests discussion of an item, the item will be removed from the Consent Agenda and considered under New Business.

 - A. Minutes of Budget Retreat on March 25, 2021 **(Page 2)**
 - B. Minutes of Workshop Meeting on April 26, 2021 **(Page 9)**
 - C. Minutes of Regular Meeting on May 6, 2021 **(Page 11)**
 - D. Financial Report for April 2021 **(Page 28)**
 - E. Engineering Retainer Agreement Extension 2021-2022 Fiscal Year **(Page 30)**
 - F. Harnett County Computer Support Services Agreement **(Page 33)**
 - G. Planning Board Member Joshua Schmieding Application **(Page 38)**

4. **SPECIAL PRESENTATION (Page 39)**

5. **PUBLIC HEARING**
 - A. ZT-2021-004: Rezoning Request from R-15 to R-6 for a vacant parcel off of Porter Drive. HC Tax PIN #0597-97-0748.000 **(Page 40)**
 - B. Proposed Fiscal Year Budget 2021-2022 **(Page 53)**

6. **NEW BUSINESS**
 - A. Request for Town Board Meeting in July **(Page 54)**

7. **CLOSED SESSION**
 - A. Pursuant to General Statute 143-318.11(a) (6) for the Purpose of Discussing Personnel

8. **MANAGER’S REPORT**

9. **ATTORNEY’S REPORT**

10. **GOVERNING BODY COMMENTS**

11. **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

12. **ADJOURNMENT**

ERWIN BOARD OF COMMISSIONERS

BUDGET RETREAT MINUTES

MARCH 25, 2021

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding held its Annual Planning Retreat in the Erwin Community Building on Thursday, March 25, 2021, at 1:00 P.M. in Erwin, North Carolina.

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

Board Members absent were: Commissioner Thurman Whitman

Town Manager Snow Bowden, Town Clerk Lauren Evans, Finance Director Linda Williams, Recreation Director Doug Stevens, Police Chief Jonathan Johnson, and Public Works Director Mark Byrd were present.

Mayor Patsy Carson called the meeting to order at 1:00 P.M.

Commissioner Baker gave the Invocation.

Police Chief Jonathan Johnson led the Pledge of Allegiance.

DEPARTMENTAL CAPITAL REQUEST

Below are the requests from each Department for the upcoming 2021-2022 fiscal year.

PARKS AND RECREATION---DOUG STEVENS

Requested to replace the roof on the Erwin Gym. The roof is leaking and has not been replaced since the late 1980s. Three companies bid on the roofing contract. NKS, located in Erwin, was the lowest bidder at \$40,850. The metal roofing will carry a 20-year warranty.

Requested to incorporate a cut and dry invoice for rental fees. There are a lot of travel teams and tournaments that play on our fields on the weekends. He provided an example invoice and stated

MINUTES CONTINUED FROM MARCH 25, 2021

the set amount of invoices would increase our revenue. Their past invoices range from about \$1,000-\$1,600. These set invoices would increase our income to about \$300-\$500 per tournament depending on how many teams play which would help replenish things that get worn out over the weekend. This way, we have a set fee and the tournament director would be in charge of everything else.

Town Manager Snow Bowden informed the Board that utilities went up this year due to the new splash pad.

Discussion continued in regards to the Rail Trail maintenance.

POLICE DEPT---JONATHAN JOHNSON

Town Manager Snow Bowden informed the Board about a lease program, Enterprise Fleet Management, which many of our local municipalities use to lease their police vehicles. We would pay a monthly fee and then after four years, Enterprise sales the car for us. One thing that is hurting this budget is that we need police cars. He and Chief Johnson met with Benjamin Krautheimer to discuss the program. Mr. Krautheimer stated he would be happy to come to meet with the Board and present the idea in person.

Request to update (3) of the patrol vehicles. He stated that they depend on Mr. Byrd's guys about every other day to assist with car repairs. In the last three years, they have gone over their budget for car repairs. The cars have less than 100,000 miles but they have a lot of idling hours which in turn causes internal engine issues.

Request to raise starting pay for new Officers. Raising the base pay may help Erwin maintain and keep Officers.

Request to add (1) investigator position. Erwin currently only has one investigator and he fears that the problems in Dunn with gangs and drugs are starting to trickle into Erwin. An additional investigator position would help combat that and he would work closely with Lieutenant Ennis on-call situations. One investigator cannot focus on his current caseload as well as narcotics and gangs. He feels it would be important for this year and in the future.

The consensus of the Board is that each Department's Budget should include putting money away each year and planning for this. They agreed that a five-year plan to replace the three vehicles and replace one vehicle a year after that would be best.

Commissioner Blackmon stated this is a capital purchase so why not pull it out of fund balance, it is a one-time purchase that you won't ever purchase again. The Board needs to come up with some type of policy on the replacement time and what that value would be in the future.

Commissioner Baker asked about the COVID funding for the Police Department.

MINUTES CONTINUED FROM MARCH 25, 2021

Town Manager Snow Bowden stated our auditors came and they completed the audit but we are still waiting on them to finalize it. Some of the funds were realized for wages in the previous fiscal year so we are waiting to see what we need to do with these funds. We got all of the money this fiscal year but a good chunk of it was for the previous fiscal year.

Discussion continued.

Commissioner Alvarado stated she would like to see our SRO do some summer programs, have her do some crime prevention things especially with the youth being out of school.

Commissioner Blackmon asked about grants available to Law Enforcement.

Chief Johnson stated he will look into it.

Discussion continued between the Board.

Commissioner Alvarado asked if the laptops for the cars are included in the proposal.

Town Manager Snow Bowden stated the proposed budget is for three cars without laptops. He would like to talk about purchasing laptops with this fiscal year's budget to ease the burden of costs. This year is going to be another tight budget year.

PUBLIC WORKS---MARK BYRD

Mr. Byrd stated the leaf truck is in Dunn getting a new motor put in it. The limb truck had a motor put in it about 2 years ago. He requested extra money for the maintenance of the equipment, other than that, his budget is the same as the previous year.

Town Manager Snow Bowden stated we are going to be able to save our residents some money with Sanitation. Waste industries lowered their price for pick up as the Board is aware. A big impact of COVID on the Public Works Department is picking up limbs and picking up everything people were doing with spring cleaning. They are still in the budget but one line being over in this proposal is under sanitation for Landfill Tipping Fees. He stated he did budget for them to get more funding this year because he felt people will continue to do projects around their homes.

Commissioner Alvarado stated she was impressed with the guy who picked up the limbs. He got out with a rake and made sure he got all the limbs and she really appreciated that.

Commissioner Baker stated Mr. Byrd has three employees and his budget is made up of four departments. He inquired about the maintenance person marked out in the proposed budget. Marking out this worker would be a deduction in personnel for your department. He asked Mr. Byrd if he needs that position to be filled to complete the duties he is asked to perform.

Mr. Byrd stated they do need that position.

MINUTES CONTINUED FROM MARCH 25, 2021

Commissioner Blackmon then asked why the position has been cut.

Town Manager Snow Bowden stated he cut the position in the proposal to balance the budget but he wants to give that position back once we meet and have a discussion. The retirement rates are going up and he estimated a 10% increase in health insurance for all employees. It may be closer to 5% but it is better to estimate high. Once that money frees up, that position can be a top priority.

Commissioner Blackmon stated he knows we used to, but we need to look into doing our own fuel again.

Mr. Byrd states we saved a lot of money by doing that.

Commissioner Blackmon asked Manager Snow Bowden to look into the cost and the process. There would be an upfront cost but it may save us money in the future.

COMMUNITY BUILDING

After some discussion, the consensus of the Board was to instruct Town Manager Snow Bowden to contact South Eastern for an estimate to renovate the bathrooms and a fully functioning kitchen without changing the footprint of the building. Improvement to the water and sewer will also be done when renovating the building. The Board agreed if the Community Building is renovated then the fee should reflect the building being rented and a Town Employee should be present while the event is taking place to ensure things are being held accountable.

STORMWATER

Commissioner Baker stated he mentioned to Town Engineer, Bill Dreitzler, about our Ordinance requiring people who have ditches and stormwater devices located on their property to keep those clean. He expressed concern about what we are doing as a Town for our right of way and ditches. He asked Mr. Byrd where we are at with addressing our storm waters. He had a gentleman approach him stating that he pays a stormwater fee and wanted to know what the Town is doing to manage the ditches.

Mr. Byrd stated he understands but the fees the citizens are being charged do not justify the cost to have Ray Johnson come out and start digging ditches. We are talking about thousands of dollars. He has talked to some contractors but it is hard to get them over there to get it done. Public Works does not have the manpower to do it themselves.

Commissioner Baker recognized that Mr. Byrd does not have the staff or equipment to do the job. He stated that is why we wanted to pose the question to see where we are in the process.

MINUTES CONTINUED FROM MARCH 25, 2021

Town Manager Snow Bowden stated right now it has been impossible to get anyone to come out. We plan to have Stewart Group look at the issue on St Matthews and a part of East Erwin as well.

Commissioner Baker stated storm waters are a major problem when it rains but you address those issues when it is not raining. He asked how we plan to fix it. From Mr. Byrd's point of view, we are understaffed or underequipped. It is unfair to expect Mr. Byrd to perform a duty that is beyond his capabilities. He stated he wanted to look at the depth of the problem.

Mr. Byrd confirmed they are unstaffed and underequipped to do what is being asked. They can clean out a ditch in front of someone's house but not beyond that. We have to start outside and work our way into Erwin.

The Board continued to discuss stormwater issues around Town.

Commissioner Baker stated we can only do so much with the money we generate from it but we cannot ask a homeowner to keep their ditches clean on their property if we are not making an effort to keep our ditches clean of debris as well. He stated we can divide the Town into quadrants and start at Black River and in a few years we will have went through Town and would be back to Black River. The Board needs to set a policy to address these problems.

PLANNING/CODE ENFORCEMENT

Requested (1) full-time Planner / Code Enforcement Officer. A higher salary may be needed.

Town Manager Snow Bowden informed the Board of the upcoming changes for the 160D to be discussed at our May Board Meeting.

The Board discussed the need for an updated Land Use Plan in the next few years. Our current Land Use Plan was established in 2014.

The consensus of the Board was to allow Town Manager Snow Bowden to prepare a job description and salary for a full-time Code Enforcement Officer position.

LIBRARY

Library Director, Kimberly Vanbeck, was unable to attend the Retreat.

Requested Part-time help.

Commissioner Alvarado stated she felt we cannot justify Part-time work but recommended Ms. Vanbeck reaching out for volunteer help. She knows plenty of retired people and teachers

MINUTES CONTINUED FROM MARCH 25, 2021

during the summer who would love to come help. She felt providing funds for the Summer Reading Program is important.

ERWIN DEPOT

The Board discussed the cost to fix up the Erwin Depot and options for how the Town can fund the project as well as ongoing operational expenses. The Consensus of the Board was to instruct Town Manager Snow Bowden to investigate what the rates are going to be and what financing is available to the Town.

Commissioner Turnage asked that we plan to present a Plaque to our Citizen of the Month from last year, Ms. Regina Wood, at one of our upcoming Board Meetings.

AMERICAN RESCUE PLAN

Town Manager Snow Bowden informed the Board about the updates to the American Rescue Plan signed into law by President Biden on March 11, 2021. The Town of Erwin is estimated to receive \$1,510,000. The first payment will be \$755,000 on 6/15/2021. No guidelines have been given, at this time, to determine how the money can be spent. Infrastructure improvements may be included. He strongly recommended that once we received the guideline from the US Treasury Department, that we stick to it. These funds will need to be placed in an account, separate from General Funds, and will be audited.

Discussion continued between the Board.

PERSONEL POLICY AMENDMENT

The Board discussed providing Town Staff with additional annual leave. The Board decided to award three days of Funeral Leave for an immediate family death and sixteen hours of personal leave which cannot be combined with any other leave. Both leave policies will not rollover.

Mayor Carson left the meeting at 4:43 PM.

Commissioner Turnage left the meeting at 4:48 PM.

Commissioner Alvarado left the meeting at 4:54 PM.

The Board discussed considering, if the Budget allows, awarding all Town Staff with an Employee Appreciation Bonus at the end of the Fiscal Year.

MINUTES CONTINUED FROM MARCH 25, 2021

CURRENT FISCAL YEAR

Town Manager Snow Bowden updated the Board with a brief overview. Sales Tax and Property Tax are doing well. One thing that may need to be adjusted is our Quarterly Taxes.

ADJOURNMENT

Commissioner Blackmon made a motion to adjourn at 5:10 PM and was seconded by Commissioner McKoy.

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Patsy Carson

Mayor

Lauren Evans

Town Clerk

ERWIN BOARD OF COMMISSIONERS

REGULAR WORKSHOP MINUTES

APRIL 26, 2021

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding, held its Regular Workshop in the Erwin Community Building on Monday, April 26, 2021 at 6:00 P.M. in Erwin, North Carolina.

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

Board Members absent were: Commissioner Melinda Alvarado

Town Manager Snow Bowden and Town Clerk Lauren Evans were present.

Mayor Patsy Carson called the meeting to order at 6:00 P.M.

Commissioner McKoy gave the invocation.

Town Clerk Lauren Evans led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

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

CLOSED SESSION

Commissioner Baker made a motion to go into Closed Session in Pursuant to General Statute 143-318.11 (a) (6) for the Purpose of Discussing Personnel and in Pursuant to General Statute 143-318.11 (a) (5) to discuss the acquisition of real property at 6:03 PM and was seconded by Commissioner Turnage. **The Board voted unanimously.**

MINUTES CONTINUED FROM APRIL 26, 2021

Commissioner Baker made a motion to go back in regular session at 6:30 P.M. and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

ADJOURNMENT

Commissioner Baker made a motion to adjourn at 6:38 P.M. and was seconded by Commissioner Turnage. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Patsy Carson

Mayor

Lauren Evans

Town Clerk

ERWIN BOARD OF COMMISSIONERS

REGULAR MINUTES

MAY 6, 2021

ERWIN, NORTH CAROLINA

The Board of Commissioners for the Town of Erwin with Mayor Patsy Carson presiding held its Regular Meeting in the Erwin Community Building on Thursday, May 6, 2021, at 7:00 P.M. in Erwin, North Carolina.

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

Town Manager Snow Bowden, Town Clerk Lauren Evans, Town Attorney Tim Morris, Town Engineer Bill Dreitzler, and Police Chief Jonathan Johnson were present.

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

Commissioner McKoy gave the invocation.

Commissioner Baker led the Pledge of Allegiance.

AGENDA ADJUSTMENT/APPROVAL OF AGENDA

Town Manager Snow Bowden requested to add the Contract for Audit Accounts under Consent as Item 3D. He also requested to add under New Business Eagle Scout Project as Item 6C and 306 West K Street as Item 6 D.

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

MINUTES CONTINUED FROM MAY 6, 2021

CONSENT

Commissioner Alvarado made a motion to approve **(ITEM A)** Minutes of Regular Meeting on April 1, 2021 **(ITEM B)** Financial Report for March 2021 **(ITEM C)** Alternate ETJ Planning Board Member W.H. Morris Application **(ITEM D)** Contract for Audit Accounts and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

PUBLIC HEARING

CU-2021-001

Commissioner Baker made a motion to open the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Town Manager Snow Bowden informed the Board that this request is for a 64 unit multi-family apartment complex and the applicant was at the meeting to answer any questions the Board may have.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant William Guillet came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Guillet addressed the Board and informed them of his intentions to build a 64 unit apartment building. He further explained the design of the Building and why he chose Erwin. He explained the Traffic Report provided to the Board in their agenda.

Commissioner Baker asked Mr. Guillet if the apartment building will have any age restriction and verified if the trips per day in the Traffic Report were trips from Maynard Lake Road.

Mr. Guillet informed the Board that there will not be any age restrictions and verified that the trips calculated were from Maynard Lake Road.

Commissioner Baker asked if there were any thoughts about using the intersection at Barnes Drive.

MINUTES CONTINUED FROM MAY 6, 2021

Mr. Guillet stated that the intersection from Maynard Lake Road will be blocked off with a gate so that people cannot come in or throw trash in that area but emergency vehicles will be able to access the property if need.

Commissioner Turnage stated his gratitude for Mr. Guilett wanting to invest in Erwin. He asked if the apartments will be for sale or rent.

Mr. Guillet confirmed the apartments will be for rent and the apartments will be very nice. The total development cost is 9.3 million dollars.

Commissioner Thurman expressed his concern with whether the apartments will be low-income rentals.

Mr. Guillet informed the Board that the apartment will be moderately priced.

Mayor Patsy Carson asked if anyone would like to come forward and speak against the request.

No one came forward.

Commissioner McKoy made a motion to close the Public Hearing and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Baker made a motion that the use requested is listed among the conditional uses in the district for which the application is made and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Baker made a motion that the requested use is essential or desirable to the public convenience or welfare and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Alvarado made a motion 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 and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Alvarado made a motion that the requested use will be in conformity with the Land Development Plan and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner Blackmon made a motion that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Baker made a motion 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 and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner McKoy made a motion that the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Baker made a motion to recommend that the proposed conditional use application meets all the Findings of Fact in the Affirmative; that the proposed amendment is consistent with those documents that constitute the officially adopted land development plan and other applicable plans; and to approve CU-2021-002 Conditional Use Application for a 64-unit multi-family apartment complex off of Maynard Lake Road and adjacent to 106 Maynard Lake Road (HC Tax PIN #0597-77-7438.000) and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

SUBDIVISION VARIANCE 2021-002

Commissioner Baker made a motion to open the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Town Manager Snow Bowden informed the Board that this request is a vacant tract of land off of Butler Drive and the applicant is seeking a three-foot, 4-inch variance to meet the minimum lot width. The applicant presented three options and was present at the meeting.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, Steven Milton, came forward and was sworn in by Town Clerk Lauren Evans.

MINUTES CONTINUED FROM MAY 6, 2021

Mr. Milton from Lillington, NC came forward and informed the Board that he recently purchased the lot off on Butler Drive with the intent to build a single-family dwelling. It is almost wide enough to divide in half and still meet required setbacks. He asked the Board to approve the Variance of the requested 3 foot 4 inches which are about 5% of the total required setbacks. He provided the Board with pictures of other houses he has built. He stated he is a small local builder and cannot compete with the big developers. He builds about 10-15 houses a year.

Commissioner Turnage stated he understood that Mr. Milton tried to buy a little bit of land from the neighbors on each side and that fell through.

Mr. Milton stated the goal for the houses is to be 1,500-1,600 square feet. He prefers option number one which is to divide the lot in half instead of building two houses, one behind the other.

Mayor Patsy Carson asked if anyone would like to come forward and speak against the request.

Robby Jones from 1010 Butler Drive came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Jones stated his lot corners up to where this lot is. He has spoken to his neighbors and they feel like it would be better to have the flag pole structure, one house behind the other instead of two small houses right up against each other which would be too close together for option one. On behalf of the neighbors, they would prefer option two or three.

Commissioner Blackmon made a motion to close the Public Hearing and was seconded by Commissioner Turnage. **The Board voted unanimously.**

Commissioner Baker asked if it would be possible to go along one side of the property line and create an easement for the street where the lot could be divided rather than divided facing the lot and does our Ordinance allow a flag lot.

Town Manager Snow Bowden stated that our Ordinance allows 50 feet from the accessway. It is a big lot, you could create an interior road and update the Ordinance.

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner Blackmon stated Mr. Milton could still divide the lot using option 3 without going through the Variance process. No one on this Board wants to defer development.

Commissioner Baker stated he was struggling with how it can be a hardship if the lot can be subdivided.

Commissioner Thurman stated that option one looks the best and should be approved.

Commissioner Baker stated that the Board needs to be fair to all of our citizens and he has to duty to look at the Findings of Facts and legally be able to justify those findings. He stated if the Board can find the findings in the affirmative then he is fine with it. He offered to read through the Findings of Facts to see if any of them will pass.

Commissioner Baker made a motion that there are not extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that granting the variance the requested will confer upon the applicant special privileges denied to other residents of the district in which the property is located and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that a literal interpretation of the provisions of this ordinance will not deprive the applicant of rights commonly enjoyed by other residence of the district in which the property is located and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that the requested variance will not be in harmony with the purpose and intent of this ordinance and will be injurious to the neighborhood or to the general welfare. **The Board voted unanimously.**

Commissioner Baker made a motion that the special circumstances are not the result of the actions of the applicant but the lot being divided and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner Baker made a motion that the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion to deny Variance 2021-002 on the terms that the proposed variance application meets one or more of the Findings of Facts in the negative and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

RECOGNITION OF SPECIAL CITIZEN

Mr. William Frederick Schuh, Jr of Erwin was recognized on the occasion of his 90th birthday.

PUBLIC HEARING

ZT-2021-002

Commissioner Baker made a motion to open the Public Hearing and was seconded by Commissioner Thurman. **The Board voted unanimously.**

Town Manager Snow Bowden informed the Board that this request is for 127 Red Hill Church Road to be rezoned from B2 to M1. The area is 39.38% M1 and 50.38% B2. The lot has been vacant for about a year and just outside of town limits.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, William Boyer, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Boyer asked the Board to consider approving their request on 127 Red Hill Church Road to rezone back to its original M1 zoning district. He stated they would like to run a transportation warehouse business out of that facility. They utilize some cleaning stuff but they do industrial service work such as tank cleanings.

Applicant, Paul Spangerburg, came forward and was sworn in by Town Clerk Lauren Evans.

MINUTES CONTINUED FROM MAY 6, 2021

Mr. Spangerburg is the Environmental Health and Safety Compliance Director for their company. He stated they will fully intend to comply with any regulatory compliance and have already started a Storm Water permit. They have a Storm Water Pollution Prevention Plan and a Spill Prevention Response Plan. They have registered the facility as a waste transporter of nonhazardous material and also registered the facility for general storage and transportation. He stated 95% of the services they provide are offsite, the facility itself is for interim storage of 10 days or less. There will be support equipment that will be taken offsite to provide services and brought back for stationary storage. There will be some preventive maintenance to be performed on the property to support the diesel fuel tank, gasoline tank, and used oil tank.

Mayor Patsy Carson asked if anyone would like to come forward and speak against the request.

Commissioner Turnage made a motion to close the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon asked if there was a reason the parcel was split zoned before.

Town Manager Snow Bowden stated there was a lot of recombination done.

Commissioner Blackmon made a motion to approve the Statement of Consistency that the requested rezoning to Industrial (M-1) is compatible with all the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this request be approved and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Ordinance for map amendment case #ZT-2021-002 amendment to the official zoning map to rezone from B-2 to M-1 per zoning ordinance article XXIII for Harnett County PIN 1507-15-5219.000 and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Blackmon stated we need to go back through and look at the zoning for all the lots similar to this one.

MINUTES CONTINUED FROM MAY 6, 2021

ZT-2021-003

Town Manager Snow Bowden informed the Board that this request is to rezone a corner lot of County Avenue and Dunn Erwin Road from B-2 to R-6. This lot is owned by Mr. Lucas and he applied for this request so he can use the lot for the outdoor storage of vehicles.

Commissioner Baker made a motion to open the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, Ken Dawson, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Dawson, owner and operator of Ken Dawson Homes, informed the Board that he is simply requesting that the current zoning be returned to the previous zoning of R-6. The lot is approximately 2/3 of an acre and he is looking at getting three lots at approximately 2/10 of an acre out of that property. He stated he intends to put up a privacy fence since it is a corner lot and there is a commercial business next door. He is planning to build anywhere from 1,400-1,500 square feet homes with a two-car garage and the sale price will be \$210,000-\$215,000.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

No one came forward.

Commissioner Turnage made a motion to close the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion to approve the Statement of Consistency that the requested rezoning to R-6 is compatible with all the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this request be approved and was seconded by Commissioner Baker. **The Board voted unanimously.**

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner Blackmon made a motion to approve the Ordinance for map amendment case #ZT-2021-003 amendment to the official zoning map to rezone from B-2 to R-6 per zoning ordinance article XXIII for Harnett County PIN 1507-40-7460.000 and was seconded by Commissioner Baker. **The Board voted unanimously.**

CU-2021-002

Commissioner Baker made a motion to open the Public Hearing and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Town Manager Snow Bowden stated that this request is to operate a vehicular sales lot at 302 East Jackson BLVD. It has been used as a car lot in the past but now it requires a permit. The previous request came before the Board a year or two ago but it was never approved. The applicant was in the meeting to answer any questions the Board may have.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, Michael Jackson, came forward and was sworn in by Town Clerk Lauren Evans.

Mr. Jackson requested that the Board approve the conditional use to lease the property at 302 East Jackson BLVD as a retail auto sales lot. The property is capable of meeting all the DMV requirements for the operation of a vehicular sales lot; the property is fenced and lighted. He stated where the cars and driveway are located, there is a 3-4 inch stone base covered with grass. He provided Town Manager Snow Bowden with photos to verify that the stone base is there. This lot was an existing car lot during the most recent flood events of Hurricane Matthew in 2016 and Hurricane Florence in 2018 and it did not flood in either of those events. He stated previously the Board suggested that the lot be paved, the unneeded impervious surfacing would most likely cause a flooding problem on this adjacent property. There is currently no drainage problem. He thanked the Board for their consideration and stated that their approval would be another business to the Town of Erwin.

Mayor Patsy Carson asked if anyone would like to come forward and speak against the request.

No one came forward.

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner McKoy made a motion to close the Public Hearing and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Alvarado made a motion that the use requested is listed among the conditional uses in the district for which the application is made and vehicular sales are a conditional use in our B-2 Zoning District and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that the requested use is essential or desirable to the public convenience or welfare and the proposed use of this parcel would give residents and people that live outside of our city limits another option to purchase a vehicle and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion 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 and there are a handful of vehicular sales lots off of Highway 421. The parcel is adjacent to other commercial operations. It is in a location identified in our 2014 Land Use Plan for high-intensity growth and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Blackmon made a motion that the requested use will be in conformity with the Land Development Plan and this parcel is located in an area identified for High-Intensity growth in our 2014 Land Use Plan. The High-Intensity growth area is intended for commercial uses that have a more regional draw and may serve residents outside of the immediate area. Auto-oriented businesses are included in this area and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Baker made a motion that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided and the building meets the requirements for a vehicular sales operation based on the North Carolina Department of Motor Vehicles standards and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

MINUTES CONTINUED FROM MAY 6, 2021

Commissioner Baker made a motion that 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 and the applicant will be required to obtain a North Carolina Department of Transportation (NCDOT) driveway permit and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion that the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board and there is already an improved parking area on this parcel. The parking area is made up of a surface of stone. The only recommendation that Town Staff would make is that they obtain an NCDOT driveway permit and was seconded by Commissioner McKoy. **The Board voted unanimously.**

Commissioner Alvarado made a motion to recommend that the proposed conditional 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 to recommend approval of CU-2021-002 Conditional Use Application for a vehicular sales lot at 302 East Jackson BLVD (HC Tax PIN# 0597-86-7344.000) and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

CU-2021-003

Commissioner Blackmon made a motion to open the Public Hearing and was seconded by Commissioner Baker. **The Board voted unanimously.**

Town Manager Snow Bowden stated this application is for outdoor storage of equipment on 127 Red Hill Church Road. The applicants' goals are to eventually bring everything indoors. They spoke earlier and are here to answer any questions the Board may have.

Mayor Patsy Carson asked if anyone would like to come forward and speak in favor of the request.

Applicant, William Boyer came forward with the instruction that he is still under oath.

MINUTES CONTINUED FROM MAY 6, 2021

Mr. Boyer stated as a general practice, their company likes to keep their equipment inside. They are requesting to park their trailers and trucks outside. They will put up a complete privacy 6-foot link fence so it looks neater.

Commissioner Baker asked how many employees they have and if anyone will be in the building full time during the day.

Mr. Boyer stated they have seven full-time and eight part-time employees but generally, they come in in the mornings, leave and come back for an hour or two. No one is there during the day unless maintenance is needed.

Commissioner Baker verified there would be minimal impact on traffic.

Mayor Patsy Carson asked if anyone would like to come forward and speak against the request.

Commissioner McKoy made a motion to close the Public Hearing and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that the use requested is listed among the conditional uses in the district for which the application is made and outdoor storage is a conditional use in both the B-2 and M-1 Zoning District and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion that the requested use is essential or desirable to the public convenience or welfare and the proposed applicant would be opening a new business in Town and it would be providing a service that is needed in the area and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Baker made a motion 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 and there are other industrial land uses in the area and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion that the requested use will be in conformity with the Land Development Plan and the property is in the area identified for medium intensity growth. The outdoor storage side of this business would be low impact and it would serve the community and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner McKoy made a motion that adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided. Yes, this is an existing building that already has the necessary services. If the outdoor storage is approved they would install the proper fencing and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

Commissioner Baker made a motion 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.

MINUTES CONTINUED FROM MAY 6, 2021

Yes, any proposed road connection would require an NCDOT driveway permit and was seconded by Commissioner Blackmon. **The Board voted unanimously.**

Commissioner Blackmon made a motion that the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Board of Commissioners pursuant to the recommendations of the Planning Board and was seconded by Commissioner Baker. **The Board voted unanimously.**

Commissioner Alvarado made a motion to recommend that the proposed conditional 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 recommends the approval of CU-2021-003 Conditional Use Application for outdoor storage of vehicles and equipment at 127 Red Hill Church Road (Harnett County Tax PIN # 1507-15-5219.000) and was seconded by Commissioner Baker. **The Board voted unanimously.**

NEW BUSINESS

HARNETT COUNTY SCHOOL BUS STOP ARM ORDINANCE

Town Manager Snow Bowden informed the Board that the Harnett County Commissioner at their April 6, 2021 Board Meeting adopted an Ordinance to force cars to stop when the bus arm is out. They now have the authority to put cameras on buses and they can write tickets to people who illegally pass the buses. The Commissioners have asked all the Municipalities to adopt a resolution authorizing the application of enforcement of their Ordinance within Town limits.

Commissioner Alvarado made a motion to adopt the resolution of the Harnett County School Bus Arm Ordinance and was seconded by Commissioner Thurman. **The Board voted unanimously.**

RESOLUTION OPPOSING HOUSE BILL 401 AND SENATE BILL 349

Town Manager Snow Bowden informed the Board that the NCLM is opposed to this bill. This is in the name of making housing more accessible and more affordable but the way it is written right now, they could be a duplex or a triplex in a rural district.

Commissioner Blackmon made a motion to approve the resolution opposing house bill 401 and senate bill 349 and was seconded by Commissioner Baker. **The Board voted unanimously.**

EAGLE SCOUT PROJECT

Town Manager informed the Board that Daniel Clayton, Tyrus Clayton's Son, approached him about completing his Eagle Scout requesting to install a wheelchair ramp for the Erwin History

MINUTES CONTINUED FROM MAY 6, 2021

Room. Tyrus has done work for the Town before as an engineer and he would oversee Daniel for the project. He stated there is a Bradford Pear tree in the way and he is planning to get a quote to have that removed by the Town.

Commissioner Baker asked Town Attorney Tim Morris if the Town would be to draw up a contract for this project as a precaution.

Town Attorney Tim Morris stated since he is not using a saw, he does not see why a contract is needed.

Commissioner Alvarado made a motion to authorize Town Manager Snow Bowden to sign any paperwork needed to proceed with this project and to check into the insurance liability issue and was seconded by Commissioner McKoy. **The Board voted unanimously.**

306 WEST K STREET

Town Manager Snow Bowden stated this is one of the worst houses in Erwin. The Owner of the house has a court-appointed guardian to look over his estate and does not have any finances to do anything with it. The owner is willing to sign the deed over to the Town. He asked the Board for permission to do a title search on it and if that is clean then start the demolition process.

Commissioner McKoy made a motion to authorize Town Manager Snow Bowden to do a title search on the property located at 306 West K Street to ensure that the title is clean and if that title comes back clean then have the property signed over the Town and was seconded by Commissioner Alvarado. **The Board voted unanimously.**

MANAGER'S REPORT

Town Manager Snow Bowden informed the Board that our insurance rates were a 5% increase instead of a 10% increase like we originally estimated. He reminded the Board about the Remembrance Service at Al Woodall Memorial Park at 2 PM. Harnett County may be reaching out to some local leaders. The splash pad is open now from 1 PM – 8 PM. There are no updates on the COVID funds yet. Our Librarian, Kimberly Vanbeck, was able to get some donations to do a story walk at Al Woodall Memorial Park. The budget is close to being done and will be ready as well as the 160D updates for our public hearing in June.

MINUTES CONTINUED FROM MAY 6, 2021

ATTORNEY'S REPORT

A local landowner was inducted into the Water Skying Hall of Fame.

Town Manager Snow Bowden stated we can do a proclamation.

GOVERNING BOARD COMMENTS

Commissioner Alvarado informed that she is hosting the Shop and Share Golf Tournament at Chicora on May 7, 2021.

Commissioner Blackmon thanked the Board for allowing him to be a part of the Board.

Mayor Patsy Carson stated the Joe Tart Memorial Golf Tournament was a success. We had 41 teams, 184 golfers which was the largest golf tournament they have ever had. She presented a commemorative coin to Commissioner Turnage for the History Room.

Commissioner Turnage asked the Board to consider paving the 100th block of 8th street, lets dress up front street of Erwin. He stated we put a lot of money in the splash pad but asked the Board to have a grand opening and he will donate 10 pounds of hot dogs.

Commissioner McKoy stated this time of year snakes are bad in the overgrown properties. He stated maybe the Town should cut the grass and send them a bill. Erwin is a wonderful community and has a wonderful police department.

PUBLIC COMMENT

Town Manager Snow Bowden stated the Town did not receive any Public Comment.

MINUTES CONTINUED FROM MAY 6, 2021

ADJOURNMENT

Commissioner Alvarado made a motion to adjourn at 8:52 P.M. and was seconded by Commissioner Turnage. **The Board voted unanimously.**

MINUTES RECORDED AND TYPED BY

LAUREN EVANS TOWN CLERK

ATTEST:

Patsy Carson
Mayor

Lauren Evans
Town Clerk

TOWN OF ERWIN
FINANCIAL SUMMARY REPORT
FOR MONTH OF April 2021



REPORT PREPARED BY:

REVENUES	ANNUAL BUDGET	APRIL 21 ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
CURRENT YEAR LEVY OF PROPERTY TAXES	1,091,334.00	15,817.00	1,142,020.00	104.64%
CURRENT YEAR MOTOR VEHICLE TAXES	174,370.00	23,061.00	152,171.00	87.27%
PRIOR YEAR TAXES / Penalties & Interest	10,000.00	1,577.00	27,759.00	277.59%
UTILITIES FRANCHISE TAXES	198,000.00	0.00	135,944.00	68.66%
ENTRY FEES	18,000.00	120.00	11,190.00	62.17%
SALES & USE TAX	585,000.00	67,067.00	658,242.00	112.52%
ZONING PERMITS/APPLICATIONS	5,000.00	820.00	12,545.00	250.90%
REFUSE COLLECTIONS FEES	403,698.00	43,849.00	373,437.00	92.50%
STORM WATER COLLECTION	69,990.00	5,649.00	50,850.00	72.72%
ALL OTHER REVENUES	751,383.00	24,209.00	747,393.00	99.47%
3,306,715.00	182,169.00	3,311,551.00	100.15%	
Expenditures	ANNUAL BUDGET	April ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	34,272.00	1,980.00	19,155.00	55.89%
ADMINISTRATION	305,434.00	24,124.00	223,033.00	73.02%
NON-DEPARTMENTAL	284,249.00	3,915.00	237,646.00	83.60%
PLANNING & INSPECTIONS	109,072.00	3,648.00	31,487.00	28.87%
POWELL BILL-STREETS	182,000.00	145,765.00	160,535.00	88.21%
POLICE	826,369.00	64,529.00	686,384.00	83.06%
POLICE-SKO	116,840.00	4,906.00	65,820.00	56.33%
CONTRACT SERVICES-FIRE	235,767.00	7,343.00	243,507.00	103.28%
PUBLIC WORKS-ADMIN.	102,552.00	7,867.00	85,606.00	83.48%
PUBLIC WORKS-STREETS	375,411.00	24,092.00	206,785.00	55.08%
PUBLIC WORKS-SANITATION	323,790.00	33,833.00	286,943.00	88.44%
PUBLIC WORKS-STORM WATER	15,000.00	7,944.00	11,515.00	76.77%
RECREATION	322,304.00	28,724.00	225,842.00	70.07%
LIBRARY	67,155.00	6,389.00	52,038.00	77.49%
COMMUNITY CENTER	6,500.00	327.00	11,315.00	174.08%
3,306,715.00	365,386.00	2,527,611.00	76.44%	
Y-T-D GENERAL FUND BALANCE INCREASE (DECREASE)	(183,217.00)	783,940.00		

BALANCES AS OF April 2021		
CASH MANAGEMENT		1,753,863.03
BB&T CASH IN BANK		691,767.26
FIRST FEDERAL BUSINESS MONEY MARKET		136,470.60
FIRST FEDERAL MONEY MARKET		856,300.39
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACCOUNTS		3,438,201.28
89&1 STATE FORFEITURE		3,703.41
BB & T CAPITAL RESERVE/COMM ENHANCEMENT		184,667.42
FIRST FEDERAL CAP. RESERVE/GENERAL		2,348,103.34
BB&T HEALTH RESERVE IRA ACCT.		17,998.78
PRIEBE FIELD ACCT.		10,753.85
AL WOODALL PARK IMPROVEMENTS		351,651.71
Y-T-D INVESTMENT BALANCE RESTRICTED FUNDS		2,916,678.51
CUMULATIVE BALANCE FOR TOWN OF ERWIN		6,354,879.79

POWELL BILL BALANCE
\$299,392.57

Town Of Erwin
 Financial Summary Report
 YTD Comparison of April FY 2020 & FY 2021



	YTD		DIFFERENCE
	Apr. 2021	Apr. 2020	
Revenues			
CURRENT YEAR LEVY OF PROPERTY TAXES	1,142,020.00	1,119,663.99	22,356.01
CURRENT YEAR MOTOR VEHICLE TAXES	182,171.00	123,188.55	29,002.44
PRIOR YEAR TAXES / Penalties & Interest	27,759.00	11,604.41	16,154.59
UTILITIES FRANCHISE TAXES	135,944.00	143,609.80	(7,665.80)
ENTRY FEES	11,190.00	19,031.00	(7,841.00)
SALES & USE TAX	658,242.00	601,786.25	56,455.74
ZONING PERMITS/APPLICATIONS	12,545.00	7,000.75	5,544.25
REFUSE COLLECTIONS FEES	373,437.00	321,601.34	51,835.66
STORM WATER COLLECTION	50,850.00	49,385.00	1,465.00
ALL OTHER REVENUES	747,393.00	1,504,202.84	(756,809.84)
	\$ 3,311,551.00	\$ 3,801,054.05	(589,503.05)
Expenditures			
GOVERNING BODY	19,155.00	25,751.14	(6,596.14)
ADMINISTRATION	223,033.00	248,029.04	(24,996.04)
NON-DEPARTMENTAL	237,646.00	263,320.29	(25,674.29)
PLANNING & INSPECTIONS	31,487.00	29,336.67	2,150.33
POWELL BILL-STREETS	160,535.00	45,883.71	114,641.29
POLICE	686,384.00	639,293.15	47,090.85
POLICE-SRO	65,820.00	81,325.46	(15,505.46)
CONTRACT SERVICES-FIRE	243,507.00	234,915.49	8,591.51
PUBLIC WORKS-ADMIN	85,606.00	81,947.97	3,658.03
PUBLIC WORKS-STREETS	206,785.00	1,000,272.52	(793,487.52)
PUBLIC WORKS-SANITATION	286,943.00	281,264.99	5,678.01
PUBLIC WORKS-STORM WATER	11,515.00	2,591.07	8,923.93
RECREATION	225,842.00	251,176.75	(25,334.75)
LIBRARY	52,038.00	45,540.34	6,497.66
COMMUNITY CENTER	11,315.00	14,822.20	(3,507.20)
	\$ 2,627,611.00	\$ 3,235,480.78	(707,869.78)

	ACCOUNT BALANCES	
	YTD	YTD
	April 2021	April 2020
CASH MANAGEMENT	1,753,863.03	1,133,890.45
BB&T CASH IN BANK	691,767.26	594,827.96
FIRST FEDERAL BUSINESS MONEY MARKET	136,470.60	135,983.35
FIRST FEDERAL MONEY MARKET	898,300.39	854,589.50
Y-T-D INVESTMENT BALANCE IN GENERAL FUND ACC	\$ 3,438,201.28	\$ 2,719,291.26
BB&T STATE FORFEITURE	3,703.41	1,583.97
BB & T CAPITAL RESERVE/COMM. ENHANCEMENT	184,867.42	159,106.79
FIRST FEDERAL CAP RESERVE/GENERAL	2,348,103.34	2,343,411.84
BB&T HEALTH RESERVE HRA ACCT.	17,788.78	15,347.64
PRIEBE FIELD ACCT	10,753.85	10,776.72
AL WOODALL PARK IMPROVEMENTS	351,651.71	466,075.89
Y-T-D BALANCE RESTRICTED FUNDS	\$ 2,916,678.51	\$ 2,996,302.85
CUMULATIVE BALANCE FOR TOWN OF ERWIN	\$ 6,354,879.79	\$ 5,715,594.11

May 10, 2021

Board of Commissioners
Town of Erwin, North Carolina
Post Office Box 459
Erwin, NC 28339

Attention: Mr. Snow Bowden, Town Manager

Reference: Engineering Retainer Agreement Extension 2021-2022 Fiscal Year

Dear Board:

DM2 Engineering, PLLC is pleased to submit our Proposal to provide engineering and technical support services to the Town of Erwin, NC. Recognizing the professional needs of a municipality along with the associated budget constraints, I am proposing a retainer fee that will allow the Town to spread out the cost of professional services over a fiscal budget cycle and help eliminate the unanticipated costs. The Scope of Services below will be provided to the Town each month regardless of the time required. This approach will assure that the Town is represented by a professional engineer who can operate as a member of the staff. Furthermore, my personal experience within the Harnett County area spans over 35 years and allows the Town access to someone who has a history working with not only Harnett County, but also other municipalities within Harnett County.

SCOPE OF SERVICES

DM2 Engineering will perform the following Scope of Services as they relate to the above proposed retainer contract:

1. Attend Board of Commissioner meetings and provide an Engineer's Report if so requested.
2. Attend Planning Board meetings.
3. Attend Pre-Development meetings as requested to assist the Planning Department.
4. Attend Board of Adjustment meetings.
5. Attend Mid-Carolina Council of Governments Rural Transportation Planning Organization (RPO) meetings, if so requested.

6. Provide engineering technical review and comment for Site Plan Submittals.
7. Provide site inspections for construction projects that have been permitted by the Town.
8. Provide site inspections and construction administration services for Town of Erwin projects.
9. Provide technical assistance with regards to Phase II Stormwater compliance.
10. Provide review and engineering evaluation of the Town's existing stormwater studies and assist with seeking grant funds for improvements.
11. Provide technical review and comment for any sections of the Town's Code of Ordinances that may require review and/or update.
12. Assist the Town and/or private consultants working with the Town, with the preparation of Grant Applications.
13. Assist the Town and work with members of the public who have technical issues such as storm drainage.
14. Prepare the Town's Powell Bill mapping submittal.
15. Assist the Town's Public Works staff as may be required. This can include evaluation, cost estimating and recommendations regarding potential water and sewer extensions that the Town may desire Harnett County to consider.
16. Assist the Town's Recreation Department staff as may be required. This can include such areas as evaluating the water and sewer services at the Al Woodall Municipal Park.
17. Work from Town Hall a minimum of ½ day per week to be available to staff as may be required. A specific day will be established whereas staff and the public will know the Town Engineer will be available.

ADDITIONAL SERVICES

Additional services required beyond that stated in the Scope of Services will be provided if so requested at an agreed upon rate.

RESPONSIBILITY OF OWNER

The following items are to be provided by the Town of Erwin:

18. Provide access to any information that may be required to perform the scope of services.

SCHEDULE

DM2 Engineering proposes that the initial Agreement begin April 1, 2013 and run through June 30, 2013 (3 months) to align with the Town’s fiscal budget cycle. If at the end of this initial 3-month period the Town of Erwin is satisfied with the services being provided under this retainer agreement, then the agreement would be extended to run annually from July 1st through June 30th. The agreement would be re-evaluated at each annual budget cycle.

The Town of Erwin Board of Commissioners approves the extension of this Retainer Agreement to run from July 1, 2021 through June 30, 2022. An extension for the 2022-2023 budget may be evaluated by the Board during next year’s normal budget cycle.

FEES

DM2 Engineering will provide the above services on a monthly basis, regardless of the time required, for a retainer fee of \$2,000/month paid the first week of each month during the Town’s normal payment schedule.

To affect the acceptance of this Retainer Agreement, please execute both originals and return a copy to our office. We appreciate the opportunity to provide our services to the Town of Erwin, NC.

Sincerely,
DM2 Engineering, PLLC



William W. Dreitzler, P.E.
Managing Partner

The Scope of Services, Terms and Conditions of this Retainer Agreement are accepted.

Town of Erwin, North Carolina

print/type individual, firm or corporate name

print/type name of authorized representative with title

signature of authorized representative

date

STATE OF NORTH CAROLINA

COMPUTER SUPPORT SERVICES AGREEMENT

COUNTY OF HARNETT

This Computer Support Services Agreement (the “Agreement”) is made and entered into as of the 1st day of July, 2021 by and between the County of Harnett, a body politic, organized and existing under the laws of the State of North Carolina (hereinafter referred to as “County”) and the Town of Erwin, a municipal corporation, organized and existing under the laws of the State of North Carolina (hereinafter referred to as “Town”).

WITNESSETH:

WHEREAS, Town desires computer support services for its governmental operations from County;

WHEREAS, County desires to provide to Town computer support services for Town’s governmental operations;

WHEREAS, Town and County have reached an agreement for the provision of computer support services to the Town as described herein and the parties desire to set forth the terms and conditions of this agreement in this Contract; and

NOW, THEREFORE, in consideration of the mutual benefits, representations, and agreements contained herein and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree, each with the other, as follows:

1. **Purpose.** The purpose of this Contract is to set forth the understandings and agreements of the parties regarding the computer support services to be performed by County for Town.
2. **Services Provided by County.** The County shall provide to Town, including its various commissions, agencies, and programs the following computer support services:

- A. Hosting, maintenance and support of Town staff 1-99 e-mail accounts @ \$7/mailbox/month. Includes:
 - a. Email storage space
 - b. Regular backups of email data
 - c. SPAM filtering service
 - d. Email archiving
 - e. Security monitoring
- B. Provide 10mb minimum (burstable up to 200mb) Internet Connection @ \$75/month;
- C. Provide wireless connectivity to county resources @ \$475/month. Includes:
 - a. Town Hall

- b. Parks and Recreation
- c. Public Works
- D. Provide use of County's data center for up to 4 servers and 1TB of network storage @ \$400/month
 - a. Each additional server is \$100/month
 - b. Each additional 1TB is \$100/month
 - c. Includes
 - i. Offsite replication of systems
 - ii. Regular backup of systems
 - iii. Security monitoring
- E. VOIP Phone system @ \$12.50/phone/fax/month;
 - a. Voicemail, with voicemail to email feature
 - b. DID allocation
 - c. Free long distance calling
 - d. Auto Attendant capabilities
- F. NetMotion annual license fee @ \$6/per client/month
- G. Labor for maintenance, repairs, security patching and upgrades to Town computers;
- H. Installation and upgrades of software requested by Town;
- I. Serve as a liaison with Town's software vendors;
- J. Provide consultation for any other technology needs of the Town.

Any expenses incurred for the purchase of hardware and/or software necessary to provide for the maintenance and/or repairs of Town's computers, peripheral devices or networking equipment will be the sole responsibility of Town. The County shall perform computer support services on an as needed basis as requested by Town. All services provided by the County pursuant to this Agreement shall occur during the County's normal business hours of 8:00 a.m. to 5:00 p.m., Monday thru Friday.

3. **Compensation and Payment.** Compensation for the computer support services shall be **\$4,000 for a 50-hour block of time @ \$80/hour** plus reimbursement of directly incurred out-of-pocket expenses including annual firewall support fees. County will also charge for services noted in section 2 above. County shall invoice Town quarterly for computer support services and out-of-pocket expenses and provide a detailed description for all out-of-pocket expenses directly incurred. Any unused hours will be billed no later than June 30, 2022. Any overages will be billed at \$85/hour. Said invoices shall be submitted to:

Snow Bowden, Town Manager
Town of Erwin
PO Box 459
Erwin, NC 28339

Each invoice is due and payable to County within thirty (30) days of the date of the invoice. Town shall pay an additional charge of one and one-half percent per month (18% annually) per month not to exceed the maximum rate allowed by law for any payment not received by County more than thirty (30) days from the date of invoice.

4. **Term of Agreement, Amendment and Termination.** The term of this Agreement is July 1, 2021 to June 30, 2022. This Agreement may be amended from time to time upon the mutual consent of Town and County expressed in writing. Either party may terminate this Agreement for any reason upon sixty (60) days written notice to the other party. Termination shall not relieve Town of any financial obligations incurred prior to termination.

5. **Documents and Reports.** Town shall furnish or cause to be furnished to County all such reports, data, specifications, documents or other information deemed necessary by County for proper performance of County's services. County may rely upon the documentation so provided in performing the services required under this Agreement; provided however, County assumes no responsibility or liability for their accuracy.

6. **Limitation of Liability.** Town shall hold County harmless for any and all claims, liabilities, losses, damages, costs or expenses arising out of or relating to the provision of services provided by County to Town hereunder. Town and County waive special, incidental, indirect or consequential damages, including lost profits, good will, revenues or savings, for claims, disputes, or other matters in question arising out of or relating to this Agreement. This limitation of liability will survive the expiration or termination of this Agreement.

7. **No Third-Party Beneficiary.** Nothing contained in this Agreement shall create a contractual relationship with or cause of action in favor of a third party against either Party.

8. **Severance Clause.** In the event any provision of this Agreement is adjudged to be not enforceable or found invalid, such provision shall be stricken and the remaining provisions shall be valid and enforceable.

9. **Notices.** All notices or other communications which shall be made pursuant hereto shall be in writing and shall be deemed to be given and received (a) when hand delivered to the address stated below, (b) three (3) days after being mailed to the address stated below, postage prepaid by certified or registered mail of the United States, return receipt requested to the address set forth below:

TO: Town of Erwin
PO Box 459
Erwin, NC 28339
Attn: Town Manager

TO: County of Harnett
455 McKinney Parkway

County Administration Building
Post Office Box 759
Lillington, North Carolina 27546
Attn: County Manager

With Copy to: County Staff Attorney
455 McKinney Parkway
County Administration Building
Post Office Box 238
Lillington, North Carolina 27546

Either party to this Agreement may change its designated person or designated address at any time and from time to time by giving notice of such change to the other party in the manner set forth above.

10. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of North Carolina. The North Carolina State Courts located in Harnett County, North Carolina shall have jurisdiction to hear any dispute under this Agreement and any legal or equitable proceedings by either party must be filed in Harnett County, North Carolina.

11. Mediation. Any claim, dispute or other matter in question arising out of or related to this Agreement may, per the mutual agreement of both parties, be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The Parties agree that the mediation will be conducted and governed by the North Carolina Rules Implementing Statewide Mediated Settlement Conferences in Superior Court Civil Actions, and N.G. Gen. Stat. §7A-38.1(c), except as specifically provided otherwise herein. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Harnett County, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

12. Entire Agreement. This Agreement represents the entire and integrated agreement between County and the Town and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may only be amended by written instrument signed by County and the Town.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized representatives or officers have executed this Agreement as to the date and year first above written.

TOWN:

TOWN OF Erwin

By: _____

Printed Name: _____

Title: _____

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

By: _____
Printed Name: _____
Title: _____

COUNTY:

COUNTY OF HARNETT

By: _____

County Manager



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



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

Applicant Name: Joshua Schmieding Date of Application: 5/17/21
 Home Address: 104 County Ave Dunn 28334
Street Address Town Zip Code
 Home Phone: (910) 514 8270 Business/Other Phone: _____
 FAX Number: _____ Email Address: j_schmieding@hotmail.com

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

Date of Birth 05/01/1983 Do you reside within the Town Limits of Erwin: Yes No:
 Occupation: Machine Operator Length of residence in Erwin: 38 Years _____ Months

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

If yes, please explain _____

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

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

I would like to be on the planning board to help grow & rejuvenate the town of Erwin from a younger persons perspective.

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

Planning Board 1 Recreation _____

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

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 3, 2021

Subject: Audit Report

Our Auditor Bryon Scott is here tonight to present the audit on the Fiscal Year 2019/2021. Overall, it was a good report. We did have two deficiencies that included one budget violation. We went over the approved budget for the sanitation department by \$15,553. This should have been corrected with a budget amendment. Last year, our tipping fees were higher than expected mostly due to people cleaning up their homes and yards during the COVID-19 lockdowns. We also need to change the way we treat the Priebe Fund. Going forward, any purchases made from the Priebe Fund will need to be approved by the Governing Board. The other deficiency we got hit on was the segregation of duties.

Attachments:

- Audit Report

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 3, 2021

Subject: ZT-2021-004

The Town has received a request to have a parcel rezoned from R-15 to R-6. The parcel does not have an address but it is at the corner of Porter Drive and Maynard Lake Road. There are some wetlands on the property but the applicant plans on staying away from the wetland areas. There is R-6 zoning in the area. If this rezoning request is approved the applicant intends on submitting a special use permit to put a Class A Manufactured Home on this site.

The Planning Board did adopt a Statement-of-Consistency recommended this rezoning request be approved.

Attachments:

- ZT-2021-004 Staff Report
- ZT-2021-004 Application
- Statement-of-consistency
- Statement-of-nonconsistency
- GIS Image with zoning
- GIS image with no zoning



REZONING MAP REQUEST STAFF REPORT

Case: ZT-2020-04

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

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

Planning Board: 05/17/2021

Town Commissioners: 06/03/2021

Requested zoning map amendment to a vacant parcel with no address. The parcel has the following Harnett County Tax PIN #0597-97-0748.000. The request is to have the property rezoned form R-15 to R-6

Applicant Information

Owner of Record:

Name: Wesley and Janice Fowler
Address: 208 Edgewater Circle
City/State/Zip: Chapel Hill, NC 27516

Applicant:

Name: Richard Lovett
Address: _____
City/State/Zip: _____

Property Description

Harnett County Tax PIN 0597-97-0748.000
Acres 3.38
Zoning District- R-15

Vicinity Map

- See Attached Harnett County GIS Image with zoning districts
- See Attached Harnett County GIS Image without zoning districts

Physical Characteristics

Site Description: This is a vacant parcel that is 3.38 acres. There is water and sewer available.

Surrounding Land Uses: This parcel is surrounded by mostly residential land uses. The site sits near Triton High School and Erwin Elementary at Gentry Primary School.

Services Available


- Harnett County Regional Water and Sewer is available for this parcel
- Duke Energy would provide electricity
- CenturyLink is the telephone provider

Staff Evaluation

This is a vacant parcel at the corner of Porter Drive and Maynard Lake Road. There are some wetlands found on this lot. The applicant does not want to subdivide the lot. If this rezoning is approved the applicant plans on submitting a special use permit to put a Manufactured Class A Home on this lot. The lot is in our ETJ and there are lots that are zoned R-6 in the area across both streets. This rezoning request should be evaluated for approval.

Attachments:

- ZT-2020-004 Application
- ZT-2020-004 Staff Evaluation
- GIS zoning district image
- GIS image
- Surrounding property owners notified

	Application for an Amendment To The Official Zoning Map of Erwin, NC
	Staff Only: Zoning Case # <u>Z-2021-004</u> Fee: <u>300</u> Check # _____ MO _____ Cash <input checked="" type="checkbox"/> PB Recommendation: <u> </u> A <u> </u> D <u> </u> A/W Conditions BOC Date: <u>6/3/22</u> Decision: <u> </u> A <u> </u> D <u> </u> T <u> </u> A/W Conditions

Print Applicant Name: Richard Cavett
 Name of Legal Property Owner Wesley & Janile Fowler
 Location of Property Come at Park Drive and Maynard Lake Road

Please Circle One of the Following: Less than one Acre One to 4.99 Acres Five or more Acres

Zoning change requested from R-15 to R-6

If Conditional District, note conditions: _____

Harnett County Tax Map PIN 0597-97-0748.00

Property owner(s) of area requested and address(es)
see attached

(If more space is required, please attach to this document separately)

- Submit names and addresses of property owners immediately adjacent to the proposed rezoning area (and properties within 100 feet of proposed rezoning area) and across any street(s) and identify on an area map
- Attach a metes and bounds description, deed drawing of the area involved or a reference to lots in an approved subdivision on the entire property requested for change
- This application must be filed with the Town Hall by 4:00 p.m. on the Friday which is at least 25 days before the meeting at which it is to be considered and may be withdrawn without penalty no later than 19 days prior to the public hearing

Whenever an application requesting an amendment has been acted on and denied by the Town Board, such application, or one substantially similar shall not be reconsidered sooner than one year after the previous denial.

It is understood by the undersigned that the Zoning Map, 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 zoning amendment rests with the applicant. Applicant is Encouraged to Discuss the Proposed Zoning Amendment with Affected Property Owners.

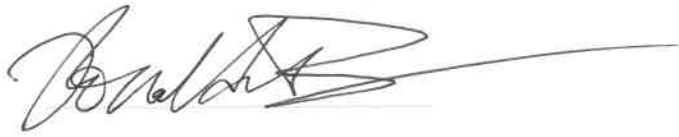
Signature of Applicant _____ Contact Number 610-751-3718

Mailing Address of Applicant _____

*paid on 4/23/2021
money order*

Statement-of-Consistency

The requested rezoning to R-6 is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Approved**.

A handwritten signature in black ink, appearing to be "Donald B.", with a long horizontal line extending to the right.

Planning Board Chair

A handwritten signature in black ink that reads "Lauren Evans" with a long horizontal line extending to the right.

Lauren Evans
Town Clerk

Statement-of-Consistency

The requested rezoning to R-6 is compatible with all of the Town of Erwin's regulatory documents and would not only have a positive impact on the surrounding community, but would enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Approved**.

Patsy M. Carson

Mayor

Lauren Evans
Town Clerk

Statement-of-Inconsistency

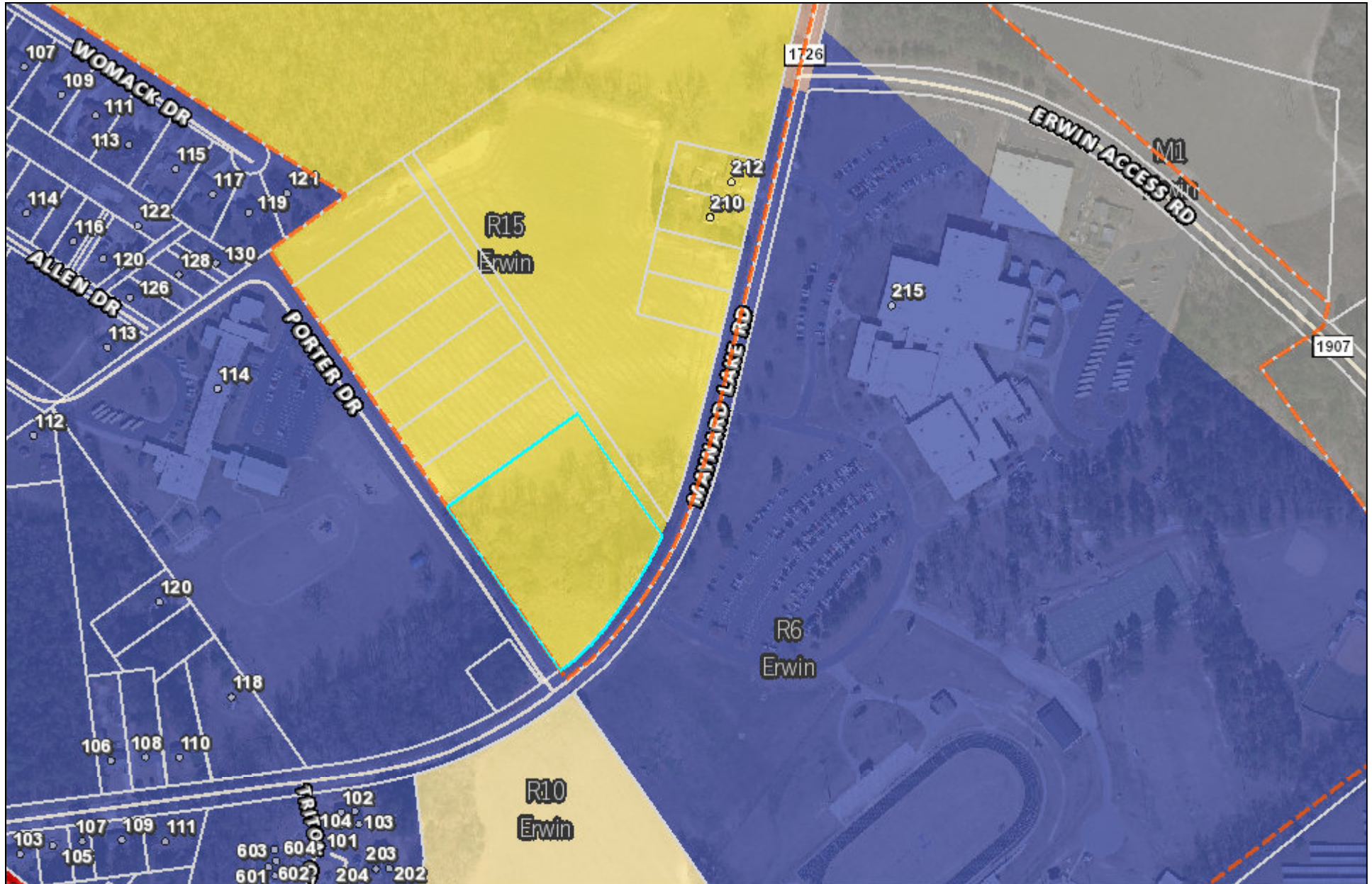
The requested rezoning to R-6 is not compatible with all of the Town of Erwin's regulatory documents, would not have a positive impact on the surrounding community and would not enhance the public health, safety, and general welfare as stated in the evaluation. It is recommended that this rezoning request be **Not Approved**.

Patsy M. Carson
Mayor

Lauren Evans
Town Clerk

Harnett GIS

NOT FOR LEGAL USE



GIS/E-911 Addressing

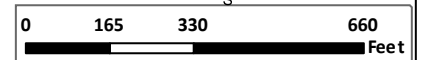
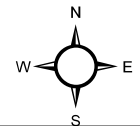
May 11, 2021

- Recycle Center
- Landfills
- Surrounding County Boundaries
- Federal Property
- City Limits

- Harnett County Boundary
- Address Numbers
- Airport
- MajorRoads**
- Interstate

- NC
- US
- Roads
- Mile_Markers
- Railroad

- Parcels



1 inch = 376 feet

Harnett GIS

NOT FOR LEGAL USE



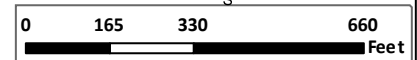
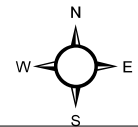
Harnett County GIS, Harnett County Public Utilities



GIS/E-911 Addressing

May 11, 2021

- | | | |
|-------------------------------|-------------------------|------------------|
| Recycle Center | Harnett County Boundary | StepFM |
| Landfills | Address Numbers | Sewer Main |
| Surrounding County Boundaries | Force Main | Force Main |
| Federal Property | Gravity | Lillington Sewer |
| City Limits | Service Laterals | |



1 inch = 376 feet



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

ORDINANCE FOR MAP AMENDMENT CASE # ZT-2021-004 AMENDMENT TO THE OFFICAL ZONING MAP TO REZONE FROM R-15 TO R-6 PER ZONING ORDINANCE ARTICLE XXIII FOR HARNETT COUNTY PIN 0597-97-0748.000 ORD 2020-2021: 003

Per Chapter 36 Zoning, Article XXIII, Changes and Amendments, Harnett County PIN 0597-97-0748.000 owned by Wesley and Janice Fowler, has been rezoned to R-6, Residential District, Case# ZT-2021-004.

B3885 - P 863

For Registration Kimberly S. Hargrove
Register of Deeds
Harnett County, NC
Electronically Recorded
2020 Oct 22 01:52 PM NC Rev Stamp: \$ 0.00
Book: 3885 Page: 863 - 867 Fee: \$ 26.00
Instrument Number: 2020019384

HARNETT COUNTY TAX ID #
06-0597-1101-0016
06-0597-1101-0011-03
06-0597-1101-0011
06-0597-1101-0011-01
06-0597-1101-0011-02
10-22-2020 BY: MT

NORTH CAROLINA QUIT CLAIM DEED

Excise Tax \$0.00

Parcel Identifier No. 06-0597-1101-0016; 06-0597-1101-0011-03; 06-0597-1101-0011; 06-0597-1101-0011-01 & 06-0597-1101-0011-02

Mail after Recording to: Grantees

This instrument was prepared by: Todd A. Jones, Anderson Jones, PLLC (NO TITLE SEARCH PERFORMED)

Brief description for the Index:

3.9 Acre Tract, Lot Nos. 1, 2, 6-A & 4-A, Arthur F. Fowler Estate Prop, Map Book 6, Page 125, Duke Twp, Harnett County

THIS QUIT CLAIM DEED, made this 15 day of Sept, 2020, by and between

GRANTOR	GRANTEE
ROBERTA F. HELSABECK GOODMAN, and Husband, JAMES E. GOODMAN C/O Michael Bennett, Esq. PO Box 775/697-D South Main Street King, NC 27021	Wesley C. Fowler, Jr. and Janice Fowler Mayhew, as tenants in common C/O: Wesley C. Fowler, Jr. 208 Edgewater Circle Chapel Hill, NC 27516

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Duke Township, Harnett County, North Carolina and more particularly described as follows:

TRACT NO. 1:

Parcel ID NO. 06-0597-1101-0011

Being a part of that 3.9 acre tract shown upon that map, dated January 15, 1952, made by William Ragsdale, Jr., C.E., recorded in Book of Maps No. 6, at page 125, Harnett County Registry, and entitled, "Property of Arthur F. Fowler Estate," and described as follows:

Beginning at a stake at the intersection of the northern property line of the Erwin Mills, Inc. and the center of the old Coats-Erwin Road, and runs as the center of said road. North 37 degrees East 441 feet to a stake in the southern margin of the 30 foot street shown upon said map; thence as said margin of said street North 30 degrees 25 minutes West 118 feet to a stake, the southeastern corner of that lot 200 x 400 feet in size conveyed by deed dated February 15, 1952 by Mrs. Alma L. Fowler

submitted electronically by "Anderson Jones, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Harnett County Register of Deeds.

and all of her children, except Wesley C. Fowler, to Wesley C. Fowler; thence along the southern line of said lot South 59 degrees 40 minutes West 400 feet to a stake in the northern margin of that road leading from the old Coats-Erwin Road to the newly built school for colored people; thence along the northern margin of said road South 30 degrees 25 minutes East 243 feet to the beginning; and being the same lot of land conveyed to Mrs. Alma L. Fowler by deed recorded in Book 339, Page 24, Harnett County Registry.

The above described tract being all that certain parcel conveyed by deed dated November 17, 1952 from Mrs. Alma L. Fowler, widow to Wesley C. Fowler which was recorded in Deed Book 338, Page 114, Harnett County Registry. For further reference see: Estate of Wesley C. Fowler, Sr. (dod: 10/11/1981) 81 E 306, Harnett County Clerk of Court.

TRACT NO. 2:

Parcel ID No. 06-0597-1101-0011-03

Being all of Lot No. 1 shown upon that map dated January 15, 1952 made by William Ragsdale, Jr., C.E., recorded in Book of Maps No. 6, at Page 125, Harnett County Registry, and entitled, "Property of Arthur F. Fowler Estate," and described as follows:

BEGINNING at a stake in the Eastern line of that tract of land formerly owned by the late Mrs. Bella Maynard, which stake is the corner of Lot No. 2 and Lot No. 7 shown upon the map referred to above, and runs as the line of the said Maynard tract of land North 59 degrees 40 minutes East 1,390 feet, crossing Coats-Erwin old road, to a stake; thence along the property line of Mrs. Lillie E. Benson South 31 degrees 45 minutes East 728.2 feet to a stake; thence along another property line of the said Mrs. Lillie E. Benson North 60 degrees 45 minutes East 271.92 feet to a stake; thence along another property line of the said Mrs. Lillie E. Benson South 31 degrees 45 minutes East 712.8 feet to a stake in the line of the tract of land owned by the children of the late Mrs. Imogene Fowler Turlington; thence along the said Turlington property line South 60 degrees 45 minutes West 671.92 feet to a stake corner of said Lot No. 2; thence along the northern line of said Lot No. 2, North 31 degrees 45 minutes West 1,380 feet to a stake another corner of said Lot No. 2, thence another line of said Lot No. 2, South 59 degrees 40 minutes West 620 feet to a stake, another corner of said Lot No. 2; thence along another line of said Lot No. 2, South 17 degrees 40 minutes West 248 feet to a stake, another corner of said Lot No. 2; thence as another line of said Lot No. 2 crossing the Coats-Erwin old road North 72 degrees 20 minutes West 362 feet to the **BEGINNING**, containing 19.6 acres, more or less; and being first tract described in that deed from Mrs. Alma L. Fowler and others to Inez C. Fowler, which deed is dated February 15, 1952, and is recorded in Book 339, at Page 18, Harnett County Registry.

The above described tract being all that certain parcel conveyed by deed dated October 15, 1952 from Inez C. Fowler, unmarried to Wesley C. Fowler which was recorded in Deed Book 338, Page 32, Harnett County Registry. For further reference see: Estate of Wesley C. Fowler, Sr. (dod: 10/11/1981) 81 E 306, Harnett County Clerk of Court.

TRACT NO. 3:

Parcel ID No. 06-0597-1101-0016

BEING all of Lot No. 2 shown upon that map dated January 15, 1952, made by William Ragsdale, Jr., C.E., recorded in Book of Maps No. 6 at page 125, Harnett County Registry, and entitled, "Property of Arthur F. Fowler Estate" and described as follows:

BEGINNING at a stake in the eastern property line of the late Mrs. Bella Maynard, which stake is the corner of Lots Nos. 1 and 7 shown upon the map above referred to, and runs as the lines of said Lot No. 1 the following courses and distances: South 72 degrees 20 minutes East, crossing the Coats-Erwin Old Road, a distance of 362 feet; thence North 17 degree 40 minutes East 248 feet; thence North 59 degrees 40 minutes East 620 feet; and thence South 31 degrees 45 minutes East 1,380 feet to a stake in the property line of the heirs at law of the late Imogene Fowler Turlington, thence along the said property line of said Turlington heirs South 60 degrees 45 minutes West 636.3 feet to a stake, the corner of Lots Nos. 3 and 4 shown upon said map; thence along the line of said Lot No. 3, North 12 degrees 15 minutes East 465 feet to a stake, thence along another line of said Lot No. 3, North 71 degrees 20 minutes West 1,180 feet to a stake in the center of the Coats-Erwin road; thence along said center of said Road, North 17 degrees 40 minutes East 60 feet to a stake, thence along the Northern line of Lot No 3-B shown upon said map, North 72 degrees 20 minutes West 70 feet to a stake in the line of Lot No. 7 shown upon said map; thence along the line of said Lot No. 7, North 8 degrees East 78 feet to the **BEGINNING**, containing 19.6 acres, more or less.

And being the first tract described in that deed to Thomas Avera Fowler, dated Feb, 15, 1952 and recorded in Book 339, page 20, Harnett County Registry, from Mrs. Alma L. Fowler et als. The

above described tract being all that certain parcel conveyed by deed dated December 6, 1952 from Inez C. Fowler, unmarried to Wesley C. Fowler which was recorded in Deed Book 338, Page 32, Harnett County Registry. For further reference see: Estate of Wesley C. Fowler, Sr. (dod: 10/11/1981) 81 E 306, Harnett County Clerk of Court.

TRACT NO. 4:

Parcel ID No. 06-0597-1101-0011-02

BEING all of Lot No. 6-A shown upon that map dated January 15, 1952, made by William Ragsdale, Jr., C.E., recorded in Book of Maps No. 6 at page 125, Harnett County Registry, and entitled, "Property of Arthur F. Fowler Estate" and described as follows:

BEGINNING at the northeast corner of Lot No. 7-A shown upon the map above referred to, which corner is in the southern margin of the 30 foot street shown upon the map above referred to, and runs as the eastern line of said Lot 7-A South 59 degrees 40 minutes West 400 feet to a stake in the northern margin of that road shown upon said map leading from the Coats-Erwin old road to the newly built school for colored people; thence along the said margin of said road South 30 degrees 25 minutes East 100 feet to the southwest corner of Lot No. 5-A shown upon said map; thence along the western line of said Lot No 5-A North 59 degrees 40 minutes East 400 feet to the southern margin of said 30 foot street; thence along the southern margin of said 30 feet street North 30 degrees 25 minutes West 100 feet to the BEGINNING.

The above described lands were conveyed to W. Malcom Fowler from Mrs. Alma L. Fowler and others. See Book 339, page 22. The above described tract being all that certain parcel designated as "SECOND TRACT" conveyed by deed dated August 14, 1953 from W. Malcolm Fowler, unmarried to Wesley C. Fowler which was recorded in Deed Book 338, Page 588, Harnett County Registry. For further reference see: Estate of Wesley C. Fowler, Sr. (dod: 10/11/1981) 81 E 306, Harnett County Clerk of Court.

TRACT NO. 5:

Parcel ID No. 06-0597-1101-0011-01

BEING all of Lot No. 4-A shown upon that map dated January 15, 1952, made by William Ragsdale, Jr., C.E., recorded in Book of Maps No. 6 at page 125, Harnett County Registry, and entitled, "Property of Arthur F. Fowler Estate" and described as follows:

BEGINNING at the northwestern corner, of Lot No. 3-A shown upon that map above referred to, and runs as the western line of said Lot No. 3-A South 59 degrees 40 minutes West 400 feet to a stake in the northern margin of that road leading from the Coats-Erwin Old Road to the newly built school for colored people; thence along the said margin of said road, North 30 degrees 25 minutes West 100 feet to a stake; thence along the eastern margin of Lot No. 5-A shown upon said map, North 59 degrees 40 minutes East 400 feet to a stake in the southern margin of that 30 foot street shown upon the map above referred to; thence along the said margin of said street, South 30 degrees 25 minutes East 100 feet to the BEGINNING.

The above described tract being all that certain parcel designated as "THIRD TRACT" conveyed by deed dated February 15, 1952 from Mrs. Alma L. Fowler, widow et als to Wesley C. Fowler which was recorded in Deed Book 339, Page 26, Harnett County Registry. For further reference see: Estate of Wesley C. Fowler, Sr. (dod: 10/11/1981) 81 E 306, Harnett County Clerk of Court.

SPECIAL NOTE: Wesley C. Fowler, Sr. died intestate survived by wife, Ruth H. Fowler and children Wesley C. Fowler, Jr. and Susan Janice Mayhew. Ruth H. Fowler died February 10, 2000 in Greenville, South Carolina. No estate was ever opened for Ruth H. Fowler either in Greenville, South Carolina or Harnett County, North Carolina. Ruth H. Fowler died widowed, and without children, both her parents - Walter D. Hobbs and Mary Ellen Mamie Hudson Hobbs - having predeceased her. Walter D. Hobbs and Mary Ellen Mamie Hudson Hobbs were the parents of four (4) children, to wit: Martha Elizabeth Hobbs Abernethy, Ruth Hobbs Fowler, C. Hudson Hobbs and Walter N. Hobbs. C. Hudson Hobbs died May 16, 1944, unmarried and without children. Martha Elizabeth Hobbs Abernethy (dod: 01/05/1962) and spouse Lonnie Franklin Abernethy (08/17/1961) had two daughters born unto the marriage to wit: Douglas Abernethy Hollingsworth and Ruth Hobbs Abernethy Evans. Walter N. Hobbs (dod: 08/10/1972) was married to Roberta Abigail Herrington Hobbs (dod: 03/13/2000). They had three children born unto the marriage, to wit: Roberta Ann Hobbs Helsabeck, Judith Abigail Hobbs Hill and Walter N. Hobbs, Jr. Roberta Ann Hobbs Helsabeck (dod: 03/11/2008) married William Johnson Helsabeck (dod: 02/22/1997). There were four (4) children born unto the marriage, to wit: Judith Hobbs Hayes, Alice Helsabeck Matthews, Charles R. Helsabeck and Roberta F. Helsabeck Goodman.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Title to the property hereinabove described is subject to the following exceptions:

1. RIGHTS OF WAY, EASEMENTS, COVENANTS, RESTRICTIONS AND OTHER MATTERS OF RECORD.
2. 2020 COUNTY OF HARNETT AD VALOREM TAXES AND SUBSEQUENT YEAR TAXES.
3. MAP OF SURVEY RECORDED IN BOOK OF MAPS NO. 6, PAGE 125, HARNETT COUNTY REGISTRY.

IN WITNESS WHEREOF, the Grantors have heresunto set their hands and seals the day and year first above written.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

GRANTOR:

Roberta F. Halsebeck Goodman (SEAL)
James E. Goodman (SEAL)

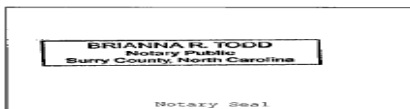
STATE OF NORTH CAROLINA,
COUNTY OF Stokes

I, a Notary Public of the County and State aforesaid, certify that Roberta F. Halsebeck Goodman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 18 day of Sept, 2020.

Brianna R. Todd
 NOTARY PUBLIC
Brianna R. Todd
 Notary's printed or typed name

My commission expires: 03/30/2022



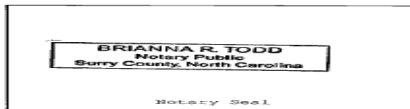
STATE OF NORTH CAROLINA,
COUNTY OF Stokes

I, a Notary Public of the County and State aforesaid, certify that James E. Goodman personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial stamp or seal this 18 day of Sept, 2020.

Brianna R. Todd
 NOTARY PUBLIC
Brianna R. Todd
 Notary's printed or typed name

My commission expires: 03/30/2022



Adopted this the 3rd day of June 2021.

 Patsy Carson,
 Mayor

ATTEST:

 Lauren Evans
 Town Clerk

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 3, 2021

Subject: Proposed FY 2021-2022 Budget

The public hearing for the proposed Fiscal Year 2021-2022 budget is scheduled for our June 3rd, 2021 Town Board meeting. In the proposed budget there are funds included for a 2% Cost of Living Adjustment (COLA) and other items discussed at our initial budget retreat. Town Staff will be presenting a separate plan at a later date on how to spend the money the Town will be receiving from the American Rescue Plan. The proposed budget recommends keeping the tax rate at the same rate. It does include a few rate increases that are highlighted in the budget message.

Attachments:

- Proposed Fiscal Year 2021/2022 budget

Erwin Board of Commissioners

REQUEST FOR CONSIDERATION

To: The Honorable Mayor and Board of Commissioners

From: Snow Bowden, Town Manager

Date: June 3, 2021

Subject: Request for Town Board Meeting in July

Town Staff would like to request that we have a meeting in Town Board meeting in July. We have a few public hearings that we would like to go ahead and schedule. At the moment, there would be at least three of them. A rezoning request, a special use permit, updates to our zoning ordinance to be in line with N.C.G.S. 160D, and some updates to our sign ordinance. I would like to get a date set so we can go ahead and follow all legal public notice requirements.

Action Recommended:

- Have a meeting on July 1st at 7PM. The meeting will be held at the Erwin Town Hall in the Town Chambers
- July 8th at 7PM is an option as well