



CABARRUS COUNTY BOARD OF COMMISSIONERS

WORK SESSION
JULY 2, 2018
4:00 P.M.

1. CALL TO ORDER - CHAIRMAN

2. APPROVAL OF WORK SESSION AGENDA - CHAIRMAN

2.1 Including Changes to the Agenda Pg. 171

3. DISCUSSION ITEMS - NO ACTION

- 3.1 Cardinal Innovations Healthcare Solutions - 2017 FYTD Dashboard Report for Mental Health, Intellectual/Developmental Disabilities and Substance Abuse Services Pg. 3
- 3.2 Communications and Outreach - Presentation of 2018 Community Survey Results Pg. 14
- 3.3 Infrastructure and Asset Management - Historic Courthouse Clock Tower Repairs Pg. 15
- 3.4 Infrastructure and Asset Management - New Courthouse Project Update Pg.19
- 3.5 BOC - NCACC Video Update Pg. 172

4. DISCUSSION ITEMS FOR ACTION AT JULY 17, 2018 MEETING

- 4.1 BOC - Designation of Voting Delegate for NCACC 111th Annual Conference Pg. 20
- 4.2 BOC - Resolution Amending the Board of Commissioners' 2018 Meeting Schedule Pg. 23
- 4.3 County Manager - Approval of Project Ordinances and Budget Amendment Related to CIP Funded Projects in the FY19 General Fund Budget Pg. 26
- 4.4 County Manager - Update to Reserve Policy for Cabarrus County Pg. 37
- 4.5 EMS - Authorization to Purchase Ambulances Pg. 40
- 4.6 Finance - Juvenile Crime Prevention Council (JCPC) FY19 Allocation of Funds Pg. 54
- 4.7 Finance - Resolution Approving Lease Financing of Emergency Management Services Power Stretchers Pg. 59
- 4.8 Infrastructure and Asset Management - Cabarrus County Courthouse Construction Manager At Risk Selection Pg. 65
- 4.9 Planning and Development Department - Harrisburg Area Land Use Plan Update Pg. 67

5. APPROVAL OF REGULAR MEETING AGENDA Pg. 167

6. CLOSED SESSION

- 6.1 Closed Session - Pending Litigation, Economic Development, Acquisition of Real Property and Personnel Matters Pg. 170

7. ADJOURN



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items - No Action

SUBJECT:

Cardinal Innovations Healthcare Solutions - 2017 FYTD Dashboard Report for Mental Health, Intellectual/Developmental Disabilities and Substance Abuse Services

BRIEF SUMMARY:

Reid Thornburg, Cardinal Innovations Healthcare, Senior Community Executive, will present the Cardinal Innovations Healthcare Solutions 2017 FYTD Dashboard Report for the period July - December 2017, for Mental Health, Intellectual/Developmental Disabilities and Substance Abuse Services at the work session.

REQUESTED ACTION:

Receive report.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Reid Thornburg, Senior Community Executive
Cardinal Innovations Healthcare Solutions

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [Report](#)
-

Report data as of February 24, 2018. All graphs are county specific unless otherwise noted. Please note that providers have up to 90 days to submit claims and that this will affect the number of members served and expense amounts on this report. The numbers for the previous months will be updated each reporting period.

Cabarrus Funding

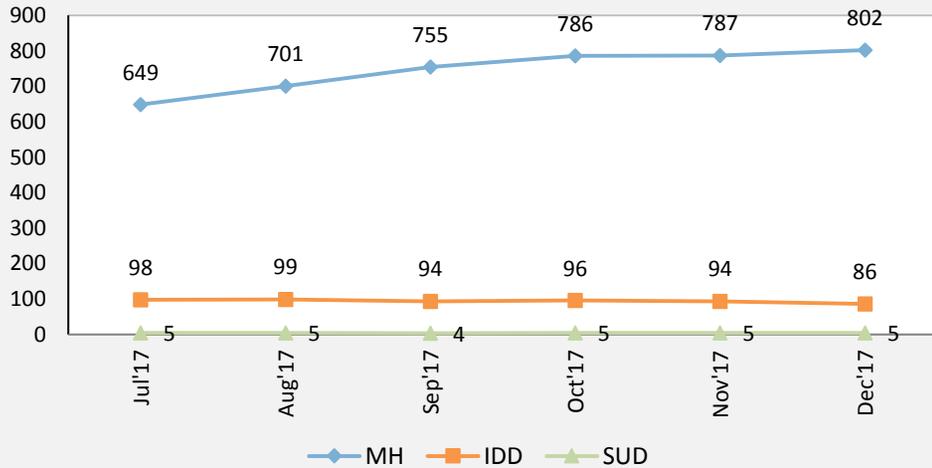
County Funded Programs *	FY Budget Amount	FYTD Expenses	% Spent
CRC Kannapolis	\$15,549	\$6,479	41.7%
CRC Kannapolis Meds	\$32,471	\$17,489	53.9%
CRC Union Meds	\$35,443	\$13,280	37.5%
CRC Union Ops	\$63,889	\$26,620	41.7%
Daymark Adv Access	\$248,688	\$103,620	41.7%
Daymark Med Assistance	\$137,200	\$57,167	41.7%
Daymark Mobile Crisis	\$105,911	\$44,130	41.7%
Monarch DD Emerg Backup	\$1,674	\$697	41.7%
Total:	<u>\$640,825</u>	<u>\$269,483</u>	<u>42.1%</u>

NOTE: County "Maintenance of Effort" funds targeting local behavioral health needs may be managed by Cardinal Innovations or by the county. Data shown here only represents county funds managed by Cardinal Innovations.

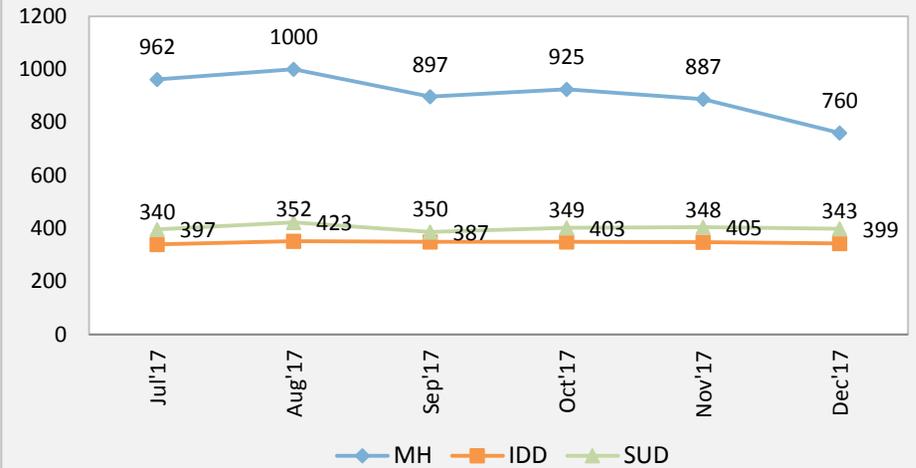
* Please see Appendix A for County Funded Program definitions.

Number of Members Served by Age and Diagnosis

Child Members Served by Diagnosis
Ages 3 through 17

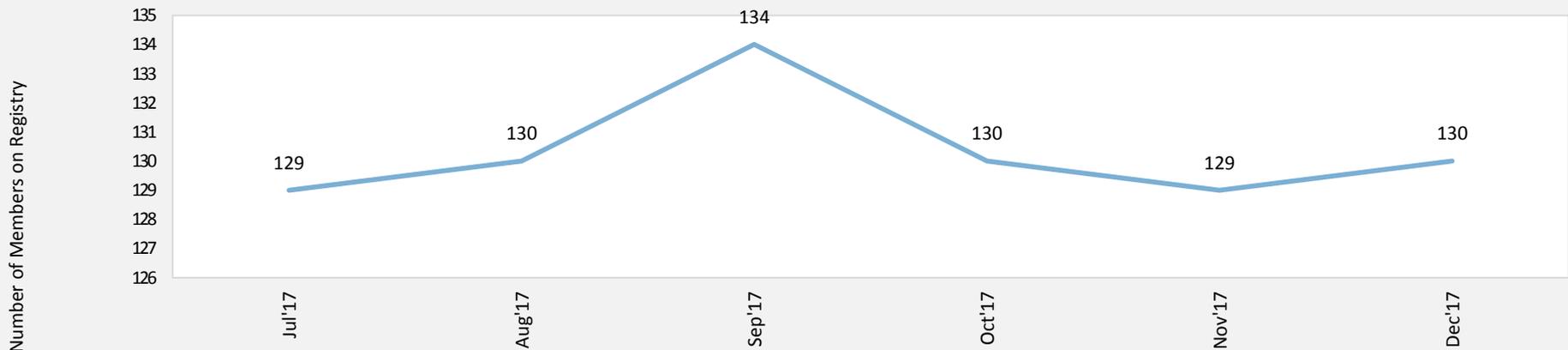


Adult Members Served by Diagnosis
Ages 18 and over



Registry of Unmet Needs

Innovations Registry of Unmet Needs

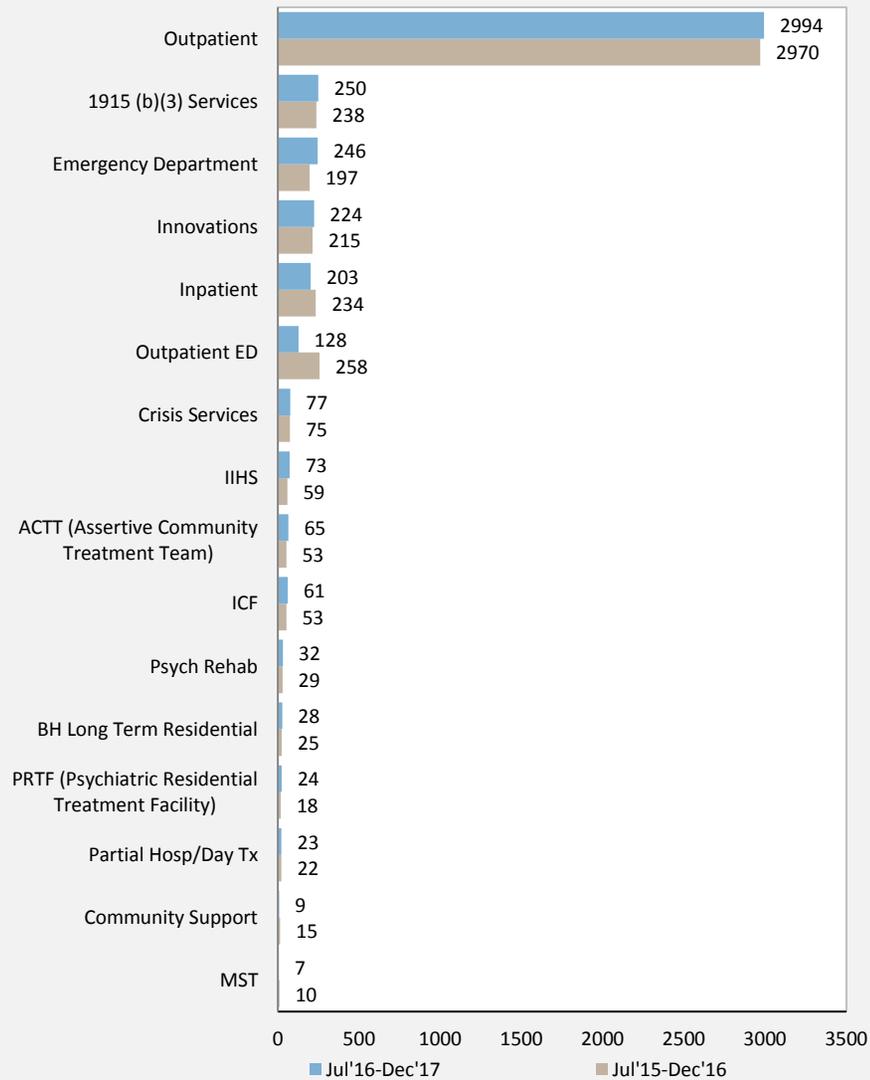


NOTE: Innovations slots and funding are allocated by the state. MCOs have no ability to fund or expand the number of Innovations slots.

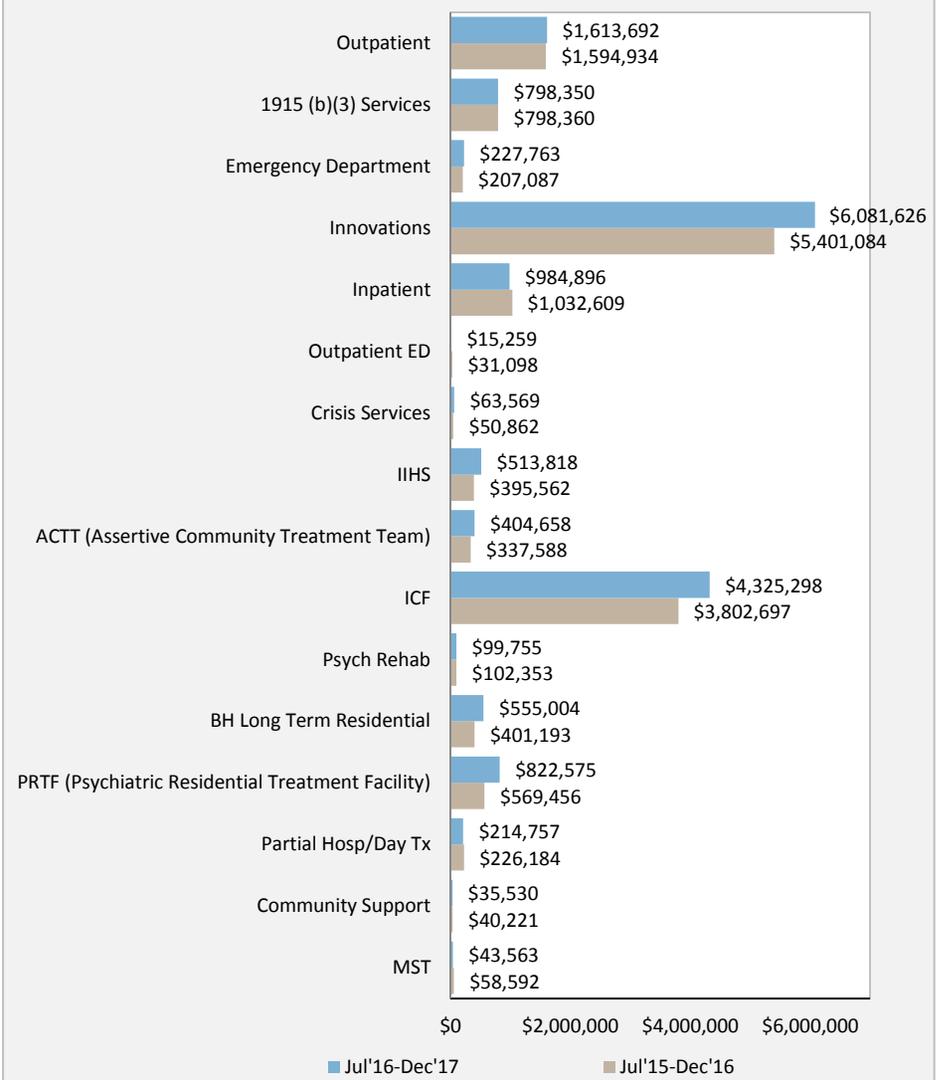
*Please see Appendix B for Service Category definitions.

Members Served and Expenses by Service Category

Distinct Members Served - Medicaid Funding



Expenses by Service Category - Medicaid Funding

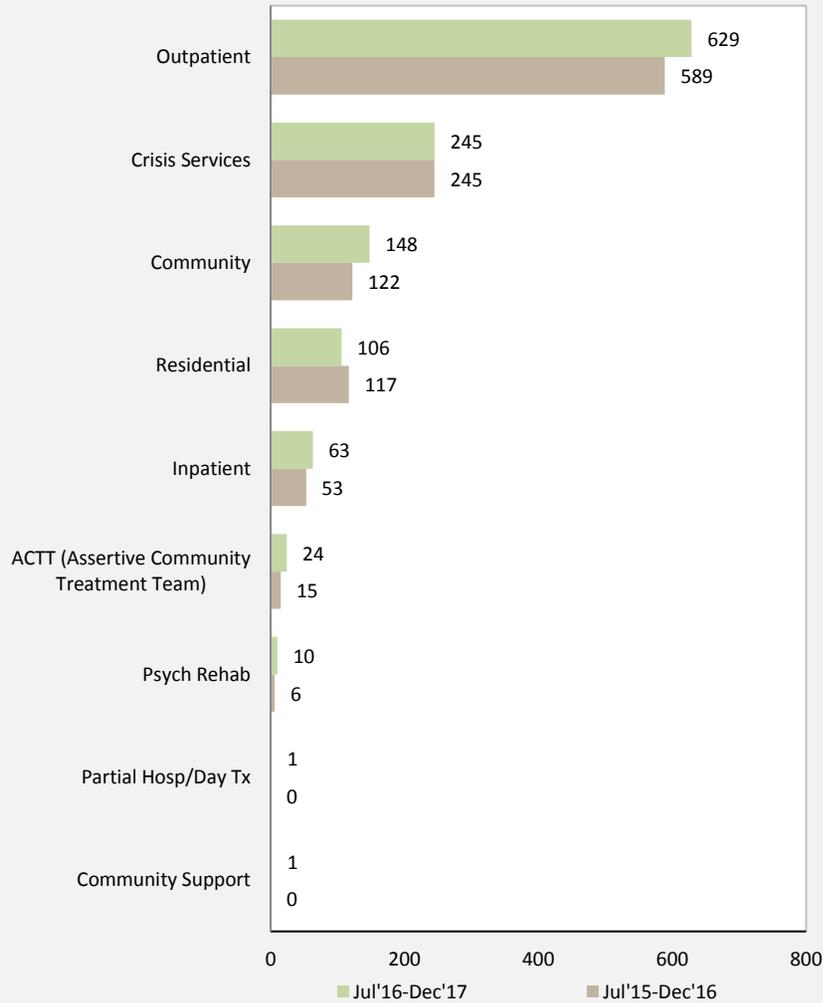


Members Served is based on Member's County of Medicaid Eligibility not on the Provider's physical location. Expenses by Service Categories is based on the Total Paid Amount.

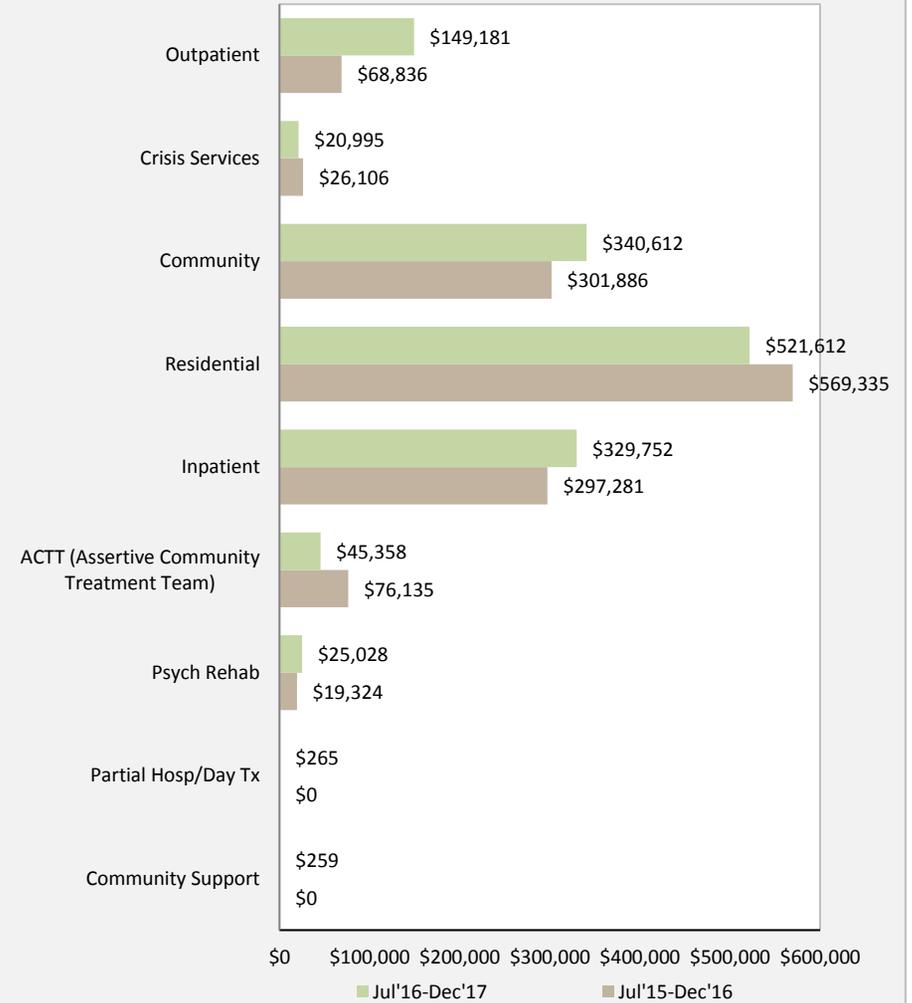
*Please see Appendix B for Service Category definitions.

Members Served and Expenses by Service Category

Distinct Members Served - State Funding



Expenses by Service Category - State Funding



Members Served is based on member's County of Residence not on the Provider's physical location.

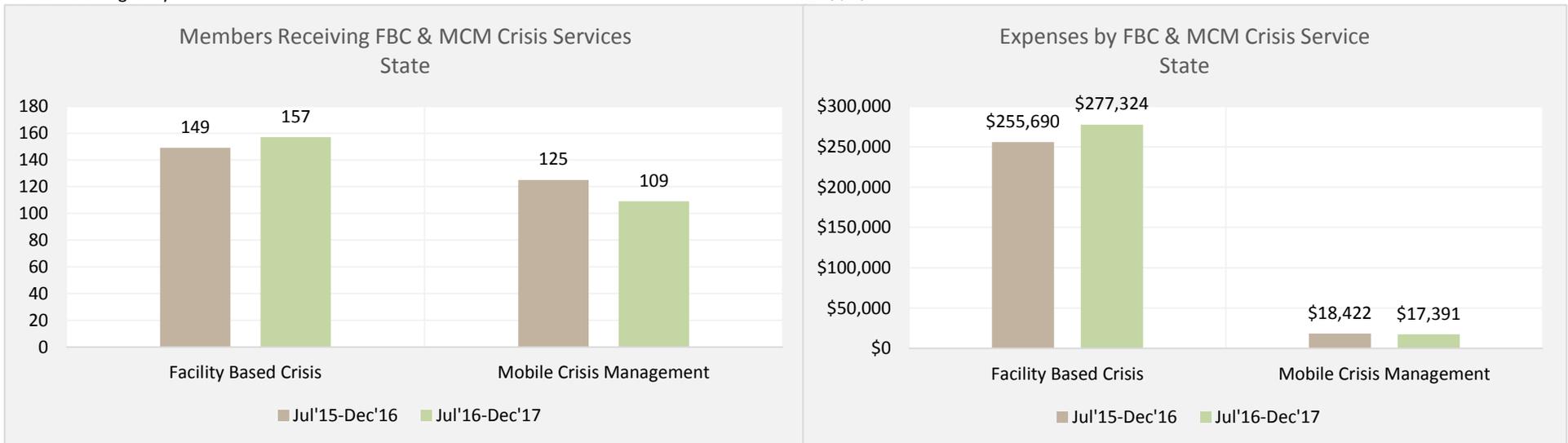
Expenses by Service Categories is based on the Total Paid Amount.

Members Served and Expense Amounts - Facility Based Crisis & Mobile Crisis Management Services



Medicaid Member served for Facility Based Crisis & Mobile Crisis Services are based on the Consumers Eligibility.

Expenses by Facility Based Crisis & Mobile Crisis Services are based on the total Adjudicated Amount.



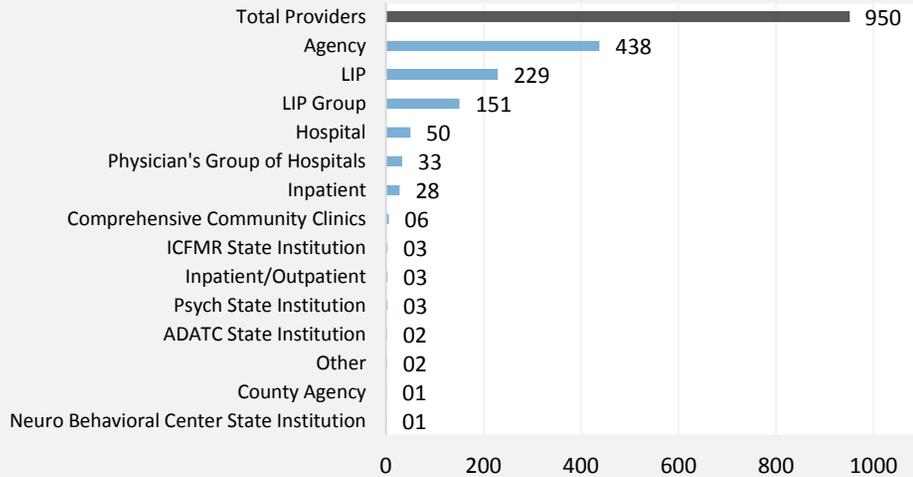
Members Served is based on member's County of Residence not on the Provider's physical location.

Expenses by Service Categories is based on the Total Paid Amount.

*Please see Appendix C for Entity Type definitions.

Provider Information

All Cardinal Innovations Providers by Entity Type

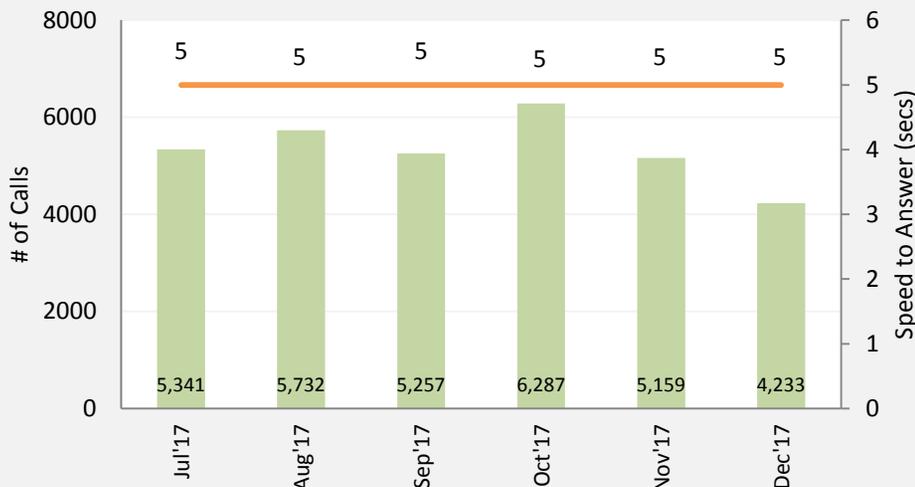


Top 10 Providers by Members Served - Cabarrus	Entity Type
DAYMARK Recovery Services, Inc.	Comprehensive Community Clinics
The Charlotte - Mecklenburg Hospital Authority dba NorthEast	Inpatient/Outpatient
RHA Health Services, Inc.	Comprehensive Community Clinics
McLeod Addictive Disease Center, Inc.	Agency
Center For Emotional Health, P.C.	LIP Group
Carolinas Medical Center-Main (FAC)	Inpatient
Monarch	Comprehensive Community Clinics
Carolinas HealthCare System Northeast	Inpatient
Turning Point Homes, Inc.	Agency
DAYMARK Recovery Services, Inc. - Mobile Crisis Management	Agency

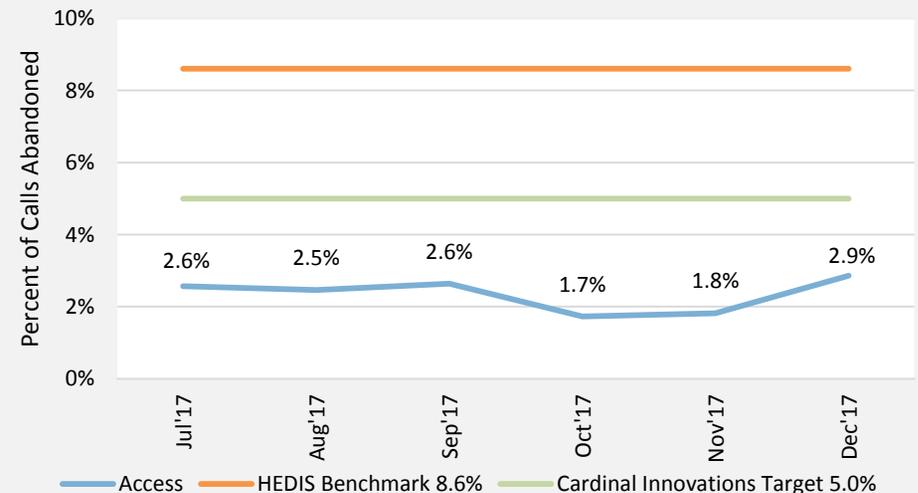
Note: The Top 10 Providers by Members Served is based on member's County of Medicaid Eligibility not on the Provider's physical location.

Access Call Center

Total Number of Calls and Speed to Answer



Call Abandonment Rate



Attachment number 1 \n

Call Center information in the charts above reflect Cardinal Innovations data and are not county specific.

Analysis:

Please note that providers have up to 90 days to submit claims and that this will affect the number of members served and expense amounts on this report. The numbers for the previous months will be updated each reporting period.

Number of Members Served by Age and Diagnosis

The number of Child MH members served is trending upward while Adult MH members served is trending down for FY1718.

Members Served and Expense Amounts by Service Category - Medicaid

Outpatient services were the most utilized Medicaid funded service for FY1718. Innovations and ICF services remain the services with the highest expenses. Innovations services increased expenses by 13% (\$5,401,084 to \$6,081,626) due to an increase in Community Living & Support services.

Members Served and Expense Amounts by Service Category - State

The most utilized State funded service was Outpatient services which increased in expense by 117% (\$68,836 to \$149,181). This increase can be attributed to the number of members with an Opioid diagnosis utilizing these services. Residential services were the highest State funded expenses for FY1718. ACTT services increased in utilization by 60% (15 to 24) but decreased in expense by 40% (\$76,135 to \$45,358).

Members Served and Expense Amounts for Crisis Services

Medicaid funded Facility Based Crisis services increased in utilization by 24% (25 to 31) and in expense by 33% (\$41,616 to \$55,457).

Call Abandonment Rate

There was an increase in the Call Abandonment Rate in December'17 due to some calls disconnecting between 1-2 seconds or less of the Call Center receiving the call. Call Center management has rectified the issue and the rate should return to normal in Jan'18.



Appendix A

County Funded Program	County Funded Program Description
CRC Kannapolis	Facility based crisis, short-term residential and non-hospital detox facility. The facility is equipped to address detoxification and acute psychiatric needs. The CRC is able to admit involuntary patients.
CRC Kannapolis Meds	Prescription medications for non-Medicaid, uninsured, and indigent members admitted to the Crisis Recovery Center (CRC) who are in need of stabilization of their mental/behavioral health symptomatology and/or related physical health issues.
CRC Union Meds	Prescription medications for non-Medicaid, uninsured, and indigent members admitted to the Crisis Recovery Center (CRC) who are in need of stabilization of their mental/behavioral health symptomatology and/or related physical health issues.
CRC Union Ops	Facility based crisis, short-term residential and non-hospital detox facility. The facility is equipped to address detoxification and acute psychiatric needs. The CRC is able to admit involuntary patients.
Daymark Adv Access	Community-based treatment of individuals that assures 'the right treatment at the right time'. Individuals are seen expeditiously in times of stress to attempt to minimize exacerbation of a crisis and limit the potential of a higher level of care being required.
Daymark Med Assistance	Prescription medications for non-Medicaid, uninsured, and indigent members who are in need of prescription medications for the stabilization of their mental/behavioral health symptomatology and/or related physical health issues.
RTS Transp	Funds transportation for SUD consumers to treatment and programs offered at Residential Treatment Services.
Daymark Med Assistance	Prescription medications for non-Medicaid, uninsured, and indigent members who are in need of prescription medications for the stabilization of their mental/behavioral health symptomatology and/or related physical health issues.
Daymark Mobile Crisis	Community-based crisis intervention service available 24/7/365 to assist with mental health, substance use, and developmental disability needs. Trained crisis staff offer direct, in-person intervention where individuals are located at the time of need.

Appendix B

Mandated service categories effective 7/1/2013.

Service Category	Definition
1915 (b)(3) Services	Additional supports for Medicaid recipients such as Community Guide and Individual Support.
ACTT	Assertive Community Treatment Team - services received in the community that address functional areas of the identified population.
BH Long Term Residential	A long-term residential program for people with behavioral health needs.
Community	Services that are provided in the community.
Community Support	Community based mental health and substance abuse rehabilitation services and interventions.
Crisis Services	Services received in a crisis or emergency situation such as Mobile Crisis and Facility-based crisis.
Emergency Department	Hospital emergency department.
ICF	Intermediate Care Facility for individuals with Intellectual Disabilities.
IIHS	Intensive In-Home Services - services provided in the person's home by a small team with at least one Licensed Professional.
Innovations	Medicaid Waiver for individuals with Intellectual Disabilities.
Inpatient	Hospital-based psychiatric care.
MST	Multisystemic Therapy is a family and community-based therapy for juveniles.
Outpatient	Services received in the community including evaluation, therapy, and psychiatric care.
Outpatient ED	Services provided in a hospital Emergency Department on an outpatient basis.
Partial Hosp/Day Tx	A short-term service for acutely mentally ill children or adults designed to prevent hospitalizations or to serve as a step down for those leaving an inpatient facility.
Residential	Group settings that serve people across all disability groups.
PRTF	Psychiatric Residential Treatment Facilities provide residential care to persons under the age of 21 who need 24-hour supervision and specialized interventions.
Psych Rehab	Service to help adults with psychiatric disabilities manage their illness and their lives with as little professional intervention as possible.



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items - No Action

SUBJECT:

Communications and Outreach – Presentation of 2018 Community Survey Results

BRIEF SUMMARY:

The Board of Commissioners will receive the Cabarrus County 2018 Community Survey results. ETC Institute designed and implemented the survey instrument.

REQUESTED ACTION:

Receive input.

EXPECTED LENGTH OF PRESENTATION:

30 Minutes

SUBMITTED BY:

Kasia Thompson, Communications and Outreach Manager

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items - No Action

SUBJECT:

Infrastructure and Asset Management - Historic Courthouse Clock Tower Repairs

BRIEF SUMMARY:

Staff will discuss the Historic Courthouse Clock Tower structural upgrades project and discuss removal and restoration of the existing clock apparatus.

REQUESTED ACTION:

Receive input.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Bilafer, Area Manager Of Operations

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

[Clock Restoration Plan](#)

Historic Cabarrus Courthouse Clock Restoration

Cabarrus Time Savers Restoration Plan and Outline - June 3, 2018

Purpose

The purpose of this restoration is to return the historic Cabarrus Courthouse clock to running condition as designed by the manufacturer, restore and replace exterior dial displays, and return the bell to functioning condition with the addition of a silencing mechanism.

Equipment and Components In Need of Restoration

Exterior Clock Dials (4)

- Dial faces
- Hands
- Motion works
- Lighting

DRAFT

Clock Movement – 1876 A.S. Hotchkiss #12a, time and strike

- Going train
- Strike Train
- Frame
- Time output components
- Strike output components

Bell and Strike Components

- 994 Pound Meneely Bell
- Rotary Yoke Assembly
- Hammer and linkage components
- Unidentified striking unit

Condition of Equipment

The Historic Cabarrus Courthouse clock is in non-functioning condition. The clock was retrofitted with electric motors to run the clock without weights and manual winding. The clock shows wear typical of incorrect motor installation, as the clock was designed to be driven mechanically with weights. Original mechanical drive components were removed during motor installation and components related to the time going train were damaged. All clock and bell components exhibit surface corrosion, large amounts of dust, and presence of bird and rodent fecal matter. Clock dial faces have faded paint and markings,

center holes do not allow proper mounting and sealing of motion works to faces, hands show sign of weathering and deterioration.

Condition of equipment will require further evaluation upon removal and disassembly.

Restoration Plan and Assessment

DRAFT

Exterior Dials and Components

Current dials are replacements to the original wood dials. They are constructed of clear plate glass and were painted or screen printed to display numerals for each hour and minute marks. The plate glass dials will be replaced with dials that better represent the original designs as installed by the Seth Thomas Company when the courthouse was constructed. The faces will remain transparent to allow back-lighting for night viewing. They will be frosted glass or UV resistant Lexan, or other appropriate materials. The dial details will include proper Roman Numerals constructed of, per the original design and will be constructed of aluminum with black protective coating. Hands will be replaced with correct style hands and motion works will be restored as part of this replacement process. All work related to the dials will be completed by the Tower Clock Company, of South Charleston, Ohio.

Clock Movement and Components

The clock movement, built by A.S. Hotchkiss under the umbrella of the Seth Thomas Company was designed to be weight driven. The clock consists of a going train for keeping time and a strike train for metering strikes to the bell. Each train was driven by the weight of a crate containing rocks or metal plates that traveled in chutes down the front wall structure of the courthouse. These weights would be wound once a week in order to prevent the clock from stopping. Many decades later, the clock was retrofitted with electric motors so the weights would no longer have to be used or wound. During the installation of the motors, the components related to time mechanical time keeping and governing the bell strike sequence were removed and are now unaccounted for. Eventually the motors stopped operating, causing the clock to stop running and the bell to stop ringing. The clock was not designed to operate with electric motors and will be returned to its weight driven design with auto-winding devices for reduced service intervals and clock longevity.

To return the clock to its intended design and functionality, missing components will be reproduced and replaced. The components include pinwheel escapement parts, pendulum and pendulum bob, and fly governor assembly for the strike side of the clock movement.

The weight drive assemblies for the going train and strike side will be constructed following the build plan of similar designs built by Seth Thomas in the early 1900's. These incorporated a winding motor to raise the weights and keep the clock running and the bell striking. These are an appropriate alternative to the original weight drive system that utilized the chutes in the front structure of the building. These chutes have since been repurposed for sprinkler plumbing, electrical runs, and communication cables and can no longer be used to house the falling weight system. The Seth Thomas style auto-winding weight system will be constructed and installed by the Tower Clock Company.

The Hotchkiss-Seth Thomas clock movement assembly will be disassembled on-sight and removed from the courthouse dial room in sub-assemblies with the assistance of the Tower Clock Company. The clock components will be cleaned, refinished to detail, and mechanical components replaced, repaired, and restored by Cabarrus Time Savers off-sight. All transportation of the clock movement will be done under the care and assistance of the Tower clock Company. The Tower Clock Company will serve as the provider and creator of missing components. Cabarrus Time Savers will document all components and photograph the restoration process for educational purposes, and for future maintenance and repairs. Reverse engineering will be required for many of the missing components for proper recreation. This will include CAD (Computer Aided Design) drawings and construction of casting patterns, as needed.

Reinstallation of the clock components will be done with the assistance of the Tower Clock Company. Upon reinstallation of the clock movement, the clock functionality will be tested in-full before final commencing. If desired after clock is in service, a Lexan or Acrylic box will be constructed around the movement to help keep it clean, while maintaining full visibility of the clock. Construction of the transparent box to be determined.

Bell and Strike Components

The 994 pound Meneely bell and “Rotary Yoke” assembly will not be removed from the courthouse belfry and will be restored on-sight, as needed. The bell will be cleaned, inspected, and checked for proper operation. The hammer components and linkages will be restored and replaced as needed.

Next to the bell assembly, it was found that an unidentified striking unit is present. The striking assembly shows evidence of two hammers and was most likely used as a town alert system. This unit will be removed and restored, but remain inoperable unless desired to function.

Addition of a bell strike “silencer” will be added so that the bell can be muted on demand and at night. The silencing device will prevent the hammer from striking the bell and the design will appear to be as era correct to the installation as possible.

DRAFT



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items - No Action

SUBJECT:

Infrastructure and Asset Management - New Courthouse Project Update

BRIEF SUMMARY:

Staff will present updates on the new courthouse project including the programming and design progress, construction manager at risk selection, North Carolina courthouse tours, and a recent meeting with North Carolina Administrative Office of the Courts.

REQUESTED ACTION:

No action required.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Bilafer, Area Manager of Operations
Michael Miller, Infrastructure and Asset Management Director

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

BOC - Designation of Voting Delegate for NCACC 111th Annual Conference

BRIEF SUMMARY:

The North Carolina Association of County Commissioners (NCACC) is requesting each county designate a commissioner or other elected official as a voting delegate for the NCACC 111th Annual Conference to be held in Catawba County on August 23-25, 2018.

REQUESTED ACTION:

Motion to designate a voting delegate to represent Cabarrus County at the NCACC 111th Annual Conference in Catawba County.

EXPECTED LENGTH OF PRESENTATION:

1 Minute

SUBMITTED BY:

Angela Poplin, Interim Clerk to the Board

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [Voting Delegate Form](#)
-



Designation of Voting Delegate to NCACC Annual Conference

I, _____, hereby certify that I am the duly designated voting delegate for _____ County at the 111th Annual Conference of the North Carolina Association of County Commissioners to be held in Catawba County, N.C., on August 23-25, 2018.

Signed: _____

Title: _____

Article VI, Section 2 of our Constitution provides:

“On all questions, including the election of officers, each county represented shall be entitled to one vote, which shall be the majority expression of the delegates of that county. The vote of any county in good standing may be cast by any one of its county commissioners who is present at the time the vote is taken; provided, if no commissioner be present, such vote may be cast by another county official, elected or appointed, who holds elective office or an appointed position in the county whose vote is being cast and who is formally designated by the board of county commissioners. These provisions shall likewise govern district meetings of the Association. A county in good standing is defined as one which has paid the current year's dues.”

Please return this form to Alisa Cobb by: **12 Noon on Friday, August 17, 2018:**

NCACC
353 E. Six Forks Road, Suite 300
Raleigh, NC 27609
Fax: (919) 733-1065
Email: alisa.cobb@ncacc.org
Phone: (919) 715-2685



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action

SUBJECT:

BOC - Resolution Amending the Board of Commissioners' 2018 Meeting Schedule

BRIEF SUMMARY:

Board members have reviewed their schedules, and July 18, 2018 was the date selected to hold the Cabarrus Summit - 2nd Quarterly Meeting at the Cabarrus Arena and Events Center in Concord. The attached resolution approves the updated meeting schedule.

REQUESTED ACTION:

Motion to suspend the Rules of Procedure.

Motion to adopt the resolution.

EXPECTED LENGTH OF PRESENTATION:

3 Minutes

SUBMITTED BY:

Angela Poplin, Interim Clerk to the Board

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [Resolution](#)
-



**Resolution Amending the
Cabarrus County Board of Commissioners'
2018 Meeting Schedule**

WHEREAS, on December 18, 2017, the Cabarrus County Board of Commissioners adopted a meeting schedule for calendar year 2018, which sets forth the dates, times and locations of various official county meetings;

WHEREAS, the Board desires to hold a summit, at 6:00 p.m. on Wednesday, July 18, 2018 at the Cabarrus Arena and Events Center in Concord, North Carolina;

NOW, THEREFORE BE IT RESOLVED that the Cabarrus County Board of Commissioners hereby amends its 2018 Meeting Schedule as follows:

1. The Board of Commissioners will hold the Cabarrus Summit 2018 2nd Quarterly Meeting at 6:00 p.m. on **July 18, 2018** at the Cabarrus Arena and Events Center in Concord, North Carolina.

ADOPTED this 2nd day of July, 2018.

Stephen M. Morris, Chairman
Cabarrus County Board of Commissioners

ATTEST:

Angela Poplin, Interim Clerk to the Board



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

County Manager - Approval of Project Ordinances and Budget Amendment Related to CIP Funded Projects in the FY19 General Fund Budget

BRIEF SUMMARY:

Included is a list of County CIP (Capital Improvement Plan) projects that were approved as part of the FY19 General Fund Budget. These projects will be recorded and tracked in the Construction and Renovation Fund. The projects are being funded by the Capital Reserve Fund. Updates to the Construction and Renovation Fund and Capital Reserve Fund project ordinances and the related budget amendment are presented for approval.

REQUESTED ACTION:

Motion to adopt the Construction and Renovation Fund and Capital Reserve Fund project ordinances and the related budget amendment.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Pam Dubois, Senior Deputy County Manager
Susan Fearrington, Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

BUDGET AMENDMENT:

ATTACHMENTS

- [CIP FY19 Budget Amendment](#)
 - [CIP FY19 County Project List](#)
 - [Fd 343 Ordinance-Const & Reno](#)
 - [Fd 450 Capital Reserve Proj Ord](#)
-

Budget Revision/Amendment Request

Date: 7/17/2018

Amount: 5,946,000.00

Dept. Head: Susan Fearington, (prepared by Sarah Chesley)

Department: Finance, Construction & Reno Fund 343

Internal Transfer Within Department
 Transfer Between Departments/Funds
 Supplemental Request

Purpose: This Budget Amendment moves funds from the Capital Reserve Fund to the Construction and Renovation Fund to set up the following capital improvement projects for FY19, Courthouse Expansion - Architect, Governmental Center Chiller Replacement, Radio Network and Ethernet Backhaul and Edge, and the Arena Lighting Control System Replacement.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
450	9	7220-9708	Cont'b to Capital Project Fund	61,819,959.10	5,000,000.00		66,819,959.10
450	9	7220-9821	Building & Reno	11,694,607.20		5,000,000.00	6,694,607.20
343	6	2210-6921-COURT	Cont'b from Capital Reserve Fund	1,100,000.00	5,000,000.00		6,100,000.00
343	9	2210-9607-COURT	Architect Fees - Court Expansion	1,000,000.00	5,000,000.00		6,000,000.00
450	9	7220-9708	Cont'b to Capital Project Fund	66,819,959.10	211,000.00		67,030,959.10
450	9	7220-9821	Building & Reno	6,694,607.20		211,000.00	6,483,607.20
343	6	1110-6921	Cont'b from Capital Reserve Fund	-	211,000.00		211,000.00
343	9	1110-9830	Other Improvements - Chiller Replace	-	211,000.00		211,000.00
450	9	7220-9708	Cont'b to Capital Project Fund	67,030,959.10	500,000.00		67,530,959.10
450	9	7220-9821	Building & Reno	6,483,607.20		500,000.00	5,983,607.20
					Attachment number 1 \n		

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
343	6	1810-6921	Cont'b from Capital Reserve Fund	-	500,000.00		500,000.00
343	9	1810-9830	Other Improvements - Radio Network	-	500,000.00		500,000.00
450	9	7220-9708	Cont'b to Capital Project Fund	67,530,959.10	235,000.00		67,765,959.10
450	9	7220-9821	Building & Reno	5,983,607.20		235,000.00	5,748,607.20
343	6	8310-6921-REPL	Cont'b from Capital Reserve Fund	-	235,000.00		235,000.00
343	9	8310-9830-REPL	Other Improvements - Arena Light Replacement	-	235,000.00		235,000.00
							0.00

Budget Officer

- Approved
- Denied

County Manager

- Approved
- Denied

Board of Commissioners

- Approved
- Denied

Signature

Signature

Signature

Date

Date

Date

Cabarrus County		
FY19 CIP Funded Projects		
7-17-18		
Project	Amount	Account Number
County Projects:		
Courthouse Expansion - Architect	5,000,000	34392210-9607-COURT
Governmental Center Chiller Replacement	211,000	34391110-9830
Radio Network and Ethernet Backhaul and Edge	500,000	34391810-9830
Arena Lighting Control System Replacement	235,000	34398310-9830-REPL
Total County Projects	5,946,000	

CABARRUS COUNTY CONSTRUCTION AND RENOVATION PROJECT BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is the various County construction and renovation related projects. Details of the projects are listed in section C. of this Project Ordinance.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.
- C. It is estimated that the following revenues will be available to complete capital projects as listed.

Capital Reserve Fund Contribution	\$13,013,399
Rental – Tower Lease	847,693
Lease Proceeds (Robert Wallace Park)	4,596,394
General Fund Contribution	5,216,780
Sale of Fixed Assets	423,417
Contributions and Donations	117,036
Park & Recreation Trust Fund(PARTF) Grant	350,000
Capital Projects Fund Contribution	5,775
TOTAL REVENUES	\$24,570,494

- D. The following appropriations are made as listed.

Tax Collector Renovation	\$128,898
Elevator Modernization Government Center	180,000
Government Center Chiller Replacement	211,000
Multiple building Fall Protection Measures	350,000
BOE Election Equipment	323,000
County Website Design	283,750
Jail Camera Upgrade	117,000
LEC Law Enforcement Technology	786,932
Training & Firing Range Renovation	50,000
Radio Network & Ethernet Backhaul and Edge	500,000
Courthouse Expansion	6,213,000
Public Safety Training Center	90,000
Emergency Communications Equipment	2,221,086
JM Robinson High School Wetlands Mitigation	100,000
Robert Wallace Park	8,147,964
Frank Liske Park – Western Playground Restrooms	375,000
Frank Liske Park – Barn Restrooms	102,000
Frank Liske Park Overflow Parking	222,649
Carolina Thread Trail	109,329
Arena- Restroom Renovation	78,170
Arena –Aisle Safety Lighting	129,260
Arena – Marque Replacement & Sign	111,234

Landfill Retaining Wall	325,000
Veterans Services Improvements	95,000
Cooperative Ext. ADA Bathrooms	150,000
Furniture Replacements	178,723
RCCC Land for future expansion	1,244,001
Senior Center Parking Lot	64,476
EMS Heart Monitors	550,111
EMS Co-location – Concord Fire #11	375,000
Governmental Center ADA Bathrooms	205,000
ITS Fiber Technology Improvements	120,000
Arena Lighting Control System Replacement	235,000
Unassigned	197,911

TOTAL EXPENDITURES **\$24,570,494**

GRAND TOTAL – REVENUES **\$24,570,494**

GRAND TOTAL – EXPENDITURES **\$24,570,494**

Section II.

- A. Special appropriations to non-profit organizations shall be distributed after the execution of an agreement which ensures that all County funds are used for statutorily permissible public purposes.
- B. The County Manager or designee is hereby authorized to transfer appropriations within or between funds, or modify revenue and expenditure projections as contained herein under the following conditions:
 1. The Manager may transfer amounts between objects of expenditure and revenues within a function without limitation.
 2. The County Manager may transfer amounts up to \$500,000 between functions of the same fund.
 3. The County Manager may transfer amounts between contingency funds which are set aside for a specific project for budgetary shortfalls or upon the appropriate approval of a change order.
 4. The County Manager is authorized to transfer funds from the General Fund or Capital Reserve Fund to the appropriate fund for projects approved within the Capital Improvement Plan for the current fiscal year.
 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
 6. The Manager or designee may adjust debt financing from estimated projections to actual funds received.
 7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
 8. The County Manager may award and execute contracts which are not required to be bid or which G.S. 143-131 allows to be let on informal bids so long as the

annual budget or appropriate capital project ordinance contains sufficient appropriated but unencumbered funds for such purposes.

9. The County Manager may execute contracts with outside agencies to properly document budgeted appropriations to such agencies where G.S. 153 A-248(b), 259, 449 and any similar statutes require such contracts.
10. The County Manager may reject formal bids when deemed appropriate and in the best interest of Cabarrus County pursuant to G.S. 143-129(a).
11. The County Manager may reduce revenue projections consistent with prevailing economic conditions, and also reduce expenditures correspondingly.

Section III.

This ordinance and the budget documents shall be the basis of the financial plan for the County of Cabarrus.

- a. The Finance Director is hereby directed to maintain within the Capital Project Fund sufficient detailed accounting records to satisfy the requirements of the law.
- b. The Finance Director is directed to report, at the request of the Board, on the financial status of each project element in Section I and on the total revenues received or claimed.
- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 17th Day of July, 2018.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: _____
Stephen M. Morris, Chairman

ATTEST:

Clerk to the Board

CABARRUS COUNTY CAPITAL RESERVE CAPITAL PROJECT BUDGET ORDINANCE

BE IT ORDAINED by the Board of Commissioners of Cabarrus County, North Carolina that, Pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section I.

- A. The project authorized is for the purpose of accumulating and appropriating funds specifically for future County and School capital projects.
- B. The officers of this unit are hereby directed to proceed with this capital project within the terms of the Generally Accepted Accounting Principles (GAAP) and the budget contained herein.
- C. It is estimated that the following revenues will be available to complete capital projects as listed.

Contributions from General Fund	\$79,684,286
Contributions from CVB	573,771
Contribution from Capital Projects Fund	338,309
Interest on Investments	560,142
TOTAL REVENUES	\$81,156,508

- D. The following appropriations are made as listed:

Mt. Pleasant Middle School	3,627,164
Royal Oaks Elementary	4,476,490
Kannapolis Middle School	5,018,148
Odell 3-5 Elementary School	19,755,175
Kannapolis Intermediate Renovation(Carver)	1,520,978
CBTC Campus Renovations, Safety, Security	184,075
CBTC A/C Unit Replacement Phase II	105,000
Concord Middle School Roof	884,359
Harrisburg Elementary School Roof	630,306
R. Brown McAllister School	30,000
RCCC – A/C Replacement	100,000
West Cabarrus High School	8,941,495
Performance Learning Center	590,709
RCCC – Advanced Technology Center	1,580,396
New CCS Elementary School	2,437,001
Community College Renovations	280,043
Cabarrus County Schools – Buses FY16	875,000
Cabarrus County Schools – Mobile Units FY16	1,110,000
Cabarrus County Schools yellow buses (10) FY17	880,000
Cabarrus County Schools mobile units (20) FY17	2,400,000
Kannapolis City Schools yellow buses (5)	441,739
School Contingency	1,081,389
IAM Facility and Warehouse	2,141,264
Downtown Parking Deck	1,070,000
Tax Collector’s Office Renovation	9,116
Frank Liske Park Overflow Parking Lot	24,908
Training & Firing Range Renovations	50,000
Public Safety Training Center	75,000
Carolina Thread Trail	50,000
FLP – Western Playground Restroom Facility	375,000

Arena Aisle Safety Lighting	185,000
Arena Marquee Replacement & Sign Enhancement	112,500
County Website Development	250,000
Renovations to 2325 Lake Concord Road	195,000
Courthouse Expansion	6,100,000
Arena Restroom Renovations	100,000
FLP Barn Restrooms	102,000
EMS Heart Monitors	550,111
EMS Relocation to Concord Fire #10	375,000
Government Center Bathroom ADA	205,000
Door Access & Security Cameras - Sheriff	70,000
ITS – Fiber Infrastructure Improvements	120,000
County Facility Projects	27,717
Robert Wallace Park	3,091,047
Park Projects/CVB	573,771
J.N. Fries Middle School	300,000
A.L. Brown School	500,000
West Cabarrus HS	860,000
Governmental Center Chiller Replacement	211,000
Radio Network and Ethernet Backhaul and Edge	500,000
Arena Lighting Control System Replacement	235,000
Other County Capital Projects	5,748,607

TOTAL EXPENDITURES **\$81,156,508**

GRAND TOTAL – REVENUES **\$81,156,508**

GRAND TOTAL – EXPENDITURES **\$81,156,508**

Section II.

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 5. Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or designee may adjust budgets to match, including grants that require a County match for which funds are available.
 6. The Manager or designee may adjust debt financing from estimated projections

to actual funds received.

7. The County Manager may enter into and execute change orders or amendments to construction contracts in amounts less than \$90,000 when the appropriate annual budget or capital project ordinance contains sufficient appropriated but unencumbered funds.
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- c. Copies of this capital project ordinance shall be furnished to the Clerk to the governing Board, and to the Finance Director for direction in carrying out this project.
- d. At the completion of a construction project, all unrestricted excess funds are transferred to the General Fund and the portion of the Capital Project associated with the project is closed.

Adopted this 17th day of July, 2018.

CABARRUS COUNTY BOARD OF COMMISSIONERS

BY: _____
Stephen M. Morris, Chairman

ATTEST:

Clerk to the Board



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

County Manager - Update to Reserve Policy for Cabarrus County

BRIEF SUMMARY:

County staff is in the process of reviewing all current policies in place and will be bringing updates before the Board of Commissioners as needed. The first policy to be presented is the Reserve Policy. Susan Fearrington and Pam Dubois attended the Government Finance Officers Conference and spoke to each rating agency in regard to the reserve policy that the County currently has in place. One item staff felt that was missing based on research, was a replenishment section, should the County ever have to use fund balance and go below the 15% policy level. Attached are the changes recommended for approval to update the policy.

REQUESTED ACTION:

Motion to adopt policy updates effective July 1, 2018.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Pamela S Dubois, Senior Deputy County Manager
Susan Fearrington, Finance Director

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [Reserve Policy](#)
-

Reserve Policy

In accordance with state statute, appropriated fund balance in any fund will not exceed the sum of cash and investments minus the sum of liabilities, encumbrances and deferred revenues arising from cash receipts.

The County will maintain an unrestricted, unassigned fund balance that exceeds eight percent (8%) of annual general fund expenditures in accordance with the North Carolina Local Government Commission's (LGC) recommendation. For a County our size, a recommended target goal of fifteen percent (15%) should be maintained. These funds will be used to avoid cash-flow interruptions, generate interest income, eliminate the need for short-term borrowing, assist in maintaining an investment-grade bond rating, and sustain operations during unanticipated emergencies and disasters.

On June 14, 2005 (revised March 15, 2010), the Board of Commissioners adopted a resolution formalizing the following fiscal management policies to be incorporated into the County's budget document beginning with the 2006 fiscal year:

1. Recurring, operational ~~expenses~~ **expenditures** of the County government will only be funded through recurring revenue sources;
2. The County will maintain an unassigned fund balance equal to 15% of general fund expenditures; and
3. Upon the completion of the annual audit of the County finances, any unrestricted, **uncommitted**, unassigned fund balance above 15% will be transferred to the Capital Reserve Fund, to reduce reliance on debt financing; or to the Self-Funded Hospitalization **and Dental** Fund, **Workers Compensation and Liability Fund** as required to maintain the integrity of those funds.
4. Notwithstanding the requirements of items 1, 2, and 3 above, fund balance may be committed or assigned for any use in the general fund to overcome revenue shortfalls related to significant downturns in the economy.

On June 18, 2018, the Board of Commissioners adopted a resolution formalizing the following fiscal management policies to be incorporated into the County's budget document beginning with the 2019 fiscal year:

If unassigned fund balance at the end of the current fiscal year is less than the approved fund balance level, the deficiency should be replenished in the coming fiscal years, not to exceed a total of three consecutive years.



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

EMS - Authorization to Purchase Ambulances

BRIEF SUMMARY:

Staff is requesting authorization to purchase three ambulances using the Savvik buying group at a cost of \$158,825 each (total \$474,475.00). The ambulance purchase was included in the FY19 budget adopted on June 18. Ambulances are routinely purchased through the buying group/cooperative in place of bid requests. The quote used for budgeting purposes is attached. An updated quote has been requested.

REQUESTED ACTION:

Motion to approve the purchase three Demers Type III Ambulances.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Jimmy Lentz, EMS Director

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [Price / Spec sheet](#)
-



3 Area Development Dr., Plattsburgh, NY 12901
Tel.: 800.363.7591 fax: 450.467.6526

MX 164

Date: 19/01/2018

Contact : Eric Vogl DR

Buyer:

First Priority

Email _____
Tel.: _____
Fax : _____

Ship to :

CABARRUS COUNTY EMS

Tel.: _____
Tax ID: _____

Subject :

Type III Ambulance specifications
(ALS configuration)

Chassis :

Chevrolet Express Cutaway
159" W/Base with Ambulance Package

Model :

MX164E - 17 CHEVROLET EXPRESS

Interior trimming color :

Cobalt/Yellow

Stock number :

Chassis price **\$33,735**
Conversion price **\$88,955**

MYSTERE SPECIFICATION TOPICS

Equipment list: • Standard Optional

- | | |
|---|---|
| <p>Group:</p> <ul style="list-style-type: none"> ▶ Chassis ▶ Driver's compartment ▶ Ambulance module ▶ Paint decals & lettering ▶ Interior colors, upholstery and seating ▶ Oxygen | <ul style="list-style-type: none"> ▶ Power distribution & control system ▶ Patient compartment ▶ Vehicle features ▶ Emergency lights & sirens ▶ Custom items & special notes |
|---|---|

CHASSIS

- Chassis
 - Chevrolet Express 3500 / 4500 Cutaway
- Wheelbase
 - 159" (4039 mm)
- GVWR (Gross vehicle weight rating)
 - G3500 : 12,300 Lbs (5,579 Kg)
 - G4500 : 14,200 Lbs (6,441 Kg)

OPTIONS - CHASSIS / ENGINE SELECTION (MUST CHOOSE ONE ONLY)

	Unit price	Total price
<input type="checkbox"/> Chevrolet Express 3500 (12,300 lbs GVWR) with 6,0L Vortec V8 SFI Gas Engine	Price on request	
<input checked="" type="checkbox"/> Chevrolet Express 4500 (14,200 lbs GVWR) with 6,0L Vortec V8 SFI Gas Engine	\$33,735	\$33,735



3 Area Development Dr., Plattsburgh, NY 12901
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MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

DRIVER'S COMPARTMENT 2

OEM

- 12V DC Outlet (1)
- Cup holders (2)
- Electronic radio AM/FM stereo with digital clock includes 2 speakers
- High capacity air conditioning/heating
- Cloth seat fabric

DEMERS

- Anti-theft with EcoSmart (Idle reduction system) (838)
- HUC (Head up console) incorporated into dashboard (692)
 - Switches with LED backlit pictograms
 - "Door ajar" & "Compartment" light
 - Intercoodes Red, Yellow and Green patient indicator lights
 - Rear air conditioning/heating speed and temperature control with automatic mode
 - Digital chassis voltmeter and conversion ammeter & voltmeter
 - Spare Auxiliary indicator light
 - OEM radio relocation under cup holders (949)
- Fast idle
- Cab headliner with dual clear and red LED light (242, 449)
- Coat hooks (2)

OPTIONS

	Unit price	Total price
<input checked="" type="checkbox"/> Back-up camera (108)	\$565	\$565
<input checked="" type="checkbox"/> Interior camera (676)	\$240	\$240
<input checked="" type="checkbox"/> Fire extinguisher (5 lbs) ABC with heavy duty bracket (1) (025)	\$105	\$105
<input checked="" type="checkbox"/> Hand spotlight 400 000 CP with trigger type switch and ABS thermoformed bracket (450)	\$95	\$95
<input type="checkbox"/> Driver power seat (659)	\$1,740	\$0
<input type="checkbox"/> Heads up console with 8" color touch screen (910)	\$2,310	\$0
<input checked="" type="checkbox"/> Floor mount console (950)	\$640	\$640
◦ OEM radio relocation		
◦ Cup holders		
◦ Document case (2X)		
◦ Blank locations (4X)		



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MX 164
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MODULE
3

- Overall dimensions
 - 164" [4166 mm] long x 95" [2413 mm] wide
 - Interior headroom 72" [1828 mm]
- Module structure
 - All aluminum module
 - Single piece aluminum floor sheet
 - High strength aluminum sections
 - Acid preparation on the exterior structures (enhance bonding)
 - High shear strength structural elastic adhesive assembly of the wall panels to the wall structure
 - 10 rubber mount points on module to chassis for improved noise and vibration performance
- Door structure and accessories
 - Single piece aluminum sheet
 - Stainless steel piano hinges
 - Two (2) double stage rotary latches
 - "Trimark" chrome door handles
 - Lower stainless steel seamless protective panel
 - Removable center section for easy maintenance
 - Fiberglass interior window frame, seamless for easy cleaning
 - Auxiliary emergency door release (2) for patient compartment doors
 - Drip rail over all doors
- Curb side configuration
 - One (1) door with access to batteries and front ALS compartment
 - One (1) patient compartment door with large surface, frameless flush mounted window
 - One (1) door for backboards, scoop, extrication devices (without retaining device) (951)
- Street side configuration
 - One (1) door for main oxygen cylinder access
 - One (1) door for equipment/electrical panel access (920)
 - One (1) door for storage with spare tire location (755)
- Rear configuration
 - Two (2) patient compartment doors, each with individual exterior door handles and large surface, frameless flush mounted windows (902)

NEW STD

OPTIONS - MODULE	Unit price	Total price
<input type="checkbox"/> Defroster, on module rear windows (903)	\$160	\$0

OPTIONS - EXTERIOR COMPARTMENT CONFIGURATION	Unit price	Total price
• Street side, second door		
<input checked="" type="checkbox"/> Stair chair holder on electrical compartment door with one (1) half depth shelf (753)	\$215	\$215
• Street side, third door		
<input checked="" type="checkbox"/> Two (2) full depth shelves (756) (Deletes spare tire location)	\$165	\$165
<input type="checkbox"/> Stair chair holder on storage compartment door with two (2) half depth shelves (757) (Deletes spare tire location)	\$225	\$0
• Curb side, third door		
<input checked="" type="checkbox"/> Two (2) non-adjustable backboard dividers with straps (916)	\$410	\$410
<input type="checkbox"/> Three (3) adjustable Premium backboard dividers with straps (917)	\$1,120	\$0

INTERIOR COLORS, UPHOLSTERY AND SEATING
5

- **COBALT BLUE**
 - Floor : Lonseal, Lonplate II, Gun metal (493)
 - Ceiling : Glossy white
 - Walls : Glossy white
 - Furniture: Glossy white
 - Upholstery: Cobalt blue
 - Lower section: Glossy grey



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MX 164
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Contact : Eric Vogl DR

OXYGEN 6

- Universal holder for vertical oxygen cylinder type "H" or "M" on street side (707, 557, 782 or 783)
- Oxygen outlets (2) (without regulator) : (460)
 - 2 on left in ECC - Quick Connect Style

OPTIONS - MAIN OXYGEN CYLINDER CONFIGURATION

	Unit price	Total price
<input checked="" type="checkbox"/> Hydraulic holder for vertical oxygen cylinder type "H" or "M" on street side (707, 559, 782 or 783)	\$3,210	\$3,210
<input type="checkbox"/> Electronic control valve with manual by-pass (598)	\$460	\$0
<input type="checkbox"/> Oxygen regulator (50PSI) (169)	\$300	\$0
<input type="checkbox"/> Digital oxygen regulator with pressure sensor (346)	\$995	\$0

OPTIONS - QUICK CONNECT STYLE

	Unit price	Total price
<input checked="" type="checkbox"/> Three (3) oxygen outlets: Two (2) in left wall, ECC, One (1) right wall - Quick Connect Style (459)	\$210	\$210
<input checked="" type="checkbox"/> Flowmeter Quick Connect Style (0-15LPM) (455)	\$125	\$125
<input type="checkbox"/> Four (4) oxygen outlets: Two (2) in ECC, one (1) right wall, one (1) on ceiling - Quick Connect Style (470)	\$595	\$0
<input type="checkbox"/> Ceiling flowmeter Quick Connect style (0-25LPM) (472)	\$160	\$0

OPTIONS

	Unit price	Total price
<input checked="" type="checkbox"/> "D" Portable oxygen cylinder storage (2) located in lateral entry door (D2) (560)	\$495	\$495
<input type="checkbox"/> "E" Portable oxygen cylinder storage (2) located in lateral entry door (D2) (261)	\$495	\$0

POWER DISTRIBUTION AND CONTROL SYSTEM 7

- Alternator : Dual 145 Amp
- Batteries : OEM with two (2) conversion and battery isolator
- Yellow 15 amps Kussmaul Super Auto Eject with indicator (749)
- 12V DC Electrical outlets (4)
 - One (1) in cardiac monitor location
 - Two (2) in ECC
 - One (1) in ALS compartment
- 120V AC Duplex Electrical outlets (hospital grade with indicator type)
 - One (1) in ECC GFCI protected
 - One (1) in cardiac monitor location
 - One (1) in ALS compartment

OPTIONS

	Unit price	Total price
<input checked="" type="checkbox"/> Power inverter with battery charger FREEDOM HW1000 (12 V DC to 120 V AC,1000 Watt) (011)	\$1,020	\$1,020
<input checked="" type="checkbox"/> Yellow 20 amps Kussmaul Super Auto Eject with indicator (750)	\$110	\$110



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MX 164

Date: 19/01/2018

Contact : Eric Vogl DR

PATIENT COMPARTMENT

8

- Floor
 - Flooring: 3/4 in. (19mm) exterior grade plywood
 - Slip resistant, bacteriostatic and anti-static floor covering material; .098 in. (2.5mm) thickness rolled-up 3 in. (75mm)
- Configuration
 - CPR seat (501)
 - ▶ Seating for one EMT, 2 pts safety belt and thermoformed full size molded backrest cushion with lumbar support
 - ALS medical cabinet (758)
 - ▶ Aluminum extrusion structure
 - ▶ Fiberglass storage areas (3)
 - ▶ Lower stainless steel protective panel
 - ▶ Defibrillator monitor location
 - ▶ LED Strip Lighting
 - Action wall console (ECC) (842)
 - ▶ Switches for interior lights and other interior functionalities
 - ▶ LED reading lamps (2) built-in under cabinets
 - ▶ Rear speaker volume control
 - ▶ Temperature control with automatic setting
 - ▶ Power inverter control panel (with power inverter option only)
 - ▶ Main oxygen cylinder access door
 - Center cot configuration with squad bench (280)
 - Stryker rolling main cot fastener (cot not included) (503)
 - Squad bench
 - ▶ Seating for three (3) passenger, 2 pts safety belt (798)
 - ▶ Single full length seat cushion and 3 individual thermoformed backrests with lumbar support
 - ▶ Flip down biohazard bin / garbage container in the squad bench with hands free open device
 - ▶ Auxiliary patient safety straps (3)
 - EVS Certified Attendant seat
 - ▶ Swivel base
 - ▶ Thermoformed with 3 pts safety belts (519)
 - ALS compartment
 - ▶ Two (2) shelves, three (3) compartments
 - ▶ Four (4) doors with see through windows
 - ▶ Inside/outside access via curb side door
 - Partition with walk-through and pivoting door (707)
 - Lighting package
 - ▶ Eight (8) LED dome lights with four intensity settings (815)
 - ▶ 0-15 minutes programmable timer on LCD display
- Accessories
 - Electric door lock on all module doors
 - Two (2) electric door lock/unlock switches located near side/rear right door
 - Door hold open device
 - Chrome grab bar package (638)
 - ▶ Two (2) entry chrome grab bar, 12"
 - ▶ Three (3) door mounted grab bar, 16" x 16"
 - ▶ One (1) chrome ceiling mounted grab rail, 90"
 - Analog clock (battery powered) (055)
 - Suction pump with disposable canister (Rico RS-4X)
 - Two (2) recessed/flexible IV hooks in ceiling (344)
- Heating and cooling system
 - Air conditioning unit with five (5) adjustable ducts at ceiling level on the streetside wall
 - Separate heating unit with ducts at floor level behind streetside cabinet wall, acting as a thermal blanket
 - Dual exhaust fans for contaminated air



3 Area Development Dr., Plattsburgh, NY 12901
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MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

OPTIONS - CABINETRY

		Unit price	Total price
NEW	<input type="checkbox"/> CPR seat configuration with seating for one EMT, 6 pts safety belts and thermoformed molded backrest cushion (973)	\$475	\$0
	<input type="checkbox"/> Captain's chair seat configuration with 3 pts safety belts and aluminum restocking window frames (875)	\$1,585	\$0
	<input type="checkbox"/> 6.5" color touch screen console in ECC area (899, 901)	\$2,270	\$0
	<input checked="" type="checkbox"/> Restocking feature, ALL interior cabinets, Aluminum flip up window frame	\$425	\$425
	<input type="checkbox"/> Delete CPR seat and replace with full medical cabinet, (500) (LED strip lighting and aluminum restocking windows frame included)	\$595	\$0
	<input checked="" type="checkbox"/> Cardiac monitor tray sliding and turning (628)	\$530	\$530
	<input type="checkbox"/> Cardiac monitor tray sliding and turning for "LIFEPAK 15" (629)	\$1,150	\$0

OPTIONS - COT CONFIGURATION

		Unit price	Total price
	<input type="checkbox"/> Additional left side mount configuration (622)	\$265	\$0
	<input type="checkbox"/> Ferno main fastener (502)	\$630	\$0
NEW	<input type="checkbox"/> Stryker Performance-Load system with floor plate (Y270045, 932)	Price on Request	\$0
NEW	<input type="checkbox"/> Inductive charging feature for power cot (Y270046, 932)	Price on Request	\$0
NEW	<input type="checkbox"/> Stryker Power Load System with floor plate (932, 933)	Price on Request	\$0
NEW	<input type="checkbox"/> Ferno Stat Trac fastening system with mounting blocks (86") (Y270019, 965)	\$2,375	\$0
NEW	<input type="checkbox"/> Integrated charging feature for power cot (Y270047)	\$1,925	\$0

OPTIONS - CURB SIDE MOBILITY PACKAGE

		Unit price	Total price
	<input checked="" type="checkbox"/> Mobility Package, includes: (712, Y230129, 796,919) ▶ EVS thermoformed seat with 3 pts safety belts mounted on adjustable slide track with swivel base (side, 45 and forward) ▶ Right side cabinet with flip down biohazard bin / garbage container and two (2) storage drawers ▶ Auxiliary console with lighting, exhaust, suction, temperature and intercodes control with additional 12V/110V outlets ▶ Glove compartment (5) over sliding seat ▶ Safety net	\$3,380	\$3,380
	<input type="checkbox"/> 6.5" color touch screen console above right side cabinet (911)	\$2,640	\$0
	<input type="checkbox"/> Cardiac monitor tray sliding and turning (787)	\$530	\$0
	<input type="checkbox"/> Cardiac monitor tray sliding and turning for "LIFEPAK 15" Note: unable to use backboard and stretcher with this option (7)	\$1,150	\$0
	<input type="checkbox"/> Second suction pump in right side cabinet (788)	\$1,050	\$0
	<input type="checkbox"/> Anchors and straps (3) for FW #107C stretcher, includes flip-down seat (789)	\$1,060	\$0
	<input checked="" type="checkbox"/> Anchors and straps (3) for FW #9 stretcher, includes flip-down seat (790)	\$1,060	\$1,060
NEW	<input type="checkbox"/> Replace garbage container by sharps container in flip down bin in cabinet (625)	N/C	

OPTIONS - CURB SIDE

		Unit price	Total price
	<input type="checkbox"/> Auxiliary control console and switches near the end of the squad bench (522)	\$630	\$0
	<input type="checkbox"/> Glove compartment (5) over squad bench (680)	\$265	\$0
	<input checked="" type="checkbox"/> Storage compartment over squad bench or mobility seat (111)	\$670	\$670
	<input type="checkbox"/> Safety net (050)	\$265	\$0
NEW	<input type="checkbox"/> Seating for three (3) passenger, 6 pts safety belts Note: unable to use option 102 & 103 with this option (972)	\$1,590	\$0
	<input type="checkbox"/> Three (3) ergonomic, thermoformed molded seat cushion (601)	\$90	\$0
	<input type="checkbox"/> Wheel and post cups for FW #107C stretcher (103)	\$150	\$0
	<input type="checkbox"/> Wheel and post cups for FW #9 stretcher (102)	\$150	\$0
	<input type="checkbox"/> Sharps container enclosed in backboard compartment (879)	\$225	\$0
NEW	<input type="checkbox"/> Replace garbage container by sharps container in flip down bin in squad bench (625)	N/C	



3 Area Development Dr., Plattsburgh, NY 12901
Tel.: 800.363.7591 fax: 450.467.6526

MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

OPTIONS - PARTITION - ALS CABINET

	Unit price	Total price
<input type="checkbox"/> Lockable compartment above als cabinet (689)	\$420	\$0
<input type="checkbox"/> IV warmer in front ALS cabinet (890)	\$650	\$0
<input type="checkbox"/> Mermaid refrigerated compartment in upper partition (887)	\$4,615	\$0

OPTIONS - CEILING CONFIGURATION

	Unit price	Total price
<input type="checkbox"/> Additional chrome 90" ceiling mounted grab rail (097)	\$160	\$0
<input checked="" type="checkbox"/> Safety yellow grab bar package, includes additional 90" ceiling mounted grab rail (639)	\$265	\$265
<input type="checkbox"/> Two additional (2) recessed/flexible IV hooks in ceiling (144, 896)	\$145	\$0

OPTIONS - ATTENDANT SEAT

	Unit price	Total price
<input checked="" type="checkbox"/> Attendant thermoformed seat equipped with child safety device and 3 pts safety belts (520)	\$345	\$345
<input type="checkbox"/> Left armrest (561)	\$110	\$0
<input type="checkbox"/> Right armrest (562)	\$110	\$0

OPTIONS - OTHERS

	Unit price	Total price
<input checked="" type="checkbox"/> Digital clock over the rear door with driver intention lights and rear step indicator (Y370164)	\$610	\$610
<input type="checkbox"/> Intention lights on forward bulkhead (884)	\$175	\$0
<input type="checkbox"/> Fire extinguisher (5 lbs) ABC with heavy duty bracket (1) located in electrical compartment (532)	\$105	\$0

VEHICLE FEATURES

9

- Anti-skid lateral steps angled to match module which includes: mud guards
- Rear flip-up anti-skid step
- OEM Velvac mirrors (335)
- Directional and clearance lights (L.E.D.)
- Grille includes: 100 watt speakers (2) and door unlock valet switch
- High mount rear brake light (L.E.D)
- Turning lights (2) intermediate side mounted
- Fiberglass wheel trim (271)
- License plate location with LED light (904)
- Undercoating protection
- 1/4 fuel tank filled- up (892)
- Owner's manual on USB key

OPTIONS

	Unit price	Total price
<input checked="" type="checkbox"/> Aluminum rub-rails on each side (190)	\$265	\$265
<input type="checkbox"/> Chrome licence plate holder (905)	\$95	\$0
<input checked="" type="checkbox"/> Deluxe remote and heated "VELVAC" exterior mirrors with integrated convex (693)	\$375	\$375
<input checked="" type="checkbox"/> Chrome wheel simulators (071)	\$370	\$370
<input type="checkbox"/> Ultra sound whistle for animals (one on each side) (044)	\$20	\$0
<input type="checkbox"/> Lug nut indicators (722)	\$65	\$0
<input type="checkbox"/> Vehicle delivered with FULL fuel tank (893)	Price on Request	\$0
<input type="checkbox"/> Printed Copy of Owner's Manual	\$75	\$0



3 Area Development Dr., Plattsburgh, NY 12901
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MX 164

Date: 19/01/2018

Contact : Eric Vogl DR

EMERGENCY LIGHTS & SIREN

10

NEW STD
NEW STD

- LED Light Package with triple flash light pattern and chrome bezels
 - ▶ Demers aerodynamic cabriser with 3 red / 2 white / 3 red (400 series) (Y160097)
 - ▶ Two (2) red LED rear emergency lights (rear corners, 900 series)
 - ▶ Four (4) red LED lateral emergency lights (two (2) on each side, 900 series)
 - ▶ Two (2) Rear amber LED lights (600 series) (162)
 - ▶ Two (2) red LED intersection lights (700 series) (107)
 - ▶ Two (2) red LED in grille (700 series) (579)
- Four (4) lateral LED scene lights (two (2) on each side, 900 series)
- Two (2) rear LED loading lights (600 series)
- Third LED brake light (600 series)
- Two (2) LED brake/tail lights, two (2) LED amber turn lights and two (2) halogen reverse lights in rear step plate (671)
- Two (2) amber LED directional lights (intermediate side mounted) (139)
- Whelen Model 295HFSA1 Siren amplifiers (100 watt) with 4 tones and Public address (P/A) microphone
- Two (2) bumper integrated speakers
- Back up alarm (97db) with override switch

OPTIONS - FRONT CONFIGURATION

	Unit price	Total price
<input checked="" type="checkbox"/> Demers aerodynamic cabriser with 3 red / 2 white / 3 red (400 series) (Y160097) with two (2) corner red LED on front upper outer corners (900 series) (153)	\$405	\$405
<input type="checkbox"/> Whelen 4500+ 76" flush mounted LED light bar, 3 red / 2 white / 3 red (092)	\$1,130	\$0
<input type="checkbox"/> Two (2) upper corner red LED lights (900 series) (154)	\$405	\$0
<input type="checkbox"/> Five (5) 7x9 LED emergency lights on front of module with 2 red / 1 white / 2 red (914)	N/C	\$0
<input type="checkbox"/> Seven (7) 7x9 LED emergency lights on front of module with 3 red / 1 white / 3 red (915)	\$525	\$0
<input checked="" type="checkbox"/> Wig wag in OEM headlight (589)	\$315	\$315
<input type="checkbox"/> Two (2) front amber LED arrows (600 series) (372)	\$315	\$0
<input checked="" type="checkbox"/> Two (2) clear/red LED intersection lights with turning priority (700 series) (106)	\$210	\$210

OPTIONS - SIDE CONFIGURATION

	Unit price	Total price
<input type="checkbox"/> Two (2) red LED emergency lights center side mount (900 series) (918)	\$475	\$0

OPTIONS - LOWER SIDE CONFIGURATION

	Unit price	Total price
<input type="checkbox"/> Two (2) red LED emergency lights intermediate side mount behind rear wheel well (700 series) (484)	\$315	\$0
<input type="checkbox"/> Two (2) red LED tail/turn lights (mid-height on rear side door mount, 700 series) (554)	\$265	\$0

OPTIONS - REAR CONFIGURATION

	Unit price	Total price
<input checked="" type="checkbox"/> Two (2) red LED lights at window height (900 series) (475)	\$525	\$525
<input type="checkbox"/> Four (4) red LED brake/tail lights and two (2) LED reverse lights in rear step plate Two (2) LED amber arrows (900 series) on module at mid height (125, 672)	\$420	\$0
<input type="checkbox"/> Two (2) amber LED arrows, two (2) red LED brake lights and two (2) LED reverse lights at mid height (600 series, horizontal, deletes std brake/tail/turn LED and reverse lights) (761, 776)	\$865	\$0
<input checked="" type="checkbox"/> Two (2) amber LED arrows, two (2) red LED brake lights and two (2) LED reverse lights at mid height (600 series, horizontal, deletes std brake/tail/turn LED and reverse lights) (761, 672) Four (4) red LED brake/tail lights and two (2) LED reverse lights in rear step plate (761, 672)	\$1,270	\$1,270

OPTIONS - OTHERS

	Unit price	Total price
<input type="checkbox"/> Eight (8) flush red LED lights with clear lens on door panels (783)	\$1,050	\$0

PAINT DECALS AND LETTERING

4

- White "Tristar" exterior paint : High built polyurethane surface paint over epoxy primer and two (2) acid stabilizing treatments to prevent galvanic/corrosion and provide high adhesion for epoxy primer (634)
- Emblems and markings "Star of Life" (3", 12", 16" and 32") "AMBULANCE" (3) and mirrored "AMBULANCE"(1) (Y210018)

\$300 \$0

RADIO COMMUNICATION

	Unit price	Total price
<input checked="" type="checkbox"/> Radio communication compartment with universal board, blade type fuse panels and harness to power the radio communication devices (12V battery feed, ground, ignition).	\$285	\$285
<input type="checkbox"/> Antenna coaxial cables (2) pre-wiring (routed from front cab to radio communication compartment)	\$40	\$0



3 Area Development Dr., Plattsburgh, NY 12901
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MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

SPECIAL CONFIGURATION			
Long lead-time option (for administrative use only)			
• No Cot Loading System			
		Unit price	Total price
1	<input checked="" type="checkbox"/> Custom striping and identifications (Description needed below) Cabarruss County- Stripes PKG. and SOF Per Drawings NO LETTERING	Price on Request	\$2,700 \$2,700
(Urethane paint quoted unless otherwise stipulated; METALLIC paint will require an upcharge to our standard quote.)			
1	<input type="checkbox"/> Custom paint (Description needed below)	Price on Request	\$0 \$0
1	<input type="checkbox"/> Custom radio communication installation (Description needed below)	Price on Request	\$0 \$0
1	<input type="checkbox"/> Custom stretcher (Description needed below)	Price on Request	\$0 \$0
COMMENTS OR SPECIAL NOTES			11
Custom Option #	Description	Unit price	Total price
1	<input checked="" type="checkbox"/> FOLD Down Mobility Seat to Accommodate a Ferno Model 12 ILO Model 9	\$0.00	\$0.00
2	<input checked="" type="checkbox"/> Avanti Model SHP1712SDC-IS- Super onductor Refridgerator AC/DC to Lower ALS	\$2,100.00	\$2,100.00
3	<input checked="" type="checkbox"/> Upgrade to LED Scene Lights	\$0.00	\$0.00
4	<input checked="" type="checkbox"/> Upgrade to LED Load Lights	\$0.00	\$0.00
5	<input checked="" type="checkbox"/> FERNO # 015790 ProFlexx Stat Trac Rescue RED INCL. Mattress abd Restainnts	\$5,000.00	\$5,000.00
6	<input checked="" type="checkbox"/> FERNO # 822406 Sofmet W/Zip Pocket. STAT TRAC	\$225.00	\$225.00
7	<input checked="" type="checkbox"/> FERNO # 0819958 ProFless 35-P O2 Bottle Holder	\$150.00	\$150.00
8	<input checked="" type="checkbox"/> FERNO # 0185LT Stat Trac Cot Fastenig System w/ Mounting Blocks - 9102 Kit	\$2,000.00	\$2,000.00
9	<input checked="" type="checkbox"/> Solid Surface Counter Tops W/ Lips ECC only, unable to add lip w/ Cardiac Monitor	\$600.00	\$600.00
10	<input checked="" type="checkbox"/> 110 AC Outlet in Cab - Shoreline / Inverter	\$100.00	\$100.00
11	<input checked="" type="checkbox"/> Delete Trash in Mobility Cabinet / ADD DRAWER	\$425.00	\$425.00
12	<input checked="" type="checkbox"/> Delete LEXAN in Drawers	\$0.00	\$0.00
13	<input checked="" type="checkbox"/> 1- Floor Mount Console / OEM Radio Relocation / Cup Holders / DOC. Case 2X / Blanks x4 (490)	\$0.00	\$0.00
14	<input checked="" type="checkbox"/> communication devices (12 V battery feed, ground, igination	\$0.00	\$0.00
15	<input checked="" type="checkbox"/> inverter Ignition HOT / Exhaust Modify	\$1,500.00	\$1,500.00



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MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

SPECIAL CONFIGURATION			
COMMENTS OR SPECIAL NOTES (CONTINUED)			
Custom Option #	Description	Unit price	Total price
16	<input checked="" type="checkbox"/> 1 FERNO Stair Chair	\$3,100.00	\$3,100.00
17	<input type="checkbox"/>		\$0.00
18	<input type="checkbox"/>		\$0.00
19	<input type="checkbox"/>		\$0.00
20	<input type="checkbox"/>		\$0.00
21	<input type="checkbox"/>		\$0.00
22	<input type="checkbox"/>		\$0.00
23	<input type="checkbox"/>		\$0.00
24	<input type="checkbox"/>		\$0.00
25	<input type="checkbox"/>		\$0.00
26	<input type="checkbox"/>		\$0.00
27	<input type="checkbox"/>		\$0.00
28	<input type="checkbox"/>		\$0.00
29	<input type="checkbox"/>		\$0.00
30	<input type="checkbox"/>		\$0.00
31	<input type="checkbox"/>		\$0.00
32	<input type="checkbox"/>		\$0.00
33	<input type="checkbox"/>		\$0.00
34	<input type="checkbox"/>		\$0.00
35	<input type="checkbox"/>		\$0.00



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MX 164
 Date: 19/01/2018

Contact : Eric Vogl DR

Exception of KKK-A-1822-F Change Notice 8 par. 3.11.6 SAE J3027 Ambulance Litter Integrity, Retention and Patient Restraints

Initials
 Exception taken? Yes I have read and understand the policy of my State on the KKK-F notice 8 requirement and release Demers from having to build my ambulance to these specific 3.11.6 SAE J3027 requirements. I also know and understand that taking exception will not preclude the operation of the ambulance in the State.
 Exception taken? No I have read and understand the policy of my State on the KKK-F notice 8 requirement and require my ambulance to include testing required to meet KKK-F notice 8 3.11.6 SAE J3027. A Stryker Powerload or Ferno Stat Track must be ordered. See cot section or Special notes for pricing details.

Exception of KKK-A-1822-F Change Notice 8 par. 3.11.4, 3.11.4.1 SAE J3026 Ambulance patient Compartment Seating Integrity

Initials
 Exception taken? Yes I have read and understand the policy of my State on the KKK-F notice 8 requirement and release Demers from having to build my ambulance to these specific 3.11.6 SAE J3026 requirements. I also know and understand that taking exception will not preclude the operation of the ambulance in the State.
 Exception taken? No I have read and understand the policy of my State on the KKK-F notice 8 requirement and require my ambulance to include testing required to meet KKK-F notice 8 3.11.4, 3.11.4.1 SAE J3026. See Special notes for pricing details.

BASE PRICE & STANDARD	\$122,690.00
OPTIONS	\$18,910.00
CUSTOM ITEMS	\$17,900.00
ESTIMATE FREIGHT (to be re-evaluated at time of shipping)	\$2,700.00
DOCUMENT PROCESSING FEE	\$125.00
SUBTOTAL	USD \$162,325.00

GM INCENTIVES	<i>negative value</i> -\$3,500.00
VOLUME DISCOUNT (if applicable)	<i>negative value</i> \$0.00
TRADE-IN	<i>negative value</i> \$0.00

TOTAL: **USD \$158,825.00**

Total Cost
USD \$158,825.00
 Valid for 30 days only

Payment Terms: Ex-Works

This quote is prepared in accordance to your specifications and will become an integral part of your contract.
 The buyer acknowledges that by accepting this quote, he commits to take possession of the vehicle according to the delivery agreement between himself and Demers Ambulance USA Inc. (dba Demers Ambulances.) All sales have ex-works factory terms, are final, are payable upon delivery by certified cheque, pre-approved electronic bank transfer and/or by financing contract prepared and signed on the acceptance or delivery date whichever is sooner.
 Title of the vehicle will be issued to the buyer once payment of the invoice has been received in full.

PROJECTED DELIVERY DATE

TBD

 Date of the final approbation

 First Priority Buyer

The parties acknowledge that the Demers Ambulances employee, in performing his duties, is solely acting as an employee of Demers Ambulances and is not authorized to assume any liabilities, duties or obligations, enter into any transaction in the name of Demers Ambulances nor bind Demers Ambulances in any way. Any and all transactions entered into on behalf of Demers Ambulances shall be authorized by a director, officer or any other representative of Demers Ambulances at the head office of Demers Ambulance USA

 Benoit Lafortune
 Demers Ambulance USA Inc.

 Date of the final approbation



CABARRUS COUNTY

BOARD OF COMMISSIONERS

WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

Finance - Juvenile Crime Prevention Council (JCPC) FY19 Allocation of Funds

BRIEF SUMMARY:

As part of the Cabarrus County Annual Budget process, an amount is approved for the Juvenile Crime Prevention Council (JCPC) program. The County receives the JCPC funding and then passes the funds on to JCPC approved sub-recipients. The total amount of funds to be received from the North Carolina Department of Public Safety for FY19 is \$310,611. During the FY19 budget process \$15,500 was placed in the Sheriff's Department budget for JCPC Administration and \$295,111 was placed in an unallocated line item awaiting the final allocation by the Cabarrus County JCPC. The final allocation has been approved and is now reported to the BOC.

REQUESTED ACTION:

Motion to approve the budget amendment based on the Cabarrus County JCPC FY19 Funding Plan.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Suzanne Burgess, Assistant Finance Director
Susan Fearington, Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

BUDGET AMENDMENT:

ATTACHMENTS

- [JCPC FY19 Funding Plan](#)
 - [JCPC Budget Amendment](#)
-

Cabarrus County

NC DPS - Community Programs - County Funding Plan

Available Funds: \$ 310,611 Local Match: \$ 175,214 Rate: 30%

DPS JCPC funds must be committed with a Program Agreement submitted in NC Allies and electronically signed by authorized officials.

#	Program Provider	DPS-JCPC Funding	LOCAL FUNDING			OTHER	OTHER	Total	% Non-DPS-JCPC Program Revenues
			County Cash Match	Local Cash Match	Local In-Kind	State/Federal	Funds		
1	Boys and Girls Club-Strengthening Families	\$42,851			\$16,500			\$59,351	28%
2	Conflict Resolution Center-Juvenile Community Service/Restitution	\$71,628			\$23,774			\$95,402	25%
3	Conflict Resolution Center-Teen Court	\$54,600			\$60,293			\$114,893	52%
4	Transitioning Youth Movement-Fostering Solutions	\$43,337			\$16,275			\$59,612	27%
5	Transitioning Youth Movement- SHIFT	\$69,150		\$4,000	\$41,600			\$114,750	40%
6	Rowan Youth Bureau-Sex Offender Eval and Treatment	\$13,545			\$12,772			\$26,317	49%
7									
8	JCPC Administration	\$15,500						\$15,500	
9									
10									
11									
12									
13									
14									
15									
16									
17									
18									
TOTALS:		\$310,611		\$4,000	\$171,214			\$485,825	36%

The above plan was derived through a planning process by the Cabarrus County
 Juvenile Crime Prevention Council and represents the County's Plan for use of these funds in FY 2018-2019.

Amount of Unallocated Funds _____
 Amount of funds reverted back to DPS _____
 Discretionary Funds added _____

Megan E. B. 5/3/18
 Chairperson, Juvenile Crime Prevention Council (Date)

Ausan B. Jearns 5-2-18
 Chairperson, Board of County Commissioners (Date)
 or County Finance Officer

check type initial plan update final
 ---DPS Use Only---

Reviewed by _____	Area Consultant	_____	Date
Reviewed by _____	Program Assistant	_____	Date
Verified by _____	Designated State Office Staff	_____	Date

Budget Revision/Amendment Request

Date:

Amount:

Dept. Head:

Department:

Internal Transfer Within Department

Transfer Between Departments/Funds

Supplemental Request

Purpose: The unallocated JCPC Funding in the amount of \$295,111 has now been allocated by the JCPC Board. Per the FY 2019 Annual Budget Ordinance Section III B. 7. "Upon notification of funding increases or decreases to existing grants or revenues, or the award of grants or revenues, the Manager or Designee may adjust budgets to match, including grants that require a County match for which funds are available."

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	6	2910-6222-UNAL	JCPC Unallocated Revenue	295,111.00	-	295,111.00	0.00
001	6	2910-6241	Boys and Girls Club	-	42,851.00	-	42,851.00
001	6	2910-6267-REST	Community Service/Resititution	-	71,628.00	-	71,628.00
001	6	2910-6267	Teen Court/Resolve Program	-	54,600.00	-	54,600.00
001	6	2910-6248	Fostering Solutions Crisis Bed	-	43,337.00	-	43,337.00
001	6	2910-6242	Shift Mentoring (Transforming Youth)	-	69,150.00	-	69,150.00
001	6	2910-6243	Sex Offender Specdfic Evaluation	-	13,545.00	-	13,545.00
001	9	2910-9713-UNAL	JCPC Unallocated Expense	295,111.00	-	-	295,111.00
001	9	2910-974902	Boys and Girls Club	-	42,851.00	-	42,851.00
001	9	2910-9344-REST	Community Service/Resititution	-	71,628.00	-	71,628.00
001	9	2910-9344	Teen Court/Resolve Program	-	54,600.00	-	54,600.00
001	9	2910-974906	Fostering Solutions Crisis Bed	-	43,337.00	-	43,337.00
001	9	2910-974903	Shift Mentoring (Transforming Youth)	-	69,150.00	-	69,150.00
001	9	2910-974904	Sex Offender Specdfic Evaluation	-	13,545.00	-	13,545.00

Budget Officer

- Approved
 Denied

County Manager

- Approved
 Denied

Board of Commissioners

- Approved
 Denied

Signature

Signature

Signature

Date

Date

Attachment number 2 \n

Date

Date: 16-Apr-18

Amount: 20,044.00

Dept. Head: Susan Farrington (Prepared by Becky Crabtree)

Department: Finance

- Internal Transfer Within Department
 Transfer Between Departments/Funds
 Supplemental Request

Purpose: Appropriate bank fees from the debt department to bank fees in Finance to cover FY18 credit card fees for the remainder of the year. Also move funds from office supplies to uniforms to cover increased uniform cost due to rebranding.

Fund	Indicator	Department/ Object/ Project	Account Name	Approved Budget	Increase Amount	Decrease Amount	Revised Budget
001	9	1710-9406	Bank Fees	75,000.00	20,000.00		95,000.00
001	9	199110	Bank Fees	55,700.00	-	20,000.00	35,700.00
							0.00
001	9	1710-9340	Uniforms	300.00	44.00	-	344.00
001	9	1710-9301	Office Supplies	3,533.00		44.00	3,489.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00
							0.00

Attachment number 2 \n



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

Finance - Resolution Approving Lease Financing of Emergency Management Services Power Stretchers

BRIEF SUMMARY:

Finance requests the Board of Commissioners approve the attached resolution enabling Cabarrus County to enter into a Lease Financing of certain equipment; the execution and delivery thereof; and providing for certain other related matters.

The lease financing will be entered into for the lease of eighteen power stretchers with a six year extended warranty/service program for six annual payments of \$115,190.14 for a not to exceed amount of \$700,000. The first annual payment has been included in the FY19 General Fund Budget.

REQUESTED ACTION:

Motion to approve the Financing Resolution and authorize the Finance Director to prepare the appropriate budget amendment to record the capital lease.

EXPECTED LENGTH OF PRESENTATION:

5 Minutes

SUBMITTED BY:

Suzanne Burgess, Assistant Finance Director
Jimmy Lentz, EMS Director
Susan Farrington, Finance Director

BUDGET AMENDMENT REQUIRED:

Yes

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

BUDGET AMENDMENT:

ATTACHMENTS

[Capital Lease Resolution](#)

**EXTRACT FROM MINUTES OF BOARD OF COMMISSIONERS OF
THE COUNTY OF CABARRUS, NORTH CAROLINA**

The Board of Commissioners for the County of Cabarrus, North Carolina, met in regular session in the Commissioners’ Meeting Room in the Cabarrus County Governmental Center in Concord, North Carolina, the regular place of meeting, at 6:30 p.m., on July 17, 2018, with Stephen M. Morris, Chairman, presiding. The following Commissioners were:

PRESENT: Chairman Stephen M. Morris; Vice Chairman Diane R. Honeycutt and Commissioners F. Blake Kiger, Elizabeth F. Poole and Lynn W. Shue.

ABSENT: [None.]

ALSO PRESENT: Michael K. Downs, County Manager; Pamela S. Dubois, Senior Deputy County Manager; Susan B. Fearrington, Finance Director; [Catherine Barr], Esq., County Attorney; and [Angela F. Poplin], Interim Clerk to the Board.

* * * * *

Commissioner _____ introduced the following resolution, a summary of which had been provided to each Commissioner, a copy of which was available with the Clerk to the Board and which was read by title:

**RESOLUTION APPROVING LEASE FINANCING OF CERTAIN
EQUIPMENT; THE EXECUTION AND DELIVERY THEREOF; AND
PROVIDING FOR CERTAIN OTHER RELATED MATTERS**

WHEREAS, the County of Cabarrus, North Carolina (the “County”) is a validly existing political subdivision of the State of North Carolina, existing as such under and by virtue of the Constitution, statutes and laws of the State of North Carolina (the “State”);

WHEREAS, the County has the power, pursuant to § 160A-20 of the General Statutes of North Carolina to (1) purchase real and personal property, (2) enter into installment financing contracts in order to finance and refinance the purchase of real and personal property used, or to be used, for public purposes and (3) grant a security interest in some or all of the property purchased to secure repayment of the purchase price;

WHEREAS, the Board of Commissioners (the “Board”) has determined that it is in the best interest of the County to finance all or a portion of the costs of acquisition of certain emergency services equipment (the “Equipment”) through a financing lease between the County and Ferno-Washington, Inc. (the “Ferno Lease”);

WHEREAS, a draft form of the Ferno Lease and the related exhibits and addendums thereto have been submitted to this meeting with respect to the proposed financing of the Equipment; and

WHEREAS, the obligations of the County to make lease payments and any other payments, if any, pursuant to the Ferno Lease shall constitute limited obligations of the County payable solely from currently budgeted appropriations of the County and shall not constitute a pledge of the faith and credit of the County within the meaning of any constitutional debt limitation;

WHEREAS, no deficiency judgment may be rendered against the County in any action for breach of a contractual obligation under the Ferno Lease, and the taxing power of the County is not and may not be pledged in any way directly or indirectly or contingently to secure any moneys due under the Ferno Lease;

WHEREAS, the County will secure the payment of the lease payments under the Ferno Lease by granting a security interest in all or some portion of the Equipment financed; and

WHEREAS, the Board of Commissioners desires to approve the Ferno Lease and to authorize other actions in connection therewith;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, as follows:

Section 1. All actions taken by or on behalf of the County to date to effectuate the proposed financing, including the selection of Nexsen Pruet, PLLC, as special counsel, are hereby ratified, approved and authorized pursuant to and in accordance with the transactions contemplated by the Ferno Lease.

Section 2. The Board of Commissioners hereby finds and confirms that (i) the financing of the Equipment through the Ferno Lease is necessary and expedient for the County; (ii) the financing of the Equipment through the Ferno Lease, under the circumstances, is preferable to a bond issue by the County; (iii) the sums to fall due under the Ferno Lease are adequate and not

excessive for their proposed purpose; (iv) the County's debt management procedures and policies are good and its debt will continue to be managed in strict compliance with law; (v) the increase in taxes, if any, necessary to meet the sums to fall due under the Ferno Lease will not be excessive; and (vi) the County is not in default regarding any of its debt service obligations.

Section 3. The acquisition, construction and equipping of the Equipment, the financing thereof and the granting of security interests therein, all as provided in the Ferno Lease, including the related exhibits and addendums thereto, referenced in this Resolution, are hereby ratified and approved.

Section 4. The Ferno Lease and the related exhibits and addendums thereto are hereby approved in substantially the form submitted to this meeting, and each of the Chairman of the Board of Commissioners or the County Manager is hereby authorized to execute and deliver such documents in the name and on behalf of the County, with such changes, insertions or omissions as the persons executing such documents may approve, their execution and delivery thereof to constitute conclusive evidence of such approval. The County Clerk is hereby authorized to affix the seal of the County to each of said documents as may be appropriate and to attest to the same.

Section 5. Each of the Chairman of the Board of Commissioners, the County Manager and the Finance Director are authorized to approve all details of the financing of the Equipment, including, without limitation, the aggregate amount of the lease payments under the Ferno Lease (which shall not exceed \$700,000). Execution of the Ferno Lease by the Chairman of the Board of Commissioners or the County Manager shall conclusively evidence such approval of all such details of said financing.

Section 6. The Chairman of the Board of Commissioners, the County Manager, the Finance Director and the County Attorney are hereby authorized to take any and all such further action, including without limitation filing one or more applications with the North Carolina Local Government Commission seeking approval of the plan of financing and approval of any modifications to the Ferno Lease and the related exhibits and addendums thereto, and to execute and deliver for and on behalf of the County such other documents and certificates as they may deem necessary or advisable to carry out the intent of this resolution and to effect the financing pursuant to the Ferno Lease and the related exhibits and addendums thereto. The County Clerk

is hereby authorized to affix the seal of the County to such documents and certificates as may be appropriate and to attest to the same and to execute and deliver the same as may be needed.

Section 7. The Finance Director shall prepare and file a sworn statement of debt with the LGC and the Clerk to the Board in accordance with North Carolina General Statutes Section 159-150.

Section 8. This Resolution shall become effective immediately upon its adoption.

Thereupon, upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing resolution entitled "RESOLUTION APPROVING LEASE FINANCING OF CERTAIN EQUIPMENT; THE EXECUTION AND DELIVERY THEREOF; AND PROVIDING FOR CERTAIN OTHER RELATED MATTERS" was adopted and passed by the following vote:

AYES: _____

NOES: _____

* * * * *

I, Angela F. Poplin, Interim Clerk to the Board of Commissioners for the County of Cabarrus, North Carolina, DO HEREBY CERTIFY that the foregoing is a true copy of so much of the proceedings of said Board of Commissioners at a meeting held on July 17, 2018, as relates in any way to (a) the approval of lease financing for the acquisition of certain equipment described therein under North Carolina General Statutes Section 160A-20, and (b) that said proceedings are recorded in Minute Book No. ___ of the minutes of said Board, beginning at page ___ and ending at page ___.

I DO HEREBY FURTHER CERTIFY that a schedule of regular meetings of said Board of Commissioners has been on file in my office pursuant to G.S. 143-318.12 as of a date not less than seven days before said meeting.

WITNESS my hand and the corporate seal of said County, this 17th day of July, 2018.

Interim Clerk to the Board of Commissioners
for the County of Cabarrus, North Carolina

[SEAL]



CABARRUS COUNTY

BOARD OF COMMISSIONERS

WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

Infrastructure and Asset Management - Cabarrus County Courthouse Construction Manager At Risk Selection

BRIEF SUMMARY:

Cabarrus County posted a Request for Qualifications (RFQ) for Construction Manager at Risk services on 03/21/18 for the construction of a new Cabarrus County Courthouse and renovations of the existing Courthouse. Five firms submitted qualification packages on the due date of 04/23/18. An internal selection committee consisting of Cabarrus County staff, Cabarrus County Sheriff's Dept. Staff, and Cabarrus County Commissioners made a shortlist of three of the five firms. Silling Architects offered written evaluations of the RFQ submissions and were involved in the process but did not have an official vote in the process. The three shortlisted construction firms made presentations to the selection committee and Silling Architects on 06/13/18. The presentations were forty five minutes long with thirty additional minutes given for questions and answers. The selection committee met again on 6/21/18 for a deliberation meeting to make a selection to present to the Cabarrus County Board of Commissioners.

REQUESTED ACTION:

Motion to approve the bid award and authorize the County Manager to execute the contract between Cabarrus County and "to be announced at meeting", subject to revision by the County Attorney.

EXPECTED LENGTH OF PRESENTATION:

10 Minutes

SUBMITTED BY:

Kyle Bilafer, Area Manager of Operations

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:



CABARRUS COUNTY
BOARD OF COMMISSIONERS
WORK SESSION

JULY 2, 2018
4:00 P.M.

AGENDA CATEGORY:

Discussion Items for Action at July 17, 2018 Meeting

SUBJECT:

Planning and Development Department - Harrisburg Area Land Use Plan Update

BRIEF SUMMARY:

Cabarrus County and the Town of Harrisburg have partnered to plan the Harrisburg Planning Area of the county for several years. The plan was last updated in 2010.

The County and Town partnered in 2017 to review and update the existing Harrisburg Area Land Use Plan to better reflect current market conditions and land supply.

The final draft plan was presented at a joint meeting of the Cabarrus County Planning and Zoning Commission and the Town of Harrisburg Planning and Zoning Board on May 16, 2018.

The Town of Harrisburg Planning and Zoning Board voted on May 16th to make a recommendation to the elected officials for approval of the draft plan. Harrisburg Town Council voted to adopt the land use plan on June 11, 2018.

The Cabarrus County Planning and Zoning Commission voted 8-1 at the June 12, 2018 meeting to forward the draft land use plan to the Board of Commissioners for final consideration.

The draft Harrisburg Area Land Use Plan is now ready for consideration by the Board of Commissioners.

The Board of Commissioners will need to hold a public hearing as part of the process to consider the draft plan.

REQUESTED ACTION:

1. Receive staff report
2. Hold public hearing
3. Motion to consider adopting the update to the Harrisburg Area Land Use Plan

EXPECTED LENGTH OF PRESENTATION:

15 Minutes

SUBMITTED BY:

Susie Morris, AICP, CZO
Planning and Zoning Manager

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

ATTACHMENTS

- [MEMO](#)
 - [PRESENTATION](#)
 - [EXISTING AND PROPOSED LAND USE MAPS](#)
 - [HALUP PART 1](#)
 - [HALUP PART 2](#)
 - [HALUP PART 3](#)
 - [HALUP PART 4](#)
 - [HALUP PART 5](#)
-

Memo

To: Cabarrus County Board of Commissioners
From: Susie Morris, AICP, CZO, Planning and Zoning Manager
CC: File
Date: 6/18/2018
Re: Proposed Adoption of the Harrisburg Area Land Use Plan Update (PLOTHER2018-00001)

- Cabarrus County and the Town of Harrisburg have partnered to plan the Harrisburg Planning Area of the county for several years. The plan was last updated in 2010.
- The County and Town partnered in 2017 to review and update the existing Harrisburg Area Land Use Plan to better reflect current market conditions and land supply.
- As part of the update process, an Advisory Committee was formed to oversee the process and to provide input and direction to Staff and the consultants working on the project. Cabarrus County had three representatives on the Committee with two alternate members filling in as needed. Cabarrus County was fully represented at all four of the Advisory Committee meetings. Commissioner Kiger also participated in the process as the Planning and Zoning Commission liaison.
- The project provided multiple opportunities for public input, including in person engagement sessions (4) and on-line survey opportunities (2). Town and County Staff used social media (Twitter, Facebook, County newsletter and Channel 22 programming) to solicit input from citizens for the proposed plan and to encourage participation in the planning process.
- As a result of the efforts by the county and the town to encourage public engagement, there were close to 200 in person contacts at the public meetings and over 450 on-line survey responses.
- Using citizen input and area analysis, the Advisory Committee, Consultants, and Staff formulated a draft plan that recognizes existing land use patterns as well as future opportunities for new or expanded land use.
- The final draft plan was presented at a joint meeting of the Cabarrus County Planning and Zoning Commission and the Town of Harrisburg Planning and Zoning Board on May 16, 2018.
- The Town of Harrisburg Planning and Zoning Board voted on May 16th to make a recommendation to the elected officials for approval of the draft plan. Harrisburg Town Council voted to adopt the land use plan on June 11, 2018.

- The Cabarrus County Planning and Zoning Commission voted 8-1 at the June 12, 2018 meeting to forward the draft land use plan to the Board of Commissioners for final consideration.
- The draft Harrisburg Area Land Use Plan document is included for reference. The current land use plan document is located at <https://www.cabarruscounty.us/resources/harrisburg-area-land-use-plan>.
- The current adopted and proposed land use maps are included separately from the draft land use plan for ease of comparison.
- The Board of Commissioners will need to hold a public hearing to receive input on the proposed plan.
- Once input is received, the Board of Commissioners will need to consider adoption of the update to the Harrisburg Area Land Use Plan.



**Cabarrus County Board of
Commissioners**

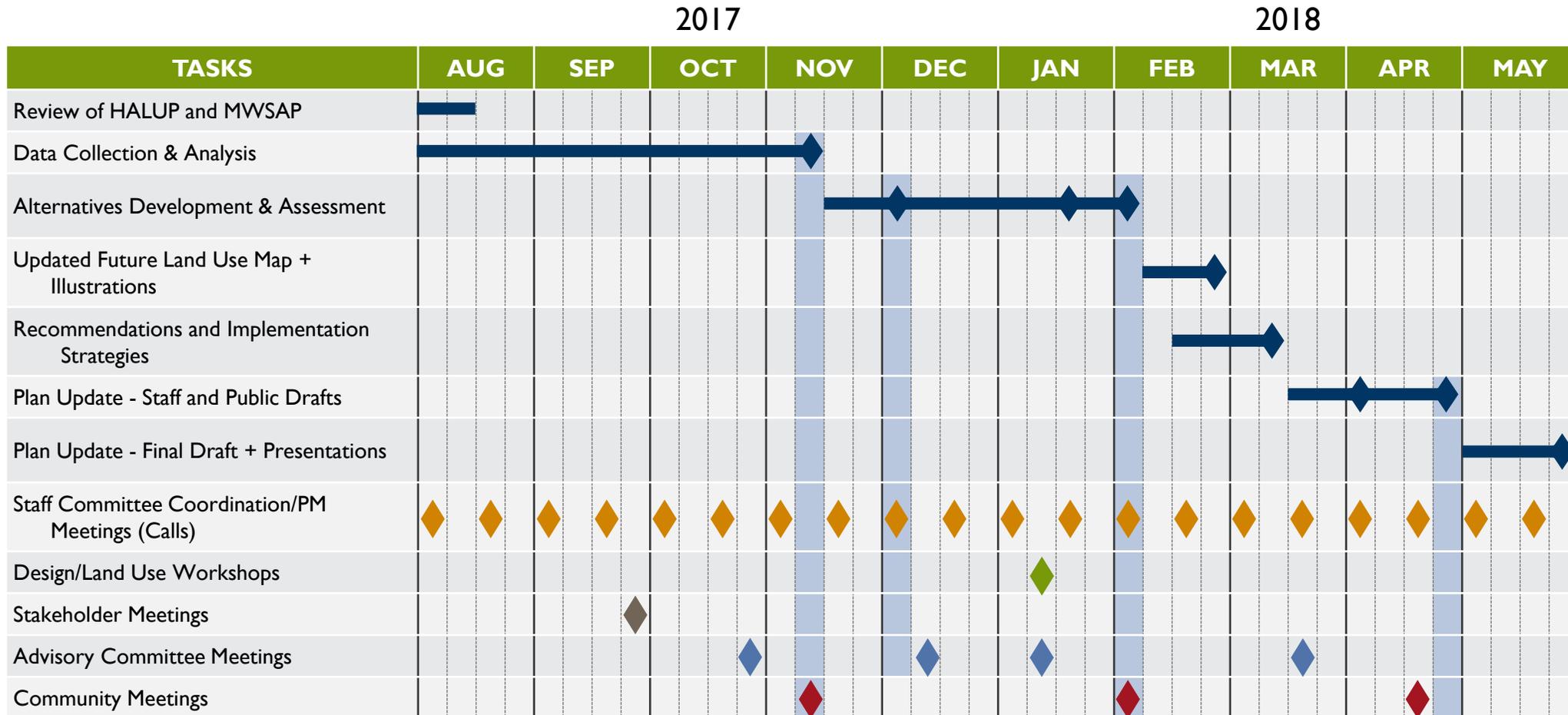
HARRISBURG AREA LAND USE PLAN



Attachment number 2 \n

HARRISBURG AREA LAND USE PLAN

HALUP Update Project Schedule



Attachment number 2 \n



Attachment number 2 \n

Community Meetings (3)

- November, February, and April
- Presentation (1) and drop-in style (3)
- >180 attendees signed in (total)

Community Surveys (2)

- #1 – November 2-November 30
- #2 – February 8-March 9
- 459 responses combined

Stakeholder Interviews

- 6 meetings in Oct
- >50 attendees signed in

Goals + Objectives

Maintain open space.

Maintain existing neighborhoods.

Expand recreational opportunities.

Improve circulation and supply transportation options.

Promote high-quality development.

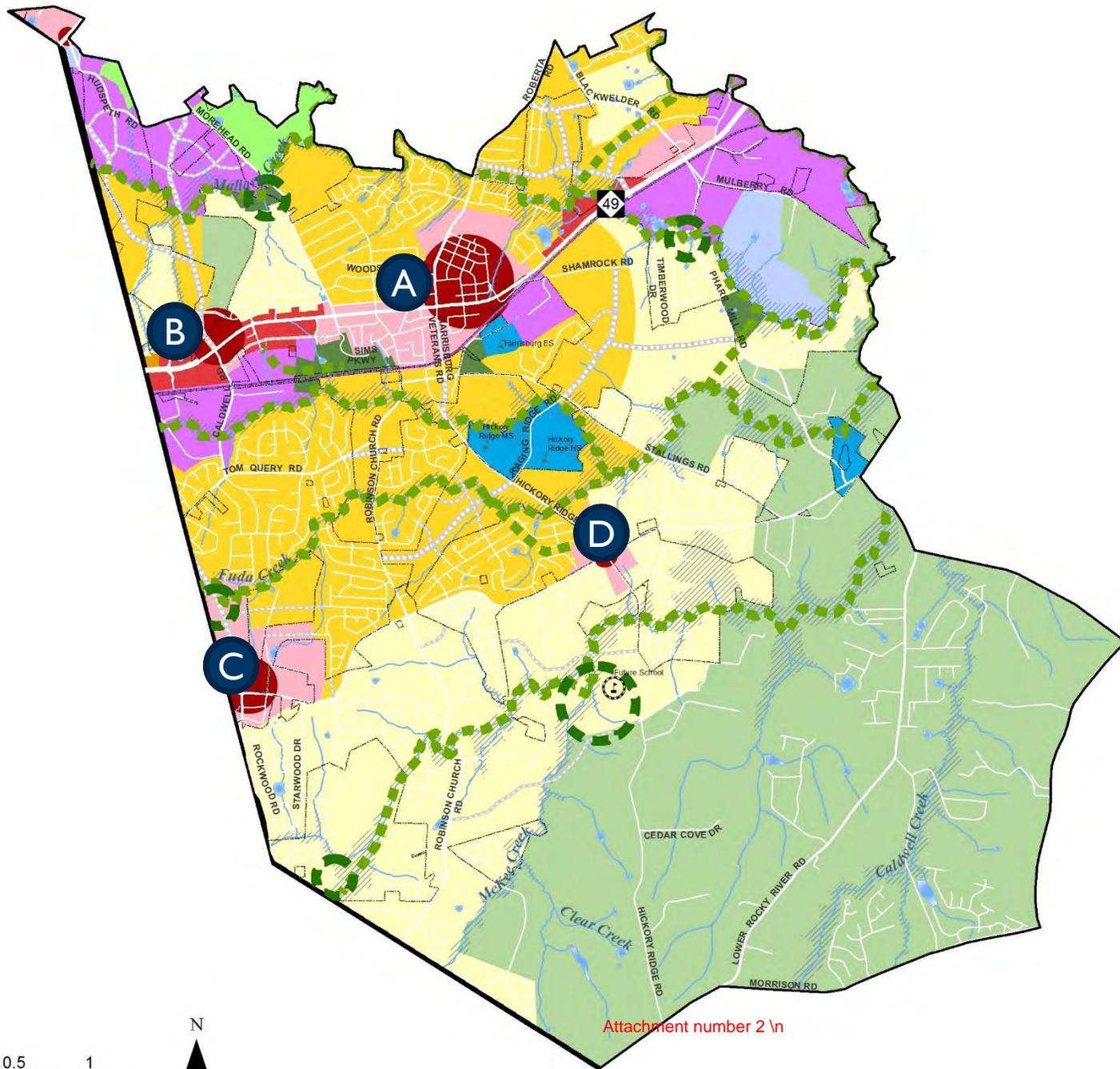
Encourage a mixture of land uses and housing opportunities.

Foster economic development.

Support existing agriculture.

Ensure the scale of growth fits the small town character of Harrisburg.

Attachment number 2 \n



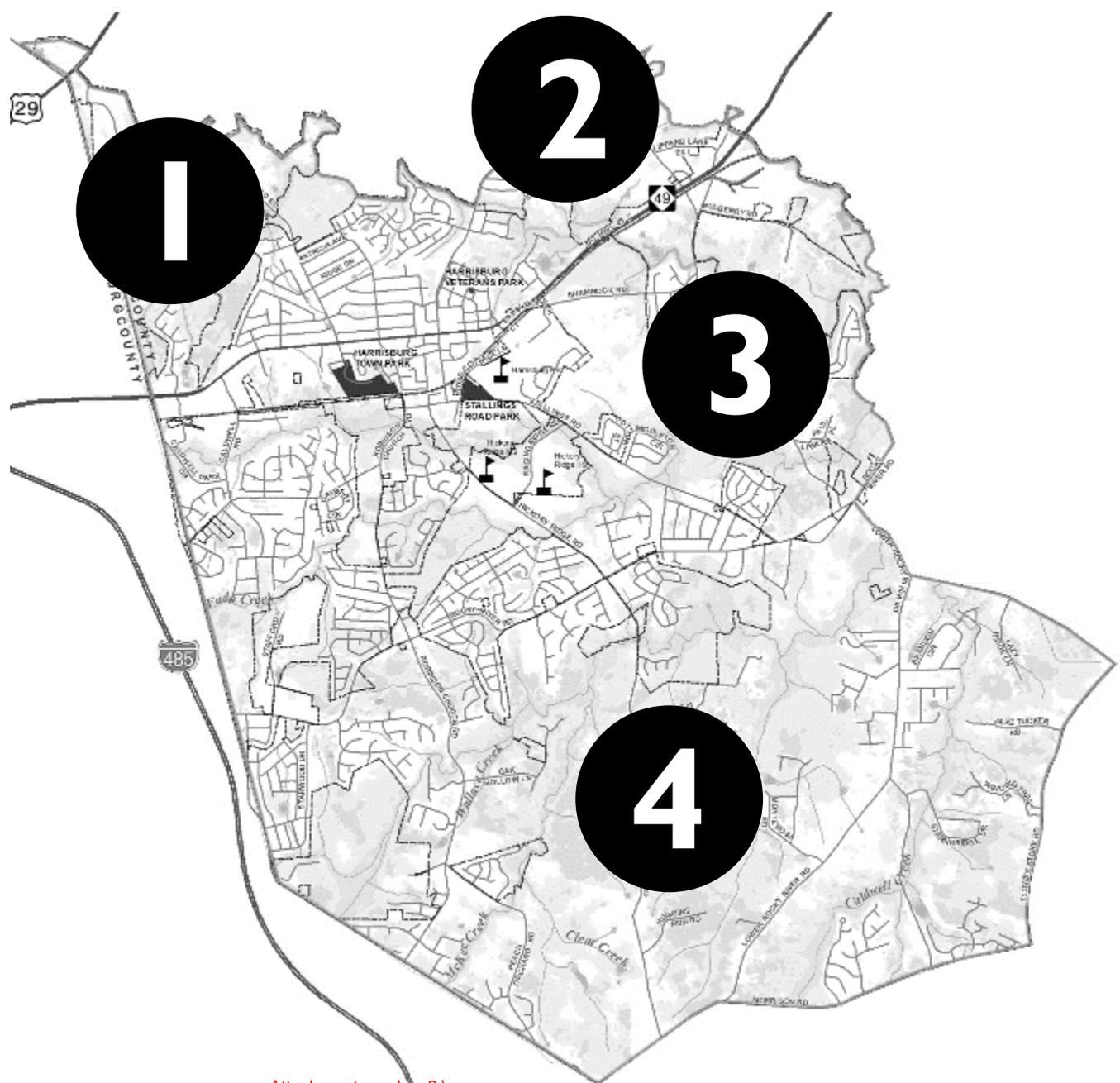
- Future Land Use**
- Park
 - Private Recreation
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Mixed Use Center
 - Office
 - Institutional
 - Commercial
 - Light Industrial
- Parks and Recreation**
- Planned Greenways
 - Proposed Parks
- Roadways**
- Existing Thoroughfare
 - Proposed Arterial
 - Proposed Collector/Local
- Context**
- City Limits
 - County Boundary
 - Existing Schools
 - Future School Site



Attachment number 2 \n

Focus Areas

1. Caldwell Road Ext (Morehead West Area Plan)
2. Blackwelder (Blackwelder Road Area)
3. Shamrock (East Harrisburg)
4. Reedy Creek Watershed



Attachment number 2 \n



The western gateway into Harrisburg, this area was the subject of the Morehead West Area Plan (2017). It offers Harrisburg the best opportunity for job growth, particularly in this mixed-use node at Caldwell Road extension. It offers current and future residents more housing choices within walking distance of local-serving retail, dining, services, and small-scale professional offices.



Attachment number 2 \n

An area of agriculture today can be a central greenspace amidst future neighborhoods that include an array of housing types. Higher densities here provide opportunities to walk and bike to the Town Center and justify investments in desired commercial development as well as transit access.



Attachment number 2 \n

A mixed-residential development area where new homes varying in size and appealing to diverse age groups can coexist. Complemented by a variety of open spaces, the neighborhoods within have access to passive and active recreation, included a greenway planned for the Back Creek corridor, while natural resources are conserved.



Attachment number 2 \n

The clustering of homes around the new elementary school creates a village setting. The overall density of development is the lowest in the Planning Area. The residents can enjoy ample open space afforded by conservation design while having easy access to the school and adjoining park via sidewalks, greenway trails, and bike routes.



Attachment number 2 \n



KEY RECOMMENDATIONS

Attachment number 2 \n



FACILITATE COMPLETION OF HARRISBURG TOWN CENTER.

- Site locators encourage investors to “check out the community's downtown,.” (*Southern Business & Industry*)
- Survey respondents indicated strong support for the completion of Town Center.

- Maintain the location of Town Hall and incorporate other civic anchors.
- Continue to implement the master plan for Town Center.
- Remove regulatory barriers. Consider the creation of a form-based district with a corresponding regulating plan.
- Create a development agreement.
- Identify catalyst sites and facilitate key projects in partnership with private developers.
- Consider the creation of a special tax district.

Attachment number 2 in

- Ensure a higher level of quality in all future development.
 - Review and amend the Town's UDO
- Focus on placemaking.
 - Improve the appearance of NC-49 corridor.
 - Apply Crime Prevention through Environmental Design (CPTED) principles.
 - Prepare a public realm master plan to determine investments for best economic returns.
 - Design Guidelines

CREATE VALUE IN KEY AREAS TO ATTRACT INVESTMENT: AMENITIZED, MIXED-USE NODES WITH EMPLOYMENT.

- Shopping, dining, entertainment and mixed use development were identified as top priorities for residents.
- Retailers and employers are favoring more experiential or lifestyle-driven locations, which generally have a mix of uses including retail and dense residential development.
- Parks, greenways, and mixed-use development often increase value.



Baxter Village in Fort Mill, SC, incorporates retail and office uses in a walkable town center environment. Office tenants are found on the 2nd or 3rd floor of mixed-use buildings, or on all levels of freestanding office buildings. Tenants include local investment offices, insurance brokers, architects, chiropractors and other medical professionals, Realtors, and similar local-serving office uses.



Attachment number 2 \n

PROTECT CURRENT EMPLOYMENT AND INDUSTRIAL LOCATIONS.

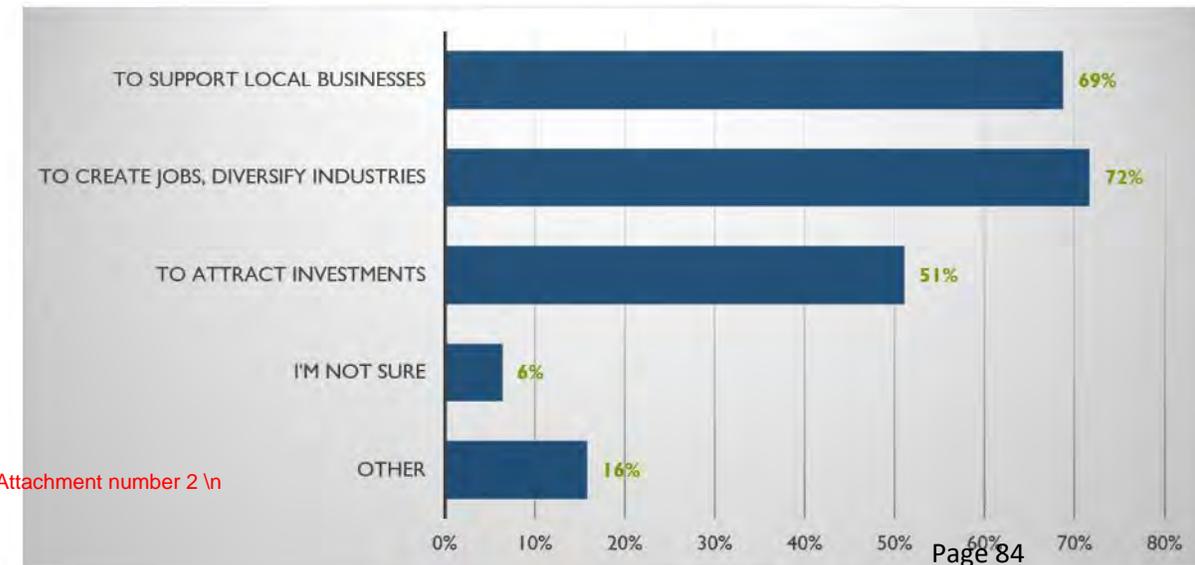
- Maximize potential employment opportunities in targeted areas especially on the west side of Harrisburg.
 - Limit uses in Light Industrial district to industrial and other employment uses to avoid encroachment of institutional, residential, and other uses on existing businesses.



4-9



Q7: What is the purpose(s) of fostering economic development?



Attachment number 2 \n

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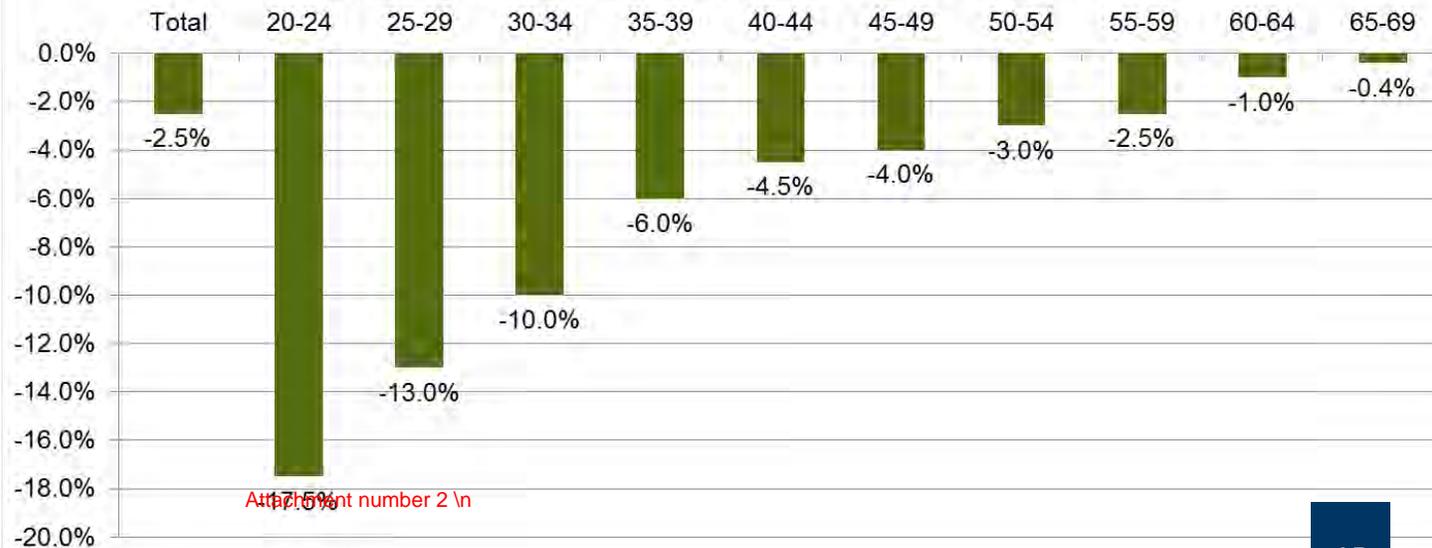


EXPAND HOUSING CHOICES.

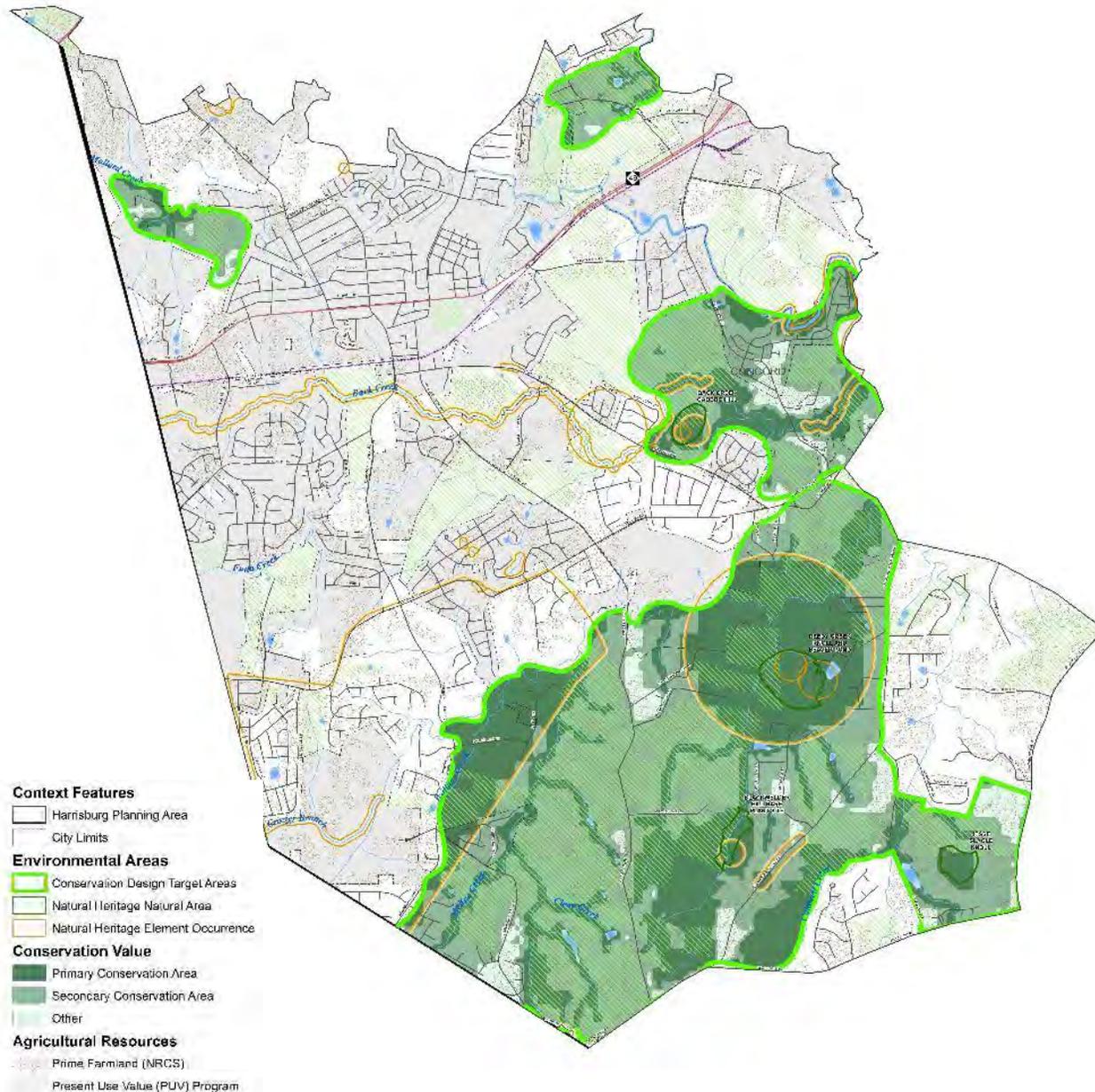
- Diversify the offerings to appeal to many age groups including young singles and couples just starting out and mature residents choosing to downsize from detached single-family homes.
 - For-sale townhouses, villa/patio home products, and small-lot detached single-family homes.
 - Rental apartments targeting older age groups.

- Home ownership, especially of detached single-family homes, is down.
- Boomers & Millennials are seeking lower-maintenance and lifestyle products in walkable, mixed-use settings.
- Diversity allows older residents to remain in Harrisburg and “age in place,” and helps potential employers attract talent.

Change in Home Ownership by Age Cohort 2006-2013



ENCOURAGE THE USE OF CONSERVATION SUBDIVISIONS IN FUTURE DEVELOPMENT.



Conventional subdivision



Conservation design subdivision

- Survey respondents supported conservation design over conventional subdivisions almost 2 to 1.
- Conservation subdivisions in US have demonstrated overall savings of 36% in construction costs.
- Open space, parks and trails in development = higher property values and reduced time on market.

- Utilize the natural resource database and maps.
- Consider amendments to the Town's UDO to incentivize conservation design in target areas (i.e. Reedy Creek Watershed).

Attachment number 2 in

DEVELOP THE GREENWAY SYSTEM THROUGH PUBLIC AND PRIVATE PARTNERSHIPS.

- Recreation was voted the #2 priority in the survey.
- Greenways ranked as the #1 recreation priority during the first HALUP public meeting.
- Regionally connected greenways expand transportation options and can add value to retail, dining and entertainment uses the community desires.
- Local greenway connections appeal to all ages and can help create a healthy community.



IDEA:
Design and build 10 miles of greenways over the next 10 years

Attachment number 2

- Continue to require new development to reserve land for and to construct greenways that are in the adopted Harrisburg Comprehensive Bicycle, Pedestrian and Greenway Plan.
- Connect to the Cross-Charlotte Trail / Carolina Thread Trail.
- Get blanket easements from property owners when utilities are installed.
- Encourage the other TOD: Trail-Oriented Development. Create a positive edge, as development “embraces” the corridor



Potential trail oriented development along Mallard Creek

- Develop a plan that serves as a town-wide, long-term traffic improvements options guide that supports the growth outlined in the Land Use Plan. The plan should include a street typology frame work and roadway design priority matrix to reflect how streets relates to the local and regional network and adjacent land uses. Options need to address:
 - regional influences, potential costs, all users, and incorporate alternative transportation choices.
 - multiple routes to ensure mobility in the event of emergencies and other blockages.

- Traffic, roadway congestion and mobility was the community's number one survey response to what this Land Use plan should address.

DEVELOP A STRATEGIC MOBILITY PLAN.

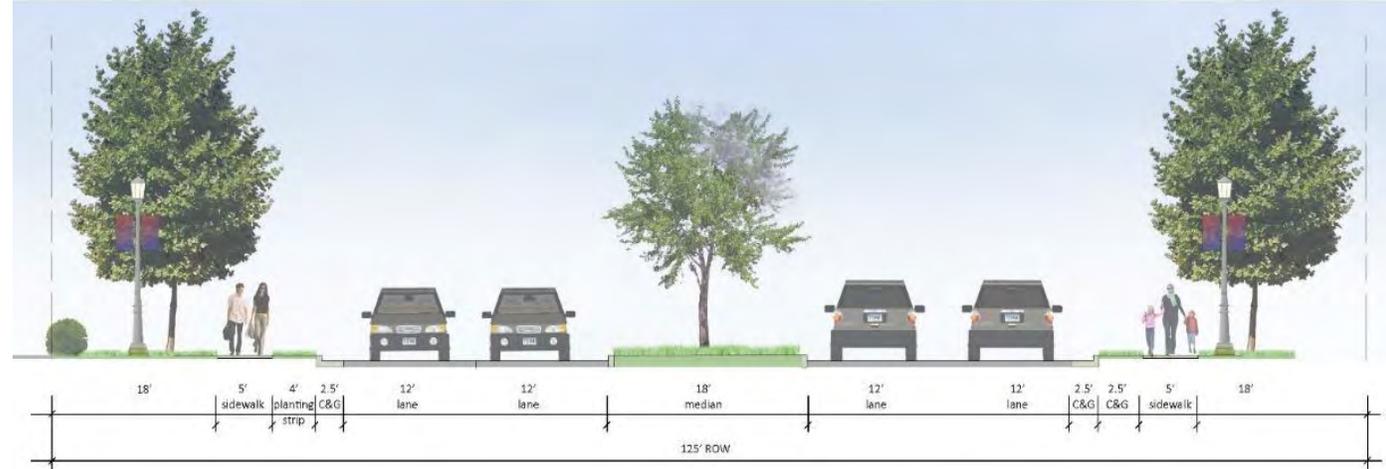


Attachment number 2 \n

INVEST IN COMPLETE STREETS.

- Lack of sidewalks is a primary concern for many residents.
- Walking and bicycling are healthy, environmentally-friendly travel modes, and help complete a safe, efficient, and reliable transportation network.

- Develop a policy for providing roadways that safely accommodate all users.
- Develop a process to determine the components of each transportation capital improvements project.
 - Balance needs of users of all modes: bikes, pedestrians, vehicles, and transit.
- Partner with NCDOT, Cabarrus-Rowan MPO, and Charlotte Regional Transportation Planning Organization (CRTPO) to collectively solve larger mobility issues.



Potential NC 49 typical section through the Town of Harrisburg

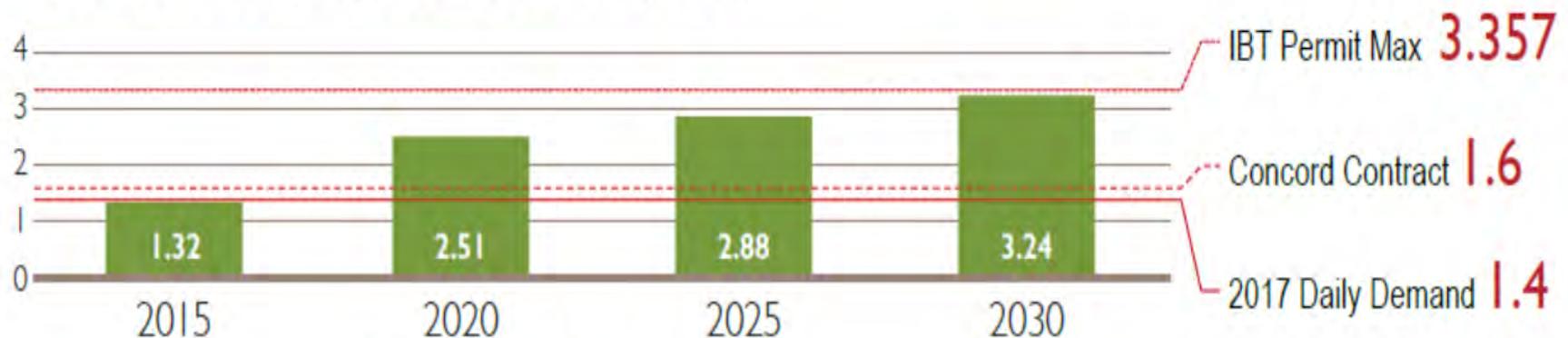
Attachment number 2 \n

- Renew agreement with Concord for current water supply.
- Renegotiate agreement with Concord for an increase in allocation.
- Work with City of Concord to seek a long-term water supply solution to address future demand beyond 2040.
- Develop water conservation policies, and establish a related initiative.
 - Education
 - Increase fees for irrigation
 - sliding scale
 - separate metering
 - Encourage xeriscape, native plants
 - Water re-use

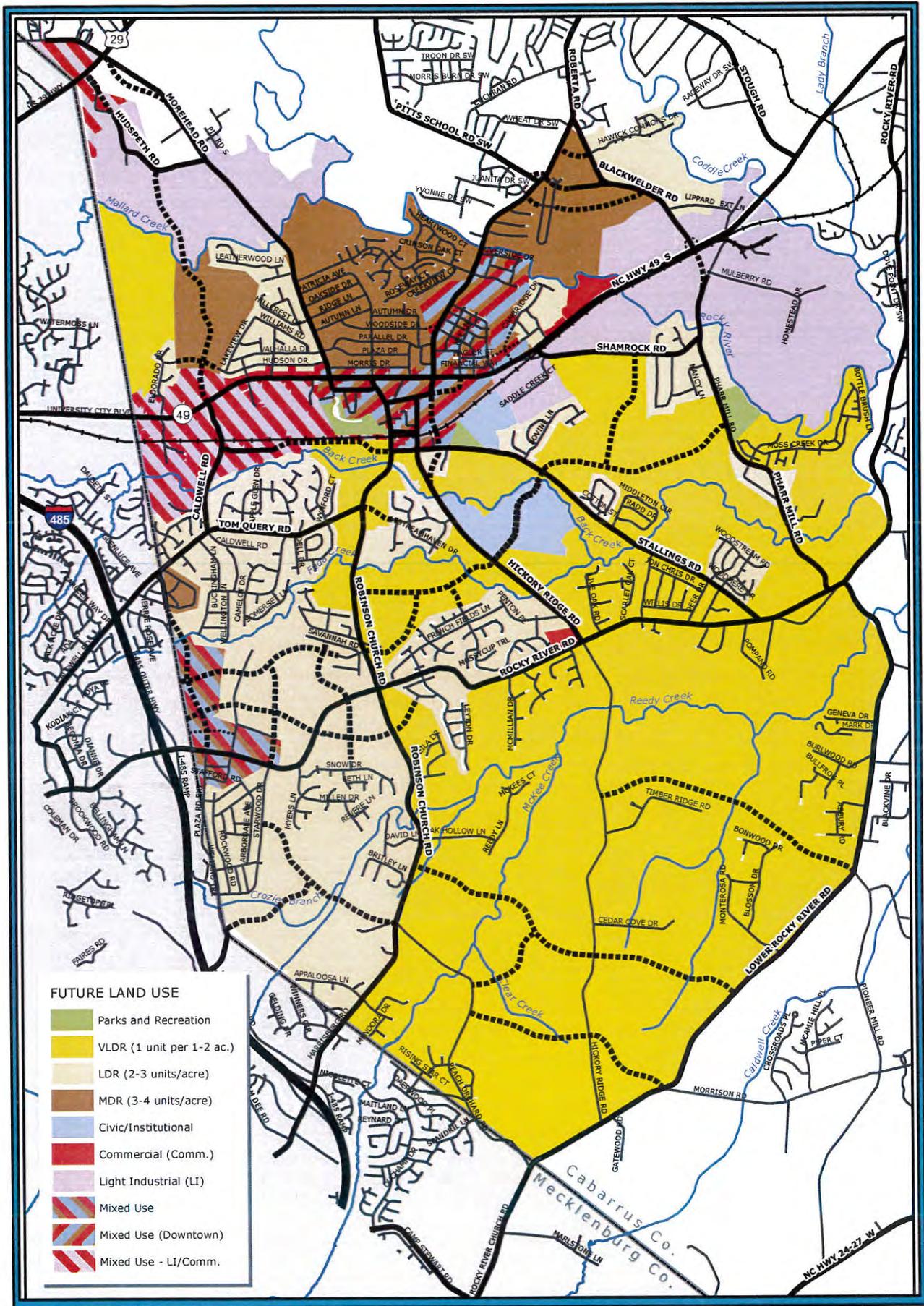
STUDY LONG TERM WATER NEEDS & EDUCATE CITIZENS ABOUT HOW TO MAXIMIZE WATER RESOURCES.

- Demand for water is increasing, but supply is not.
- Harrisburg is close to utilizing all of the water allocated by Concord.
- Water conservation will become increasingly important to defer major capital expenditures.

WATER MODEL - PROJECTED DEMAND (MGD)



Attachment number 2 \n
Water Model Projections By Year



- FUTURE LAND USE**
- Parks and Recreation
 - VLDR (1 unit per 1-2 ac.)
 - LDR (2-3 units/acre)
 - MDR (3-4 units/acre)
 - Civic/Institutional
 - Commercial (Comm.)
 - Light Industrial (LI)
 - Mixed Use
 - Mixed Use (Downtown)
 - Mixed Use - LI/Comm.

- ADDITIONAL LEGEND ITEMS**
- CONCEPTUAL NETWORK**
- Railroad
 - Major Road
 - Local Street
 - Ramps
 - T-fare on Existing Street
 - County Boundary
 - Harrisburg Planning Area
 - Water Course

**FIGURE 9: HARRISBURG
AREA FUTURE LAND USE MAP**
HARRISBURG AREA LAND USE PLAN
August 2010

3,000 1,500 0 3,000 Feet



Data Sources:
Cabarrus County GIS, Mecklenburg County GIS
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Attachment number 3 in

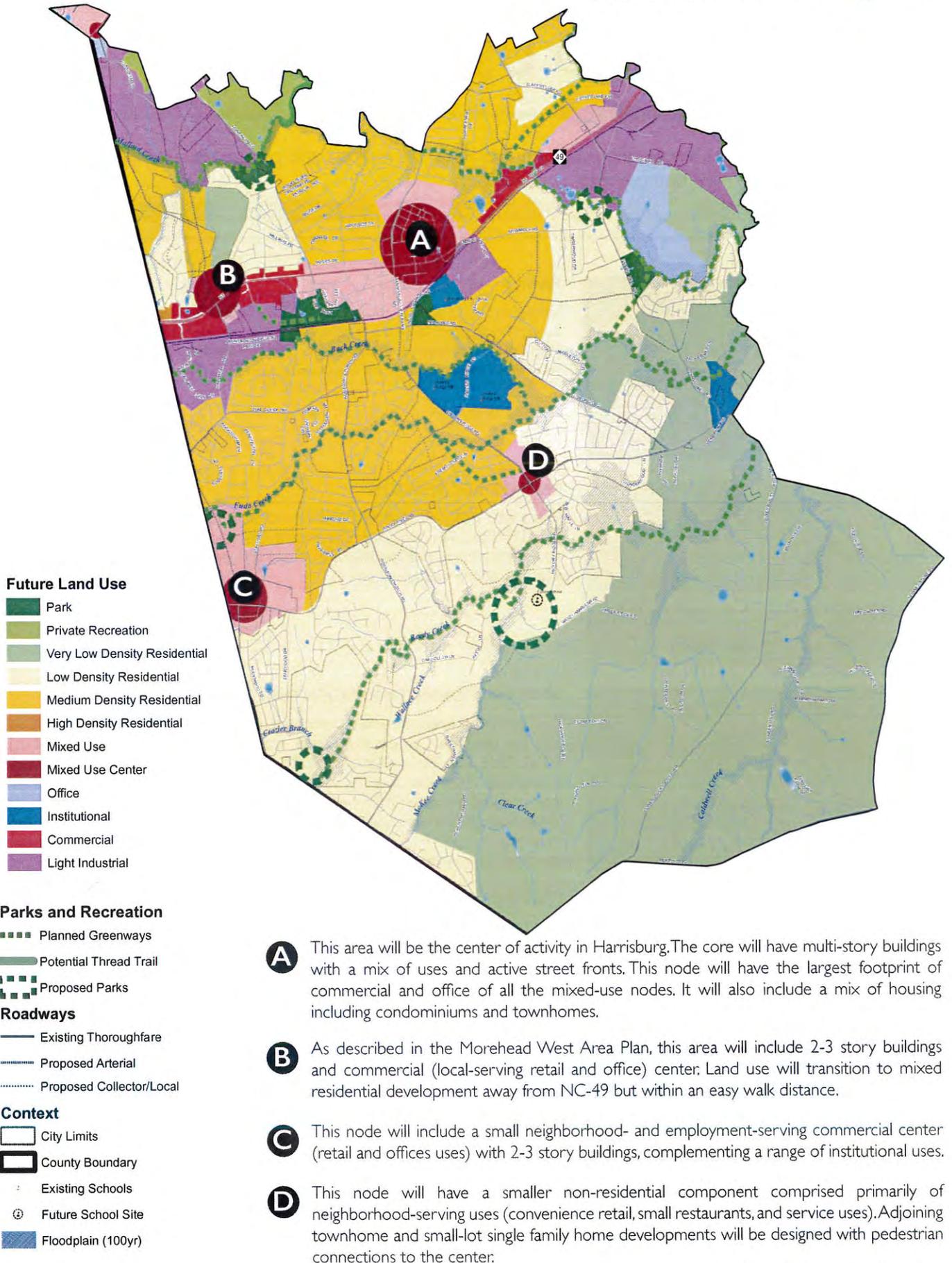


Figure 4. Future Land Use Map
Attachment number 3

FUTURE LAND USE

The following descriptions are descriptive, not prescriptive, and indicate the general types of land uses desired in each category on the future land use map.



PARKS

Various types of passive and active parks and other recreation facilities may be accommodated in all land use categories. Where depicted on the Future Land Use Map, Park areas may be developed as community-serving facilities, such as public greenways, neighborhood or community parks.



PRIVATE RECREATION

This area is intended to include indoor and outdoor recreation facilities that are suited to sites with adequate road infrastructure. Indoor sports arenas, family-oriented entertainment, and special-use outdoor venues are examples of the types of uses that may comprise these areas.



VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.



LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (up to 3 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



MEDIUM DENSITY RESIDENTIAL

This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 3 to 4 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.



HIGH DENSITY RESIDENTIAL

This area is intended to accommodate a variety of age groups and lifestyle preferences. Attached single family and multi-family units are intended for areas where access to the transportation network is high. Density ranges from 4 to 15 dwelling units per acre.



MIXED USE

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible.



MIXED USE NODE

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



OFFICE

These areas include a mix of professional offices, flex space and supporting commercial uses.



INSTITUTIONAL

These areas include schools, churches, hospitals, campus style development and government uses.



COMMERCIAL

These areas are comprised of local-serving retailers, restaurants, professional offices, and service uses. Such uses may be vertically mixed in multi-story buildings. All such uses should be located along major corridors and concentrated at key intersections.



LIGHT INDUSTRIAL

These areas are intended to be light industrial, office, and multi-tenant flex space. This area promotes the concentration of employment-generating uses in an area with desirable access to highways (I-485 via NC-49). Limitations on use should serve to mitigate negative impacts on residential development, such as traffic congestion, noise, and light pollution.



HARRISBURG

AREA LAND USE PLAN

May 31, 2018



Attachment number 4 in



ACKNOWLEDGEMENTS

Thank you to everyone who has taken part in this process. A special thanks to the people with asterisks next to their names, who served on the Advisory Committee that oversaw this project.

HARRISBURG TOWN COUNCIL

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

HARRISBURG PLANNING & ZONING BOARD

Thelma Thorne-Chapman *
 Scott Noel *
 Lloyd Quay, P&Z Vice Chair *
 Andy Rathke, P&Z Chair
 John Overcash
 Steve Bedwell

HARRISBURG STAFF

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ABOUT THE PLAN

PROJECT OVERVIEW

As development pressure increases with regional growth, the Town of Harrisburg and Cabarrus County receive increasingly frequent requests for development approvals and face important decisions regarding public investments in infrastructure and services. To inform those critical decisions, Town and County leaders chose to engage in a joint planning process to establish a vision for the future of the Harrisburg Area (Planning Area) along with a policy guide.

The Harrisburg Area Land Use Plan (HALUP) was originally adopted in 2010. Since then, the US has emerged from the Great Recession. Economic recovery coupled with the completion of I-485 and the high speed rail corridor improvements has put the Planning Area on the radar of both investors and conservationists. An update to the original plan, this plan

acknowledges more current circumstances. It defines a direction for future growth and development in and around Harrisburg. It is a policy document that conveys a future vision and the steps to achieve that vision. The plan is intended to clearly reflect the community's expectations and desires, and to guide decisions of Cabarrus County staff, Harrisburg town staff, appointed and elected officials, developers, and others involved in local development-related activities and conservation efforts. More importantly, the plan is intended to facilitate consistency in the decision-making that affects this area, which is governed by the two jurisdictions. Such decisions include those related to development proposals for properties within the study area, regulatory changes, and public infrastructure investments. All such decisions should support the implementation of the plan.



Attachment number 5

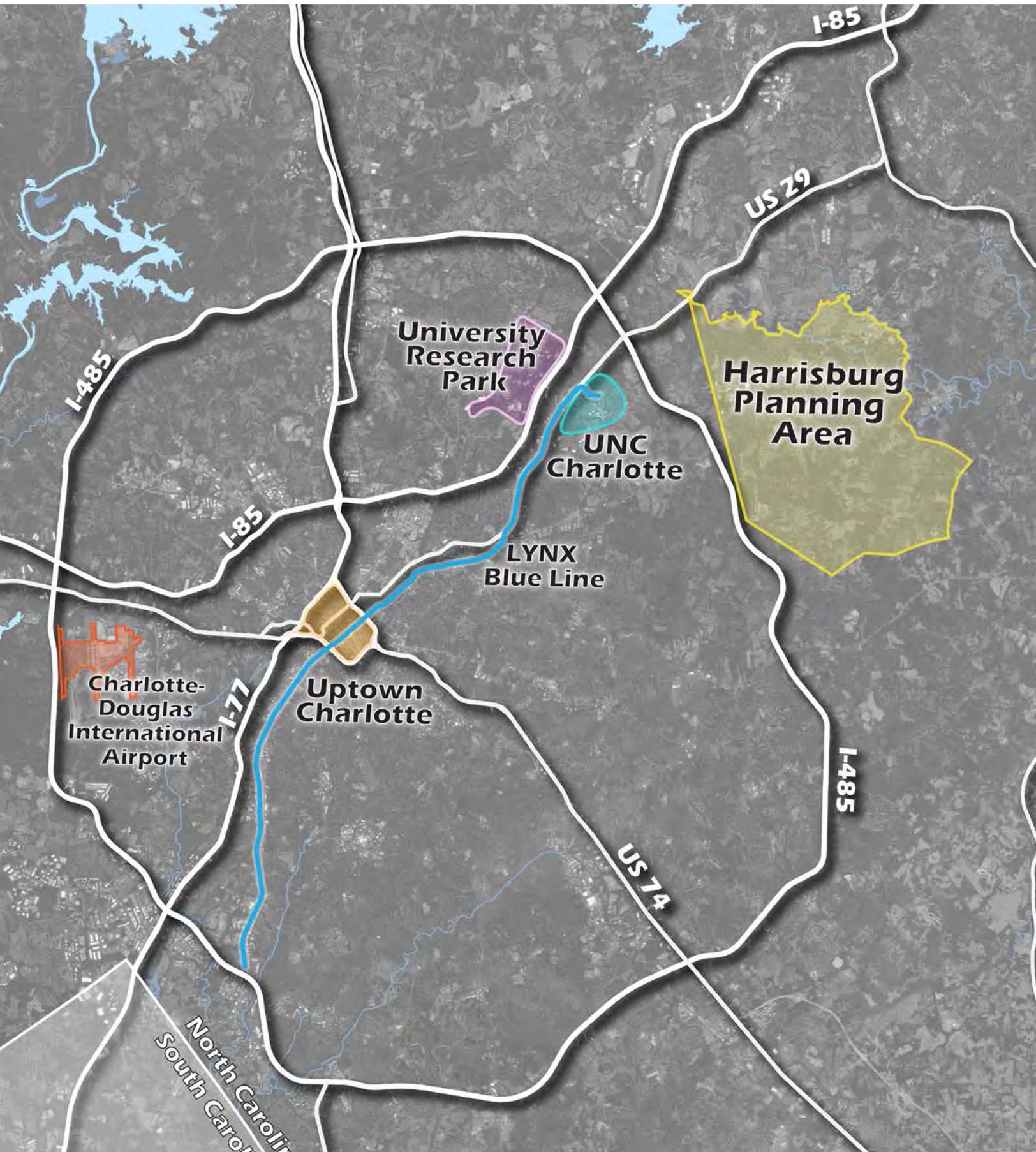


Figure 1: Regional Context Map

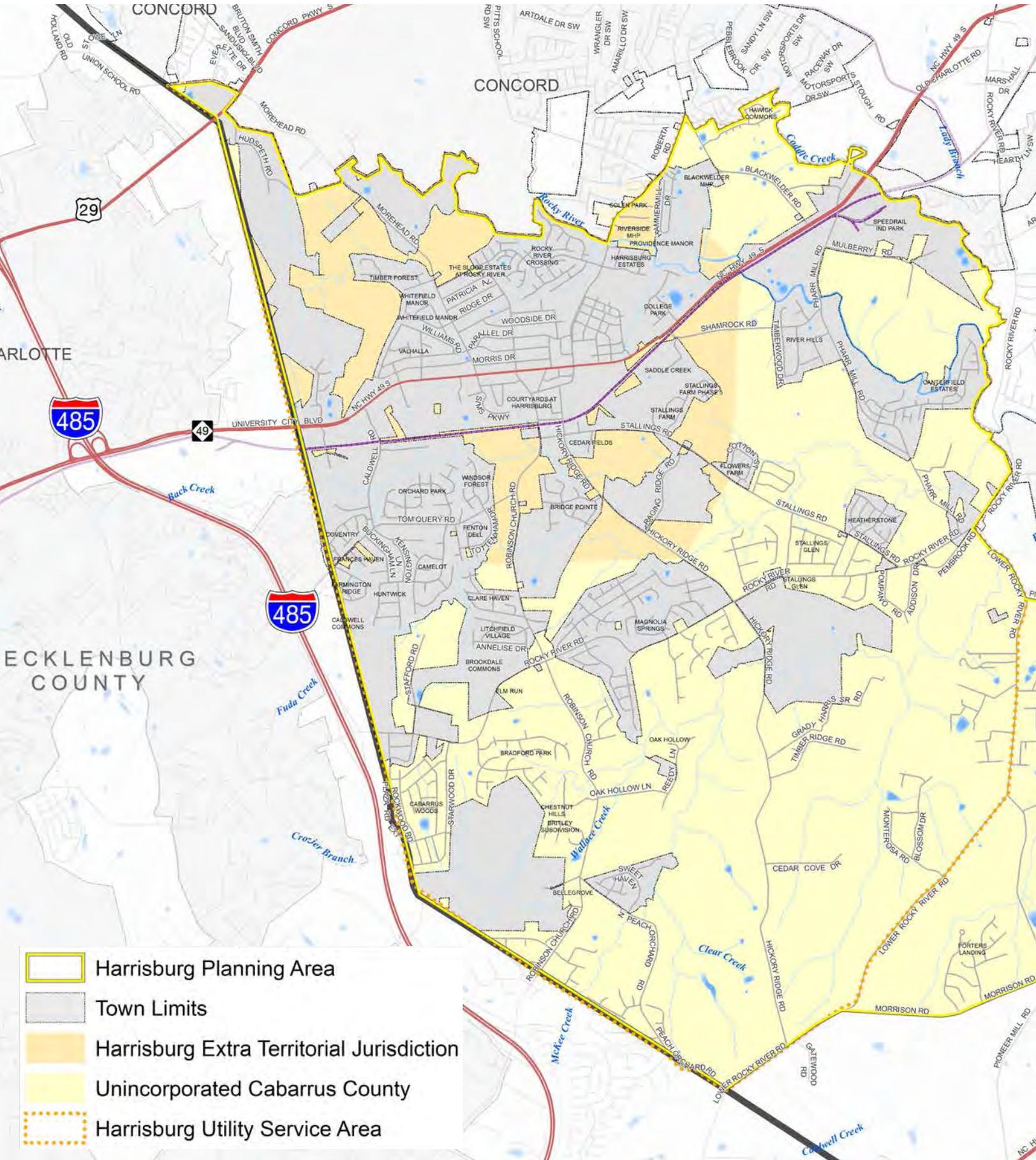


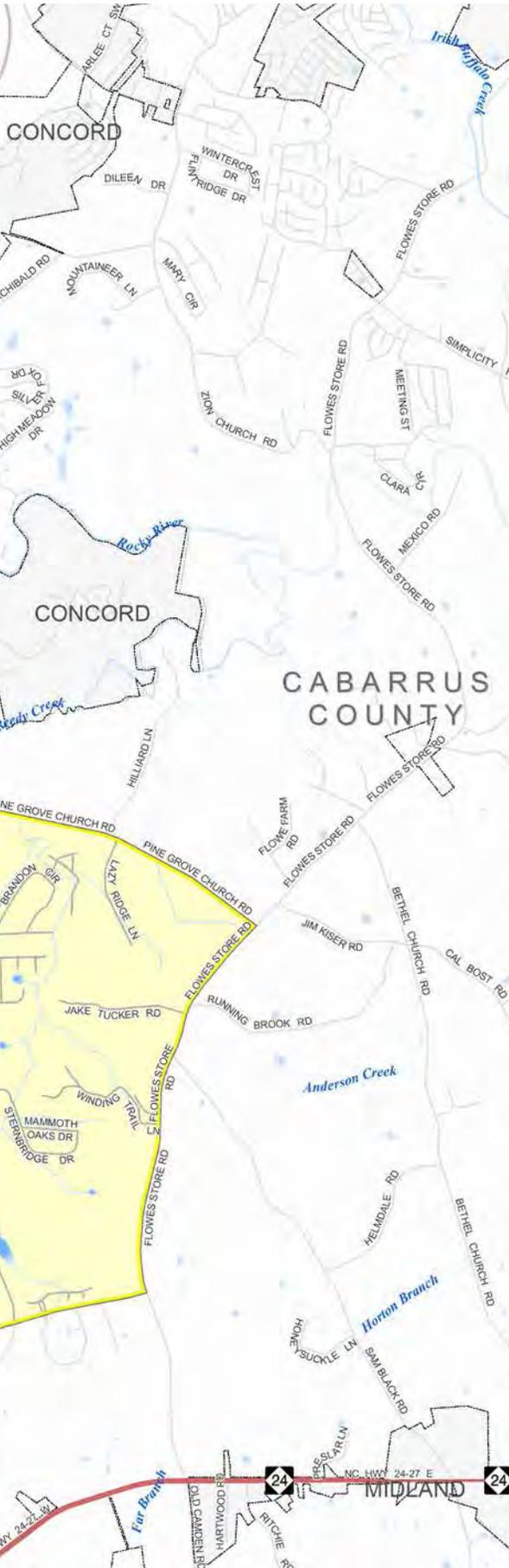
Figure 1. Harrisburg Planning Area

ABOUT THE PLAN

THE PLANNING AREA

Incorporated in 1973, the town of Harrisburg is located in Cabarrus County adjacent to Mecklenburg County. Harrisburg is a growing suburban community that sits directly in the path of future metropolitan growth. It is known regionally as a great place to live and raise a family. It is in close proximity to the University of North Carolina at Charlotte and the Charlotte Motor Speedway (CMS). Also, it is a 30-minute drive from Uptown Charlotte and is within five miles of I-485, which connects to I-85 and I-77. The quality of life it offers and its position in the region are a couple of the many attributes that make this area an ideal location for people of all ages and a wide variety of businesses. In recent years, it has been attracting mostly residential development. With the completion of I-485 beltway around Charlotte, it is becoming increasingly more appealing to businesses.

Encompassing 17,000 acres, the Harrisburg Planning Area includes incorporated and unincorporated areas. Cabarrus County uses the small area plan concept for long range planning. The Harrisburg Planning Area is one of seven currently designated planning areas. These planning areas typically encompass municipalities and areas outside the municipalities, like Extra Territorial Jurisdiction (ETJ) areas, future annexation areas or utility service areas. Using the small area concept allows for a more detailed study of the area.



ABOUT THE PLAN

THE PLANNING PROCESS

This plan was created through community collaboration. The citizens of both incorporated and unincorporated areas were able to work together to create a coordinated plan that takes into consideration the impacts of anticipated growth and development in the area. It is the result of a ten-month process with meetings and other community input opportunities offered over the course of this period. Three community meetings, complemented by online surveys, occurred at key points to give community members a chance to have their voices heard. Stakeholder interviews, another type of meeting held in the initial phase of the project, augmented the information gleaned from the analysis of existing conditions, as people with direct knowledge of crucial data shared insights and clarified the relevance of

specific circumstances to the planning process. Advisory Committee meetings were also conducted during this process. The committee was made up of six members, each representing either the Town's Planning and Zoning Board or the County's Planning and Zoning Commission. This committee helped guide the process by deciphering input, sharing background information, offering ideas for policy changes, and evaluating products of the process prior to completion.

The seven steps of the process, as depicted in Figure 3, began with a detailed examination of existing conditions and culminated in preparation of this document and companion summary documents.

Summaries of public input are provided in the Appendix.

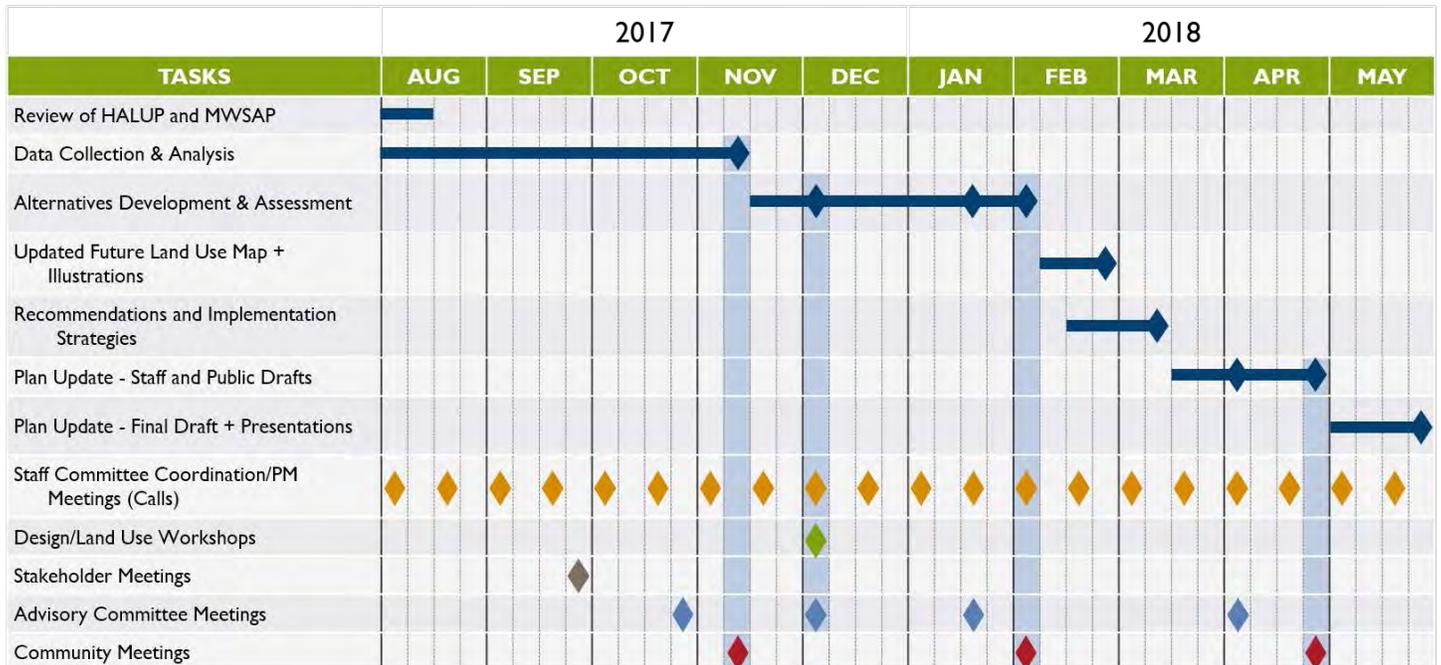
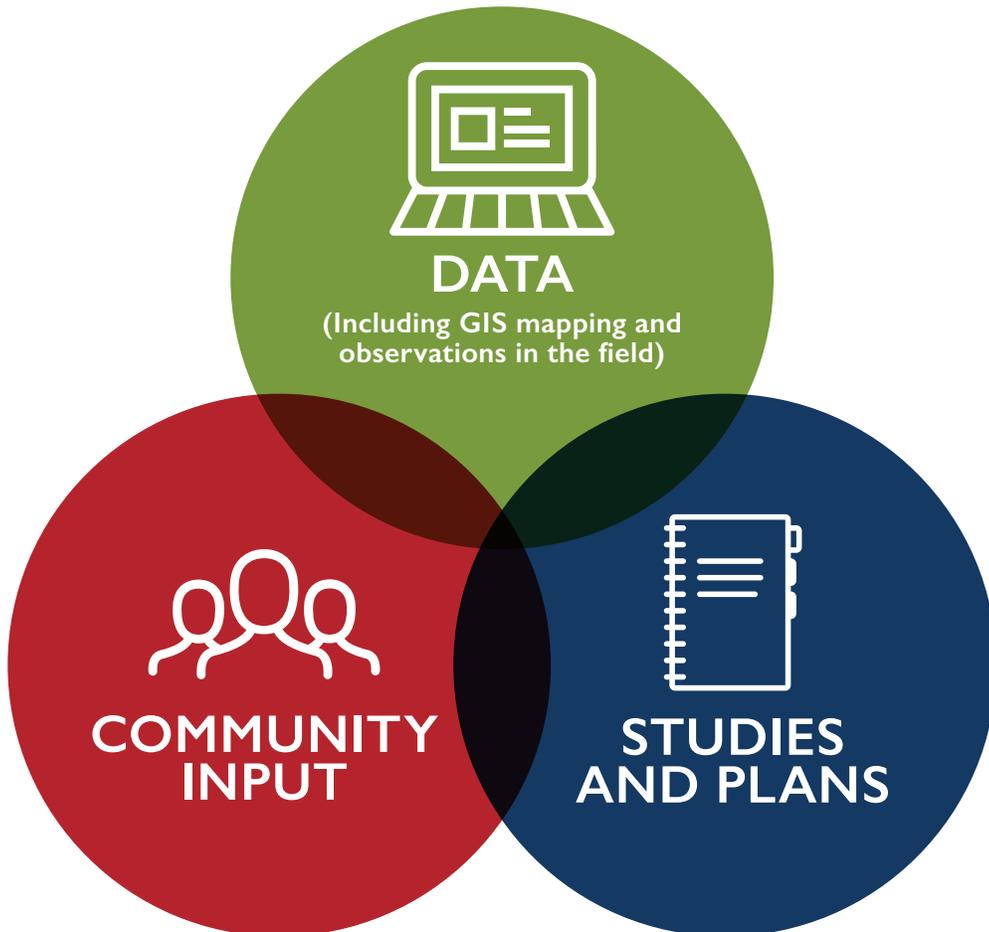


Figure 3. Attachment 5

HARRISBURG AREA TODAY

This section provides a snapshot in time, documenting current circumstances and trends that should influence any choices made and drive the development of a plan for the future. The primary purpose of a detailed examination of the existing conditions of the Planning Area is to gain a deep understanding of the potential impacts of various factors on future economic, environmental, and social conditions of the Planning Area. Taking such impacts into account, we identify the assets to protect over time, issues to overcome, and opportunities to seize in order to

realize a better future. Everything we understand about the Planning Area today is the result of analysis of a combination of inputs: data from various sources, GIS mapping, and field observations; completed studies and adopted plans; and information gathered from stakeholders through in-person meetings and surveys. The information on the following pages highlights the key findings of the existing conditions assessment. A more detailed report of the existing conditions is provided in the Appendix.



Three primary sources of information are relied upon in the early stages of the process.





DEMOGRAPHICS

POPULATION CHARACTERISTICS

Harrisburg has a growing mature population, with more than 40% of households being over the age of 55.

“Millennials are much more likely to choose to locate in close in, urban neighborhoods... and they currently live in urban areas at a higher rate than any other generation... millennials value walkable, urban neighborhoods so highly that location has become a major factor in their job considerations”

– Core Values: Why American Companies Are Moving Downtown, Smart Growth/america/cushman & Wakefield



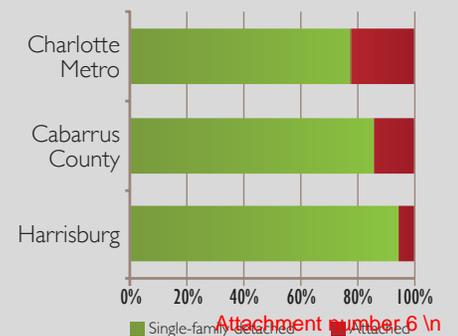
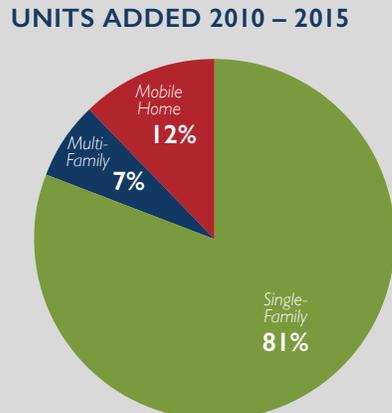
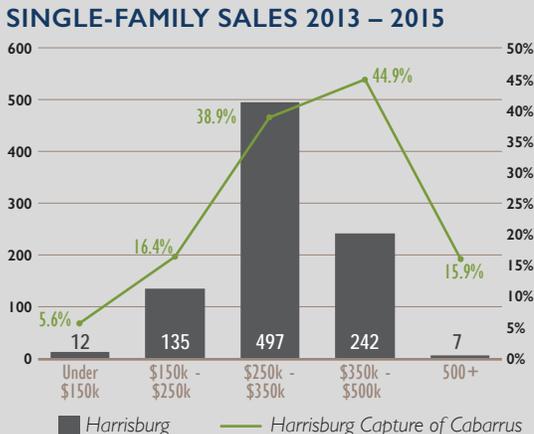
The average household size: **3.75**
This is an indication that the community has a lot of families living in the Planning Area.

HOUSING



UNITS ADDED 2010 – 2015
\$227,965

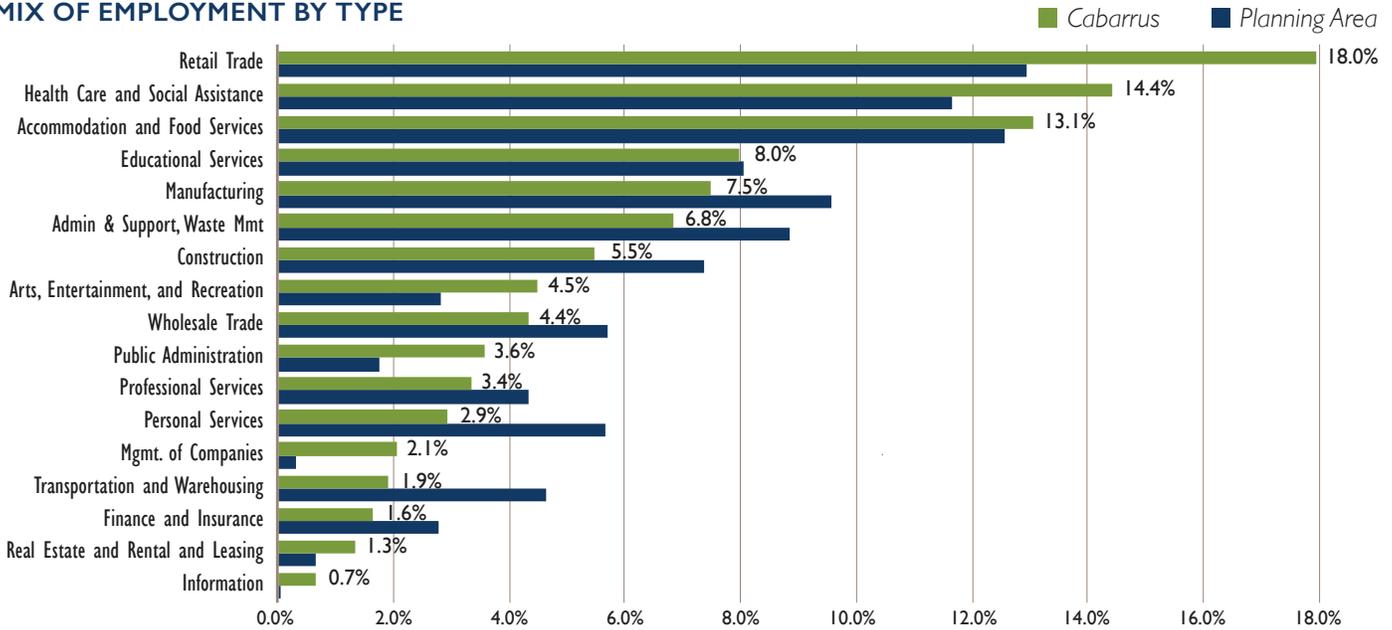
HOMEOWNERSHIP RATE
90%



MARKET/ECONOMIC DEVELOPMENT

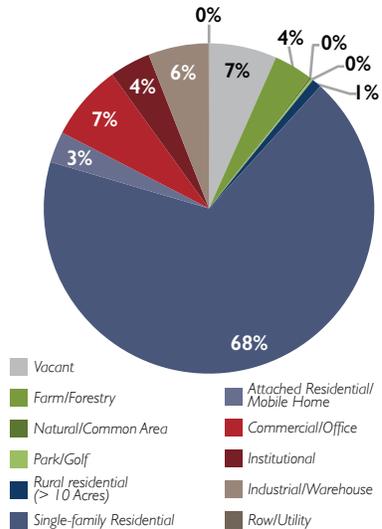
EMPLOYMENT

MIX OF EMPLOYMENT BY TYPE



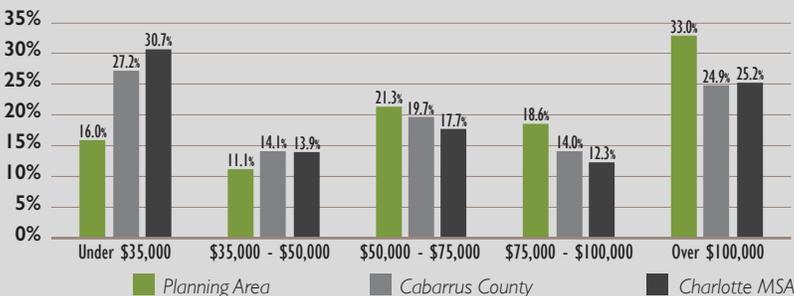
KEY ISSUES + OPPORTUNITIES

- Harrisburg has a growing mature population. More than 40% of heads of households over age 55.
- Harrisburg is not appealing to Millennials and younger market audiences who will drive housing demand in the coming decade.
- More lower-maintenance, walkable, and lifestyle-driven alternative housing products (townhouses, apartments, walkable single-family) in mixed-use locations to gain appeal to older and younger age groups.
- Locations around parks, trail systems, and in or near town centers create value and allow more dense, alternative housing to function as a lifestyle products as opposed to just being a price-alternative.
- High housing costs, due primarily to regulations, are tempering availability.
- Harrisburg's job growth has been modest. The lack of a diverse range of employment exacerbates existing issues of generating substantial tax base revenue. Also, residents commuting to higher-wage jobs elsewhere in the region leads to increased traffic as well as retail leakage (spending money closer to places of employment instead of Harrisburg).
- Local-serving employment core at the Rocky River/ I-485 intersection can potentially attract local-serving professional services, medical and other office users.
- Industrial users can be attracted to areas along NC-49 and to the north toward Charlotte Motor Speedway where uses are more compatible with the noise generation by the speedway and value the proximity to I-85.



INCOME

EXISTING HOUSING BY TYPE (%)



PER CAPITA INCOME

\$31,129

THE MEDIAN HOUSEHOLD INCOME

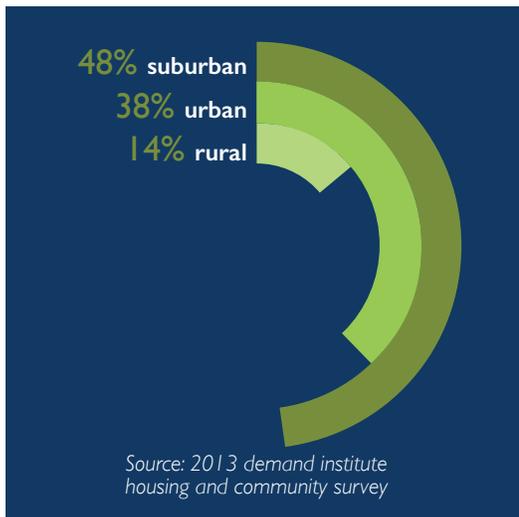
\$75,762

Attachment number 6 \n

MARKET CONDITIONS PROJECTIONS

DEMAND/OPPORTUNITY SUMMARY

	Units/SF Demanded	Notes
For-Sale Residential	4,715 total units	Close to half could be for smaller lot, townhouse, or villa product—creating lifestyle the key
Rental Residential	1,180 units	Opportunities to serve older adults in Harrisburg, provide wider array of options for Millennials and others
Office	131,000 local Add'l demand potential beyond study area	Mostly local-serving, smaller uses—requires placemaking/lifestyle
Retail	730,000 SF (net after Farmington)	Creating mixed-use, walkable areas key to capturing demand
Industrial	700,000 SF	Situated (and connected) for more opportunity for distribution to Charlotte region



RESIDENTIAL MARKET TRENDS MAJOR GENERATIONAL SHIFTS

GREATER INTEREST IN MORE WALKABLE/URBAN LOCATIONS:

- 47% say it's very important to live and work without relying on a car
- Car ownership actually decreasing from 73% in 2007 to 66% in 2011
- 64% prefer/require walkable locations
- 62% want to live in mixed-use communities in close proximity to shopping, dining, and work.
- Half want to live in Suburban locations (shown at right) vs. Urban ones—an opportunity for Harrisburg.

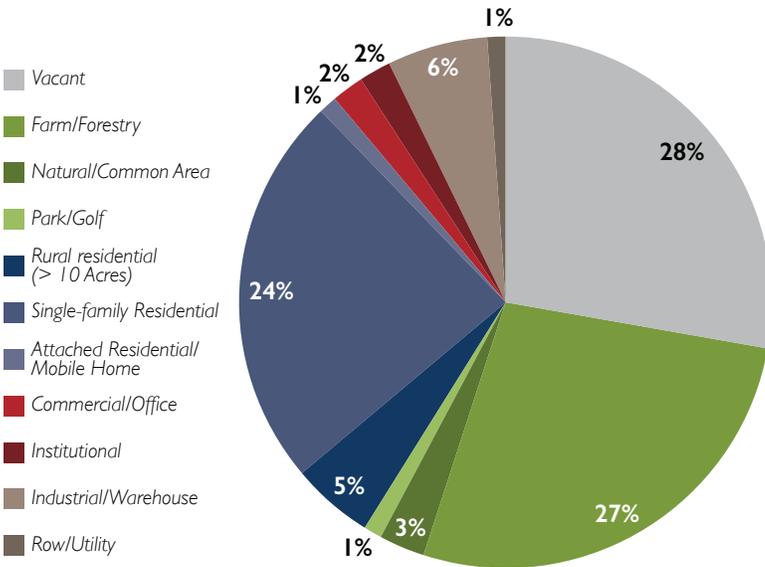
FOR-SALE HOUSING DEMAND 2015-2040

- Harrisburg has potential to support around 4,715 new owner households between 2015 and 2040
- 87% or so of this demand can be for detached products, nearly half of which could be for smaller-lot single-family or villa/patio homes
- Smaller offerings of townhouses and condos are supportable.

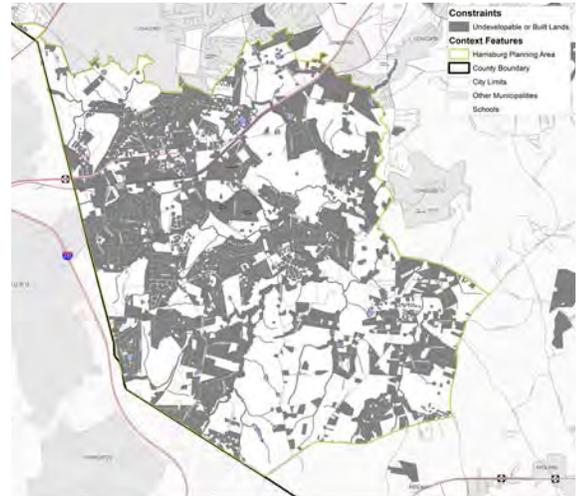
	2015-2020	2020-2025	2025-2030	2030-2035	2035-2040	Total
Small-Lot SDF	254	151	169	189	212	974
Average/Large Lot SDF	579	344	386	432	484	2,225
Villa/Patio Home	242	144	161	181	203	931
Townhouse	121	72	81	90	101	466
Condo	31	19	21	23	26	120
Total	1,228	729	817	916	1,026	4,715

LAND USE

EXISTING LAND USE



LAND SUPPLY

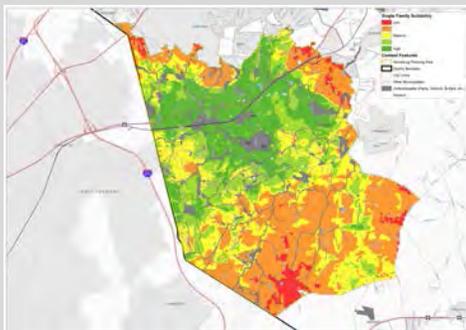


Approximately 40% of the land area in the study area is developed (gray on the map above). Vacant and underutilized areas make up the remainder of the areas (white areas on map)

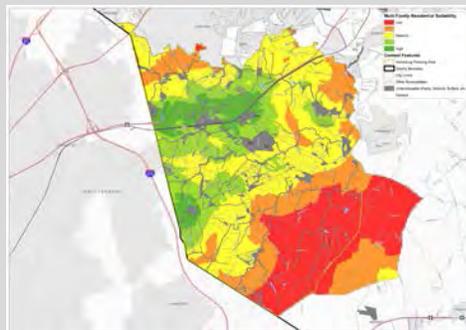
Commercial, office and industrial uses make up only 8% of the land area. Residential uses make up 30% of the land area but comprise 70% of the tax base.

FUTURE LAND USE

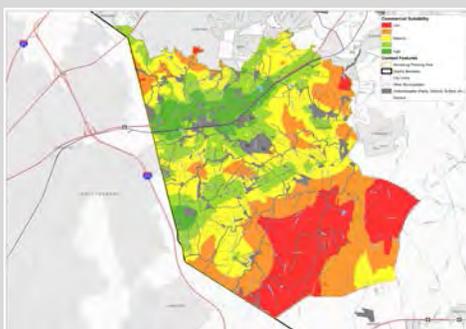
Future development in the planning area will be attracted to sites that are suitable based on land use.



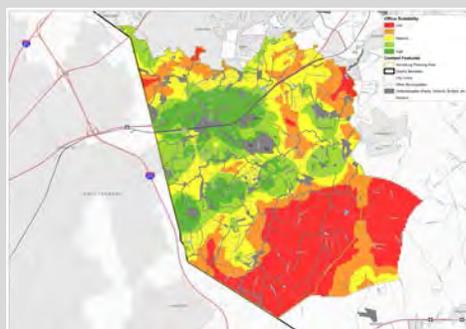
RESIDENTIAL SUITABILITY



MULTI-FAMILY SUITABILITY



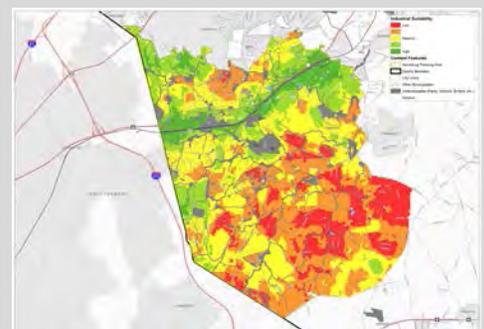
COMMERCIAL SUITABILITY



OFFICE SUITABILITY

SUITABILITY

The suitability of land refers to the capacity of land to support a type of land use as well as the attributes that make the area or parcel more or less attractive for future growth. Suitability analysis is based on the factors that typically influence site selection. Green areas are more suitable and red areas are generally less suitable.



INDUSTRIAL SUITABILITY

PARKS AND RECREATION

PARKS, RECREATION, GREENWAY, AND OPEN SPACE

There are 40 miles of greenways planned for the Harrisburg Area.

Priority Connections: Connections to the Carolina Thread Trail via Mallard Creek and the planned Cross Charlotte Trail, along Rocky River to the growing network of trails in Cabarrus County, and Concord, along Back Creek, and along Fuda Creek



Plazas and village greens can create central organizing spaces in new mixed use areas and can act as a draw for businesses and an amenity for local residents.



Nature parks and preservation of streams and water quality and native forests were among the parks, recreation and open space priorities identified at the first public meeting.

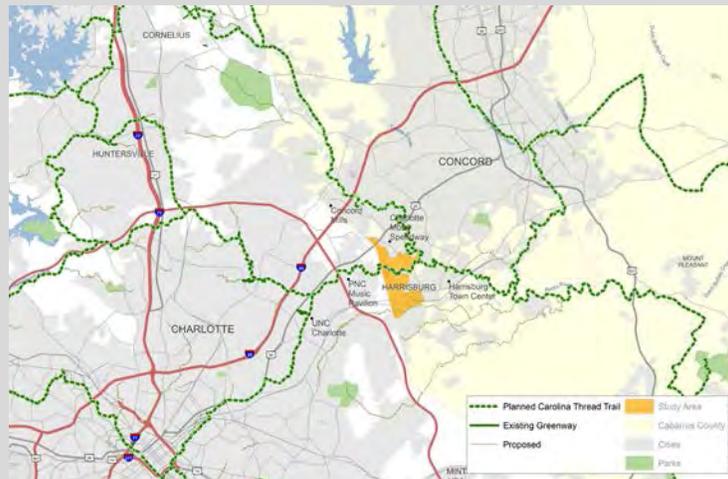


Walking trails and greenways were the top priority recreation facilities identified in the Harrisburg Parks Master Plan and the Cabarrus County Parks Comprehensive Master Plan.

FACILITIES AND PROGRAMS

The Town currently has two park facilities, the Harrisburg Park on Sims Parkway and the Stallings Road Park, adjacent to Harrisburg Elementary. The Town maintains Pharr Mill Road Park in partnership with Cabarrus County. The 2010 Parks and Recreation Master Plan called for key updates to the parks system. Harrisburg's Comprehensive Bicycle, Pedestrian and Greenway Master Plan and

the Carolina Thread Trail Master Plan for Cabarrus County identifies greenway linkages, primarily located along major tributaries, that will be part of the 15-county Carolina Thread Trail, a regional network of greenways, trails and conserved land. This Plan will identify parks and greenway priorities for the Town based on adopted plans and feedback received during the process.



NATURAL RESOURCES

VALUABLE NATURAL RESOURCES

Nearly all major tributaries have been considered impaired by NC DEQ standards over the past two decades. Large forested flood plains and four designated Natural Heritage Natural Areas are unique features in the area.

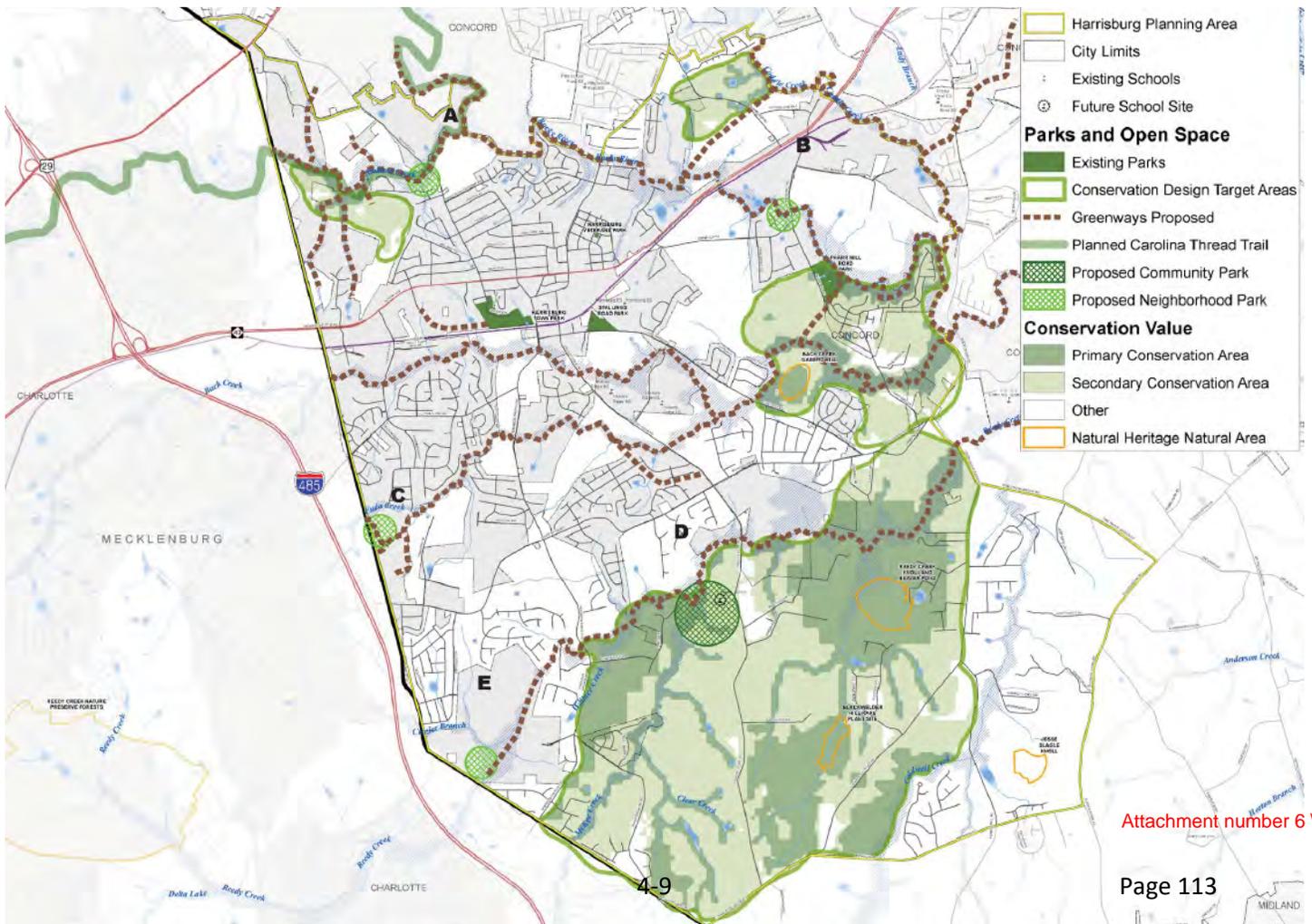
Some areas adjacent to streams have slopes that exceed 15%, which are challenging for development.

Land fragmentation from dispersed low density residential development threatens habitat and farmland in the Reedy Creek subwatershed (southern part of Planning Area).



Conservation Subdivisions or Open Space Subdivisions are a design strategy that places development on the most suitable areas while conserving large portions of properties (typically 40%+) as common open space. This design strategy preserves property rights, allows flexibility in design while also encouraging the preservation of unique natural features as amenities.

Source: LandDesign



UTILITIES

WATER

The city of Concord serves as the water source for the Town of Harrisburg and the surrounding area. Harrisburg has a contractual agreement to purchase water from Concord. The current contract expires in June of 2018.

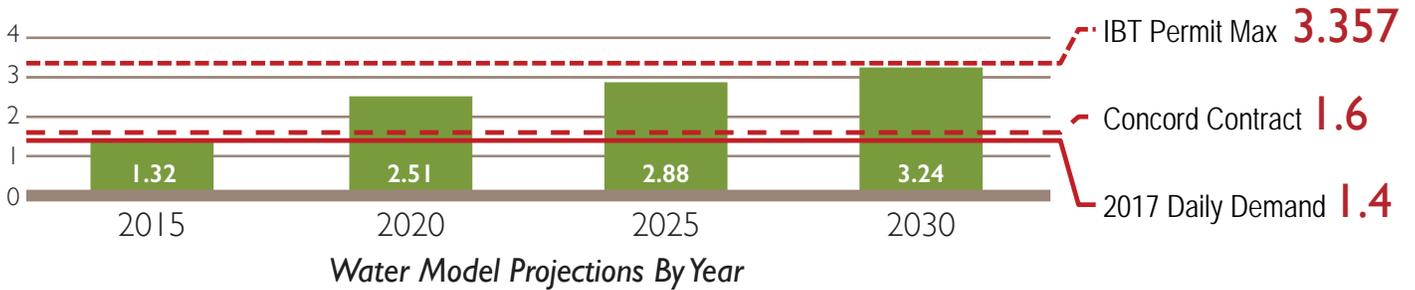
Demand – 2015 Projection: 3.24 MGD in 2030, which indicates a future deficit of 1.71 MGD.

Irrigation – Use of water for irrigation, especially on residential lots (lawns), is exacerbating water demand issues.

Need for additional storage – An elevated tank is being considered



WATER MODEL - PROJECTED DEMAND (MGD)

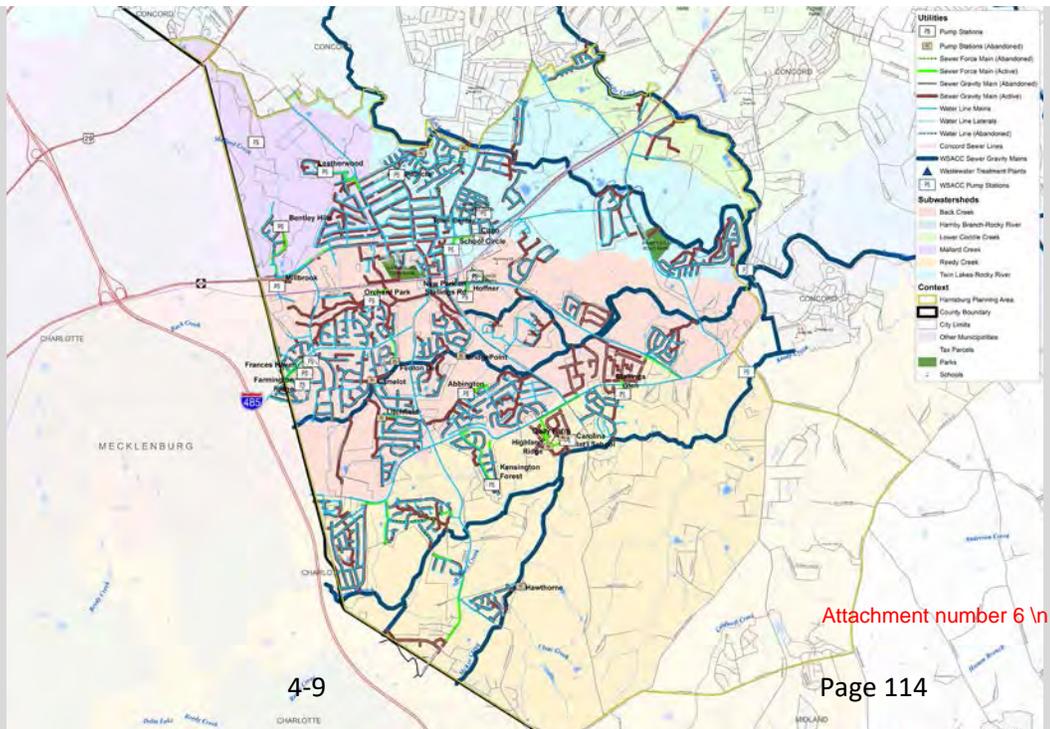


WASTEWATER

Sewer lines are needed in key areas where development is desired.

Soil in areas not served by sewer have a “very limited” classification for septic tanks, making development challenging.

The south eastern portion of the Planning Area has not been served due to an agreement to phase extensions in support of the 2010 plan. It expired in 2015.



TRANSPORTATION

ROADWAYS PROVIDING KEY CONNECTIVITY & MOBILITY

Roberta Road, Hickory Ridge Road, Rocky River Road, Morehead Road, Caldwell Road, NC-49

The existing roadway network's degree of connectivity limits local and regional mobility to a series of key streets or crossings, causing undue congestion during the peak hour periods.



RAIL

Rail line improvements have been made to accommodate high-speed rail between DC and Atlanta. A stop is being contemplated in Harrisburg.



TRANSIT

Charlotte Area Transit System (CATS) provides Express Bus service via 46x to Harrisburg Road at I-485.

The LYNX Blue Line Extension will have a park-and-ride stop on US-29 at UNC Charlotte.



BIKE / PED

State bicycle routes 1 and 6 (Piedmont Spur) traverse through Harrisburg

Town Hall Neighborhood Fitness Trail

Town Park trails (Pharr Mill, Stallings Road, Community Park)





HARRISBURG AREA 2040 VISION

Planning for the future involves the creation of a vision for the future and setting a course toward that desired future condition. A plan enables the community to manage change with intention. By looking ahead 20 or more years, we can anticipate changes, be deliberate about the choices we make, and create the future we wish to see. During the planning process, goals and objectives are determined, and they serve as the “framework” for developing land use and growth management solutions. The existing conditions assessment, in addition to the direct feedback from the Advisory Committee, stakeholders and community, informed the following goals, which were established with the intent of realizing the most successful future possible. The

goals of the Harrisburg Area Land Use Plan guided the creation and evaluation of three land use scenarios. The final Harrisburg Area Land Use Plan, complete with the Harrisburg Area Future Land Use Map, is a direct outcome of feedback in response to the three scenarios. In addition, four subareas were identified with the intention of focusing on areas that are subject to the greatest amount of development pressure in the near future. The conceptual illustrations were created for these focus areas to determine what types of development are appropriate and that these areas would be able to support. The conceptual illustrations, most importantly, communicate the intent of the Future Land Use Map in these areas.

GOALS AND OBJECTIVES

The goals and objectives, which guided the development of the Harrisburg Area Land Use Plan and shaped the Future Land Use Map, were developed with thoughtful input from the community and refined with feedback on specific

development scenarios (refer to Appendix). They will continue to provide direction for the future of the Planning Area, informing decisions of town and county leaders as they manage change over the next two decades.

MAINTAIN OPEN SPACE

- To support recreation
- To support agriculture
- To support natural resource protection
- To maintain existing neighborhoods
- To maintain property values

IMPROVE CIRCULATION & SUPPLY TRANSPORTATION OPTIONS

- To reduce congestion
- To ensure easy access within the community
- To ensure easy access with other places

EXPAND RECREATIONAL OPPORTUNITIES

- To help people lead healthier lives
- To enhance quality of life
- To give all residents more things to do in town
- To support sports for our youth

PROMOTE HIGH QUALITY DEVELOPMENT

- To maintain property values and protect property owner's investments
- To improve the look and image of the town
- To make the area more attractive to potential residents, employers and other investors

ENCOURAGE A MIXTURE OF LAND USES AND HOUSING OPPORTUNITIES

- To expand tax base
- To support local retail

FOSTER ECONOMIC DEVELOPMENT

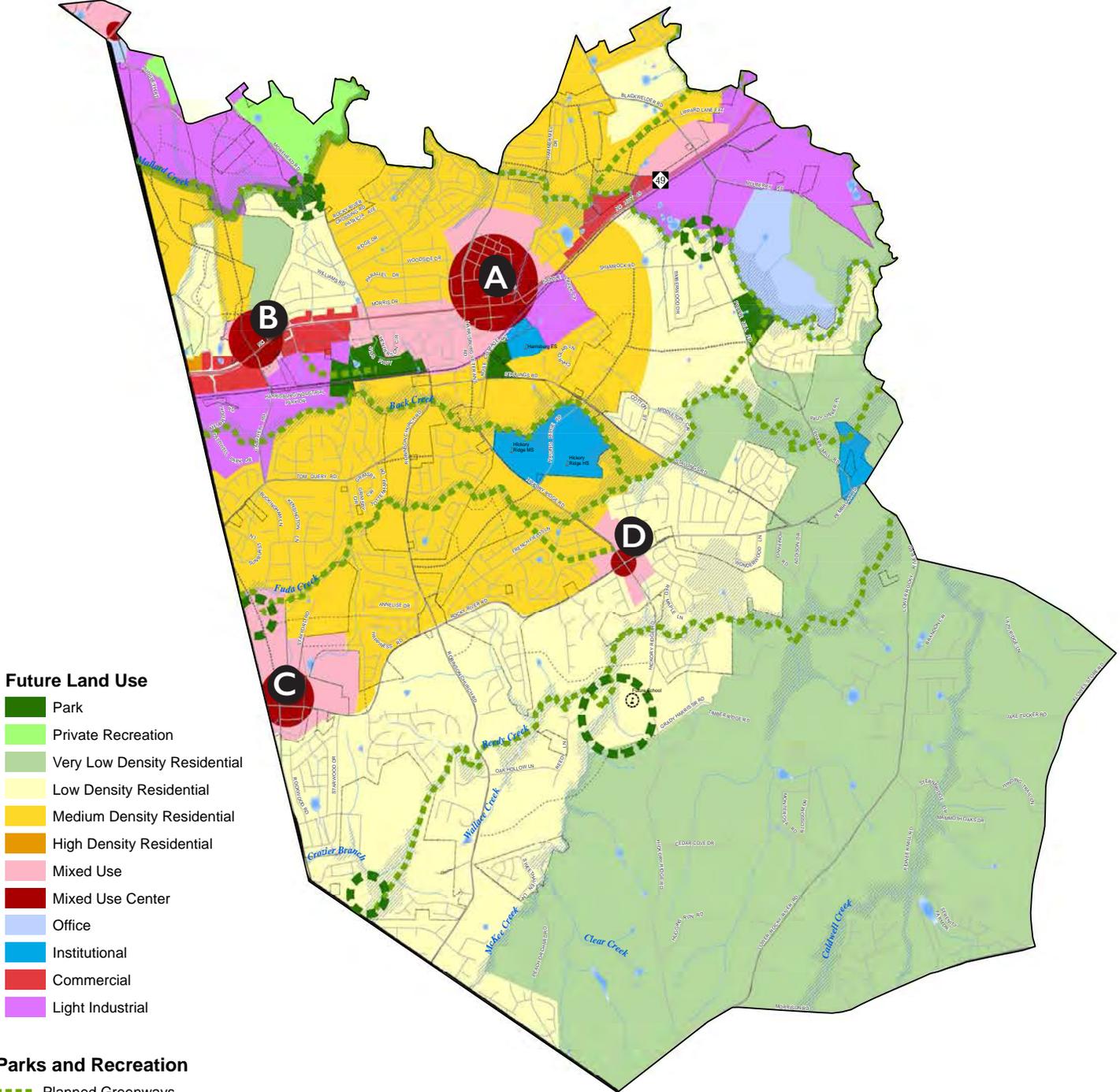
- To support local businesses
- To create jobs and diversify industries
- To attract investments

SUPPORT EXISTING AGRICULTURE

- To protect wildlife habitats and important plant communities
- To protect the viability of existing agricultural operations
- To maintain scenic views

ENSURE THE SCALE OF GROWTH FITS THE SMALL TOWN CHARACTER OF HARRISBURG

- To be sure the residents of the planning area get the kind of growth they want



- Future Land Use**
- Park
 - Private Recreation
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Mixed Use Center
 - Office
 - Institutional
 - Commercial
 - Light Industrial

- Parks and Recreation**
- Planned Greenways
 - Potential Thread Trail
 - Proposed Parks

- Roadways**
- Existing Thoroughfare
 - Proposed Arterial
 - Proposed Collector/Local

- Context**
- City Limits
 - County Boundary
 - Existing Schools
 - Future School Site
 - Floodplain (100yr)

- A** This area will be the center of activity in Harrisburg. The core will have multi-story buildings with a mix of uses and active street fronts. This node will have the largest footprint of commercial and office of all the mixed-use nodes. It will also include a mix of housing including condominiums and townhomes.
- B** As described in the Morehead West Area Plan, this area will include 2-3 story buildings and commercial (local-serving retail and office) center. Land use will transition to mixed residential development away from NC-49 but within an easy walk distance.
- C** This node will include a small neighborhood- and employment-serving commercial center (retail and offices uses) with 2-3 story buildings, complementing a range of institutional uses.
- D** This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

Figure 4. Future Land Use Plan

FUTURE LAND USE

The following descriptions are descriptive, not prescriptive, and indicate the general types of land uses desired in each category on the future land use map.



PARKS

Various types of passive and active parks and other recreation facilities may be accommodated in all land use categories. Where depicted on the Future Land Use Map, Park areas may be developed as community-serving facilities, such as public greenways, neighborhood or community parks.



PRIVATE RECREATION

This area is intended to include indoor and outdoor recreation facilities that are suited to sites with adequate road infrastructure. Indoor sports arenas, family-oriented entertainment, and special-use outdoor venues are examples of the types of uses that may comprise these areas.



VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.



LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (up to 3 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



MEDIUM DENSITY RESIDENTIAL

This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 3 to 4 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.



HIGH DENSITY RESIDENTIAL

This area is intended to accommodate a variety of age groups and lifestyle preferences. Attached single family and multi-family units are intended for areas where access to the transportation network is high. Density ranges from 4 to 15 dwelling units per acre.



MIXED USE

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible.



MIXED USE NODE

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



OFFICE

These areas include a mix of professional offices, flex space and supporting commercial uses.



INSTITUTIONAL

These areas include schools, churches, hospitals, campus style development and government uses.



COMMERCIAL

These areas are comprised of local-serving retailers, restaurants, professional offices, and service uses. Such uses may be vertically mixed in multi-story buildings. All such uses should be located along major corridors and concentrated at key intersections.



LIGHT INDUSTRIAL

These areas are intended to be light industrial, office, and multi-tenant flex space. This area promotes the concentration of employment-generating uses in an area with desirable access to highways (I-485 via NC-49). Limitations on use should serve to mitigate negative impacts on residential development, such as traffic congestion, noise, and light pollution.

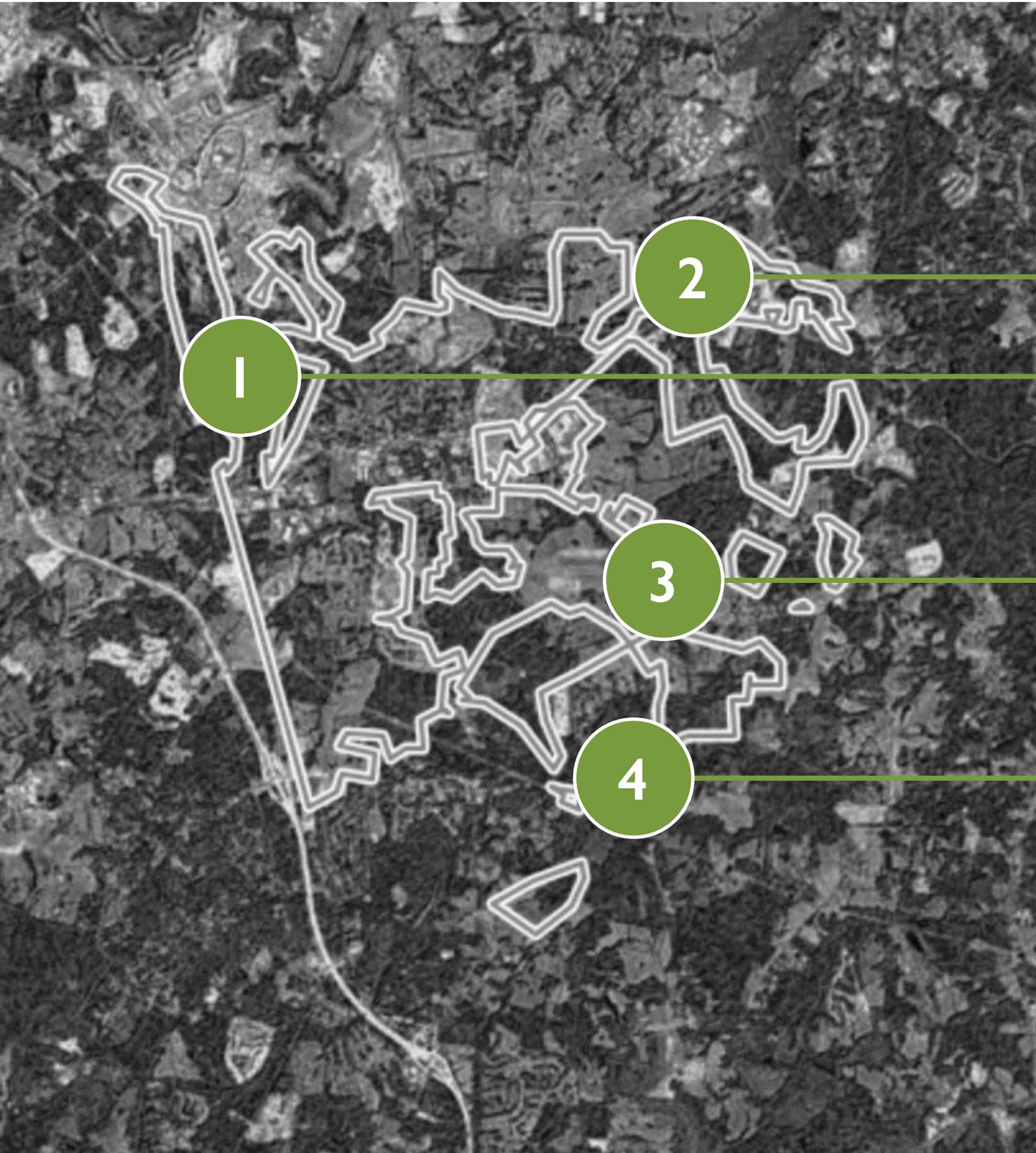


Figure 5. Focus Areas Map

FOCUS AREAS

● BLACKWELDER

An area of agriculture today, it is also the ideal location for future residential development as well as a compatible mix of nonresidential uses adjacent to NC-49.

● MOREHEAD WEST

The western gateway into Harrisburg, this area was the subject of the Morehead West Area Plan (2017). This area offers Harrisburg the best opportunity for job growth.

● SHAMROCK

Positioned between existing neighborhoods, this area is a draw for residential development with easy access to nearby schools and parks.

● HICKORY RIDGE

This area encompasses the site of the new elementary school (opening Fall 2019) and a potential future park, which will attract residential development.

The evolution of the Planning Area will occur over a period of years. However, some areas will be subject to development pressures in the near future. Each focus area named above has been studied as part of the planning process to better understand development potential consistent with the future land use vision. Each set of conceptual illustrations on the pages that follow convey one of several possibilities. Considering the potential use of parcels collectively, decisions about future development on individual parcels can be made in a manner that optimizes the utilization of land while adhering to the community's objectives.

FOCUS AREA I: MOREHEAD WEST

The western gateway into Harrisburg, this area was the subject of the Morehead West Area Plan (2017). It offers Harrisburg the best opportunity for job growth, particularly in this mixed-use node at Caldwell Road extension. It offers current and future residents more housing choices within walking distance of local-serving retail, dining, services, and small-scale professional offices.

FEATURES

- A mix of uses and quality development offer a new shopping and dining destination within walking distance of surrounding neighborhoods.
- Future commercial uses organized around an internal network of local streets and private drives.
- Businesses benefit from the synergy created by close proximity to one another.
- A mix of housing types could be accommodated to meet the increasing demand for “empty nester” housing units, which include patio homes, townhomes, condominiums, and other multi-family products.
- Traffic is improved by local trips diverting to the local network, thereby reducing turning movements along NC-49.
- The positioning of 2- and 3-story buildings, flanked by a well-designed streetscape, can create a center of activity that is both functional and welcoming.
- The streetscape frames views and incorporates furnishings, signs and lighting to create a sense of arrival into Harrisburg.





PROPOSED CALDWELL ROAD EXTENSION

MIXED USE OFFICE

MIXED USE COMMERCIAL AREA

NC-49

Figure 4-9: Fortus Amber 7 In





FOCUS AREA 2: BLACKWELDER

An area of agriculture today can become a central greenspace amidst future neighborhoods that include an array of housing types. Higher densities here provide opportunities to walk and bike to the Town Center and justify investments in desired commercial development as well as transit access.

FEATURES

- Existing agriculture remains in operation as development in close proximity to the town center takes shape.
- Town houses and live/work units are among the buildings that flank the commercial development.
- Small scale commercial uses along NC-49.
- A variety of green spaces and trail connections are part of the amenities.

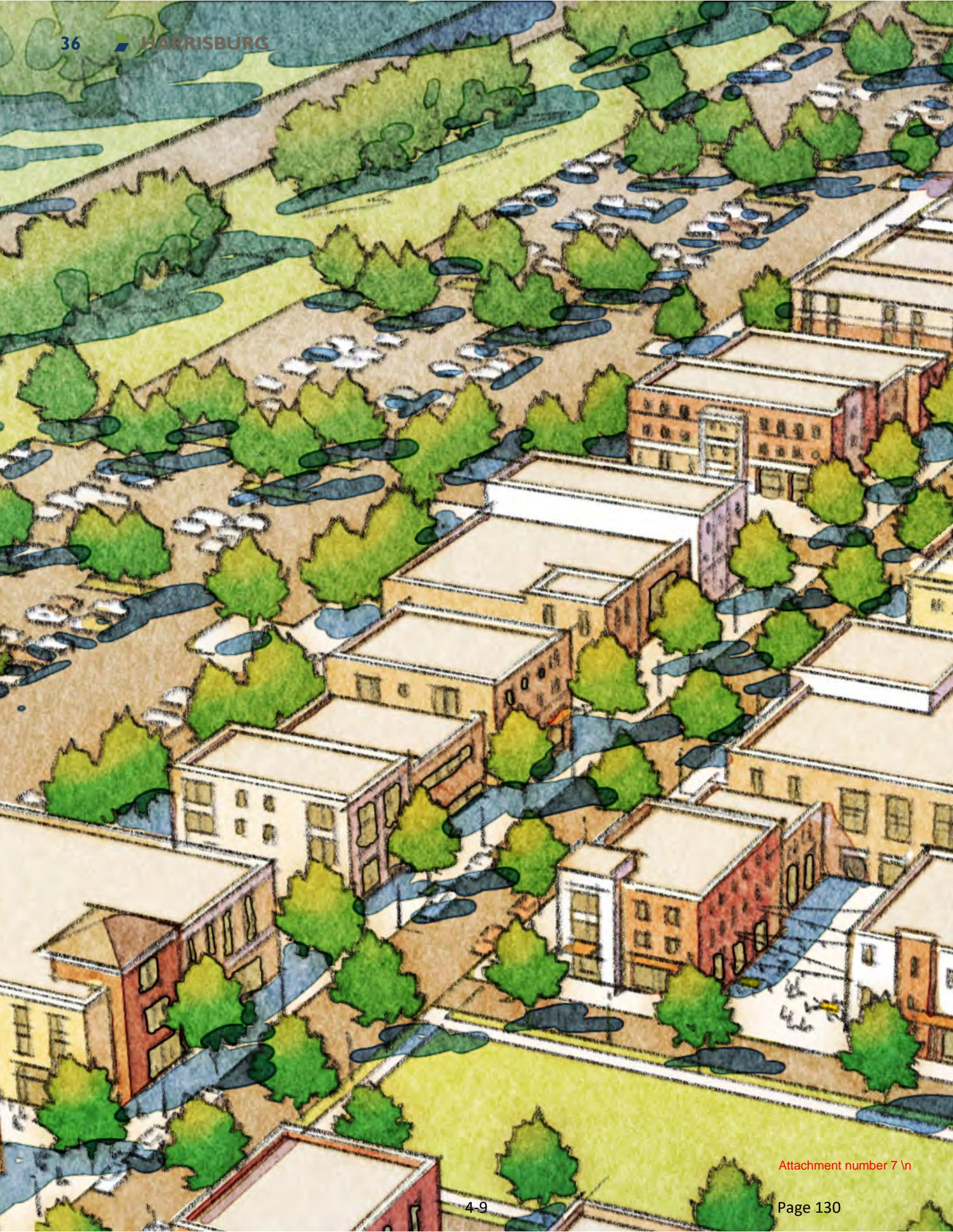


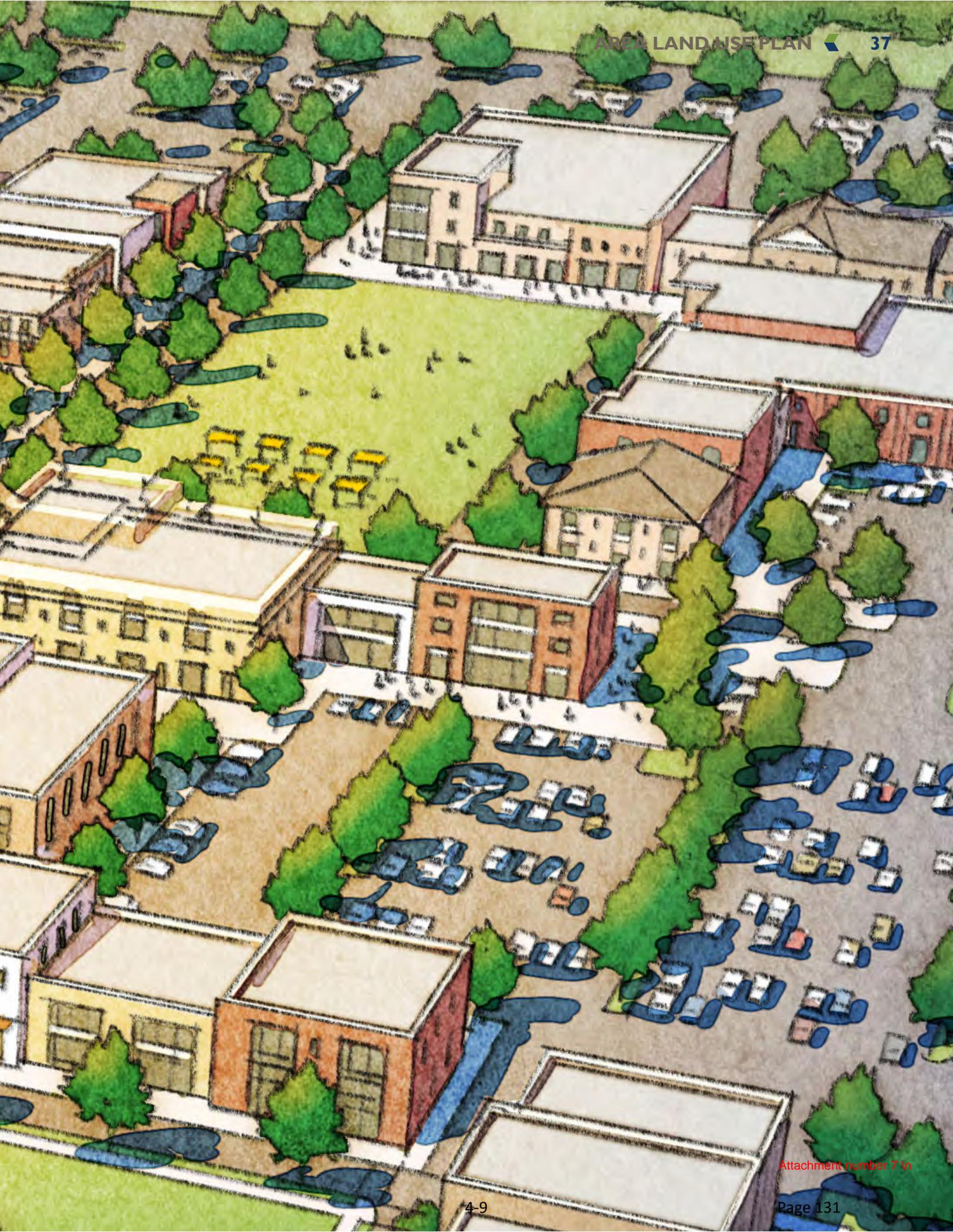
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2



Figure 7. Aerial Area Number 7 in





FOCUS AREA 3: SHAMROCK

A mixed-residential development area where new homes, varying in size and appealing to diverse age groups, can coexist. Complemented by a variety of open spaces, the neighborhoods within this area have access to passive and active recreation, including a greenway planned for the Back Creek corridor. Densities transition to match adjacent neighborhoods. Natural resources such as the mature forest near Back Creek, steep slopes along Pharr Mill Road and pastoral features such as existing fencerows are preserved.

FEATURES

- Single-family homes and lots are comparable to adjoining neighborhoods.
- Compact residential mix can accommodate senior living community or simply create a multi-generational neighborhood.
- Attached units near Pharr Mill Park help increase safety.
- Open space is integrated.
- Greenway connections are possible.



Attachment number 7 in

3



COMPACT, MIXED RESIDENTIAL THAT APPEALS TO RETIREES

LARGE LOTS ALONG ROAD CONNECTING STALLINGS RD TO SHAMROCK RD.

TOWNHOUSES, COTTAGE HOMES PRESERVE SPACE ALONG PHARR MILL ROAD, BACK CREEK

LARGE LOTS EQUAL TO OR LARGER THAN ADJACENT LOTS IN EXISTING SUBDIVISIONS

ESTATE LOTS IN THE FOREST (TREE CANOPY CAN BE MAINTAINED WITH DEVELOPER-IMPOSED DEED RESTRICTIONS)

TRAIL CONNECTIONS TO PHARR MILL PARK

Attachment number 7 in





FOCUS AREA 4: HICKORY RIDGE

The clustering of homes around the new elementary school creates a village setting and preserve natural areas along tributaries. Densities begin to taper off as distance from the school increases. The overall density of development is the lowest in the Planning Area. The residents can enjoy ample open space afforded by conservation design while having easy access to the school and potential adjoining park via sidewalks, greenway trails, and bike routes.

FEATURES

- Development is integrated into the landscape. Lots are clustered to avoid important natural resources.
- The school is the focal point and an amenity for adjacent neighborhoods.
- Green space is an important feature at the “front door”.
- Lot sizes vary to respond to market demand.
- A parallel road network lessens congestion on Hickory Ridge Road.



Attachment number 7 \n

4



GREENWAY TRAIL CONNECTIONS TO ROCKY RIVER

TOWNHOMES AND SMALL SINGLE-FAMILY LOTS

CONTINUATION OF BLUME DEVELOPMENT (CONSERVATION DESIGN AT GROSS DENSITY OF 2-3 DUA PRESERVES OPEN SPACE ALONG CREEK AND HICKORY RIDGE RD FRONTAGE)

FUTURE ELEMENTARY SCHOOL

POTENTIAL PARK ADJOINING SCHOOL SITE

PARALLEL STREET CONNECTIONS TO ALLEVIATE TRAFFIC ALONG HICKORY RIDGE RD.

LARGE SINGLE-FAMILY LOTS (CONSERVATION DESIGN AT GROSS DENSITY OF UP TO 2 DUA)

HICKORY RIDGE RD







REALIZING THE VISION

The following recommendations along with specific strategies, or action steps, will aid efforts to achieve the goals and realize the vision reflected in the Future Land Use Map. The recommendations and strategies are in no particular order. They are presented to enable those involved in implementation to effectively evaluate and determine priorities, and identify short-, mid-, and long-term tasks. However, the project team, working with the Advisory Committee, has identified five priority actions steps to be considered immediately following plan adoption.

TOP 6 PRIORITY ACTION STEPS

FACILITATE COMPLETION OF HARRISBURG TOWN CENTER

Refer to LU-1

CREATE VALUE IN KEY AREAS TO ATTRACT INVESTMENT: AMENITIZED, MIXED-USE NODES WITH EMPLOYMENT

Refer to LU-6 and ED-3

AMEND THE UDO

Refer to LU-7

DEVELOP THE GREENWAY SYSTEM THROUGH PUBLIC AND PRIVATE PARTNERSHIPS

Refer to PR-1

RENEGOTIATE WATER AGREEMENT WITH CITY OF CONCORD

Refer to U-3

DEVELOP A STRATEGIC MOBILITY PLAN

Refer to TR-1

LAND USE & DEVELOPMENT DESIGN

LU-1

CONTINUE EFFORTS TO CREATE A TRUE “DOWNTOWN” FOR HARRISBURG

The Town Center should function as the heart of the community—a central gathering place for residents, a viable business location, and a memorable destination for visitors. Its role in economic development cannot be underestimated. A recent issue of Southern Business & Development encouraged companies in search of a place to invest to “check out the community’s downtown,” as the quality of the downtown is evidence of the community’s stability and commitment. Survey respondents indicated strong support for the completion of Town Center.

- Maintain the location of Town Hall, and incorporate other civic uses that, like Town Hall, function as key anchors and attract visitors on a regular basis, which is critical for the long-term viability of the businesses that have located—or will locate—in this area.
- In the short term, continue to implement the master plan for Town Center, approving development that is consistent with the plan.
- Over the long term, expedite the completion of the Town Center.
 - Work with the current owner(s) to devise a strategy to move the Town Center development forward in a manner that serves the interests of the Town as well as the owner(s). Consider the following as part of the strategy:
 - Remove regulatory barriers. Evaluate and amend the Planned Unit Development (PUD) district zoning. Alternatively, rezone the PUD to a special design district that facilitates the completion. Consider the creation of a form-based district with a corresponding regulating plan. Land use conditions may be applied vertically (by building floor) as well as horizontally to ensure first floor uses activate the street level, where appropriate.
 - Create a development agreement. Components of the agreement may include conditions for Town participation in funding infrastructure and amenities to catalyze private investment.
 - Consider the establishment of an independent, non-profit organization comprised of representatives of the Town of Harrisburg, business owners, and residents to oversee development.
 - Identify catalyst sites and, with Town participation, facilitate key development projects in partnership with private developers that are in alignment with the Town Center Master Plan (or subsequent regulating plan, if one is adopted by the Town) and spur more development that is in keeping with the vision.
- Consider the creation of a special tax district to fund improvements to and maintenance of the public spaces within.

LU-2

LINK LAND USE WITH TRANSPORTATION IMPROVEMENTS

Transportation, like other forms of infrastructure, should support the desired development pattern. However, development design and intensity can have an impact on the capacity of the existing and future network. Decisions about development should minimize congestions while supporting alternative modes in specified areas.

- Reduce traffic congestion through development orientation and access. Development along major roads should have access from local and internal street systems to minimize traffic volumes on key connectors and reduce turning movements.
- Consider the impacts and opportunities of the High Speed Rail corridor. Discourage incompatible uses and mitigate impacts with setbacks and noise attenuation requirements.
- Consider the possibility of transit connections that utilize CK Rider, CATS, a village circulator, or link to Blue Line LYNX to leverage concentrated development in Harrisburg Town Center.
- Establish design standards that create a compatible relationship between development and future greenways. This may be accomplished with an overlay district for development standards to be applied within a specified distance of the greenway corridor.



DOWNTOWN MANSFIELD

Mansfield, Connecticut had no downtown until recently. The community’s desire for a vibrant, mixed-use, pedestrian-oriented downtown for Mansfield was realized in 2017 after many years of collaboration between the public and private sectors. The Mansfield Downtown Partnership is an independent, non-profit organization formed to oversee the effort. Since 2001, the Partnership has worked to create a master plan, establish the regulatory framework, attract tenants, and program the public spaces with events. Today, “Downtown Storrs” is the heart of the community enjoyed by residents, visitors and students.

www.mansfieldct.gov/content/1914/6514/6528/default.aspx

Attachment number 8 in

LU-3

BALANCE DEVELOPMENT AND CONSERVATION INTERESTS

Concern was expressed by some residents about the loss of open space and the need to manage growth to protect trees, farms, and open space. Rural land owners also conveyed a desire to retain the right to sell or develop their land. Balancing these demands can be done through policies and design criteria that specify the role of open space in future development while providing flexibility to meet market demands. Survey respondents preferred conservation design over large lot conventional subdivisions more than 2 to 1.

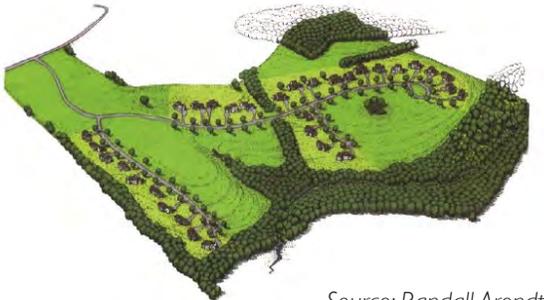
- A land conservation approach to the subdivision of land, as permissible in the County's Open Space Subdivision Option and the Town's Conservation District, should be encouraged to accomplish development in areas where the preservation of natural and cultural resources is imperative and where conventional development would have a negative impact on the protection of such resources.
 - Improve regulations for increased development design flexibility, provided higher standards for conservation of valuable natural and cultural assets in the Harrisburg Planning Area are met. For example, smaller lots may be permitted if open space area requirements are exceeded and the land set aside encompasses the "primary" resource types. (Note: A public process should be conducted to define the "primary" open space types that the Harrisburg community values.)
- Build on the recent efforts of the Cabarrus County Soil and Water Conservation District (CCSWCD) and NC Wildlife Resources Commission (NCWRC) to identify and conserve important natural resources in the Harrisburg Planning Area. Utilize input gained through the HALUP planning process to improve conservation of natural assets that are valued by the residents of the Planning Area. Based on public input natural resource priorities included streams, buffers and wetlands that contribute to water quality, mature forests, and important wildlife habitats and corridors.
- Consider amendments to the Town's UDO. Specifically, modify the Town's Conservation District requirements to incentivize conservation design in target areas (e.g., Reedy Creek Watershed).
 - Allow by-right conservation design for subdivisions that do not exceed the maximum gross density of the zoning district, as a review and permitting process that is no more onerous than that associated with conventional subdivision design approval will help make conservation design an easy choice. The density bonus is built in. In other words, 100% of the total number of lots allowed could be accomplished. [Note: Conventional design typically cannot achieve 100% of the allowed lots once land area for infrastructure, floodplains, and other features are subtracted and the minimum lot dimensions (area and width) are met.]
 - Evaluate the current standards with a specific assessment of the following:
 - The feasibility of open space provision and resulting lot sizes. With a range of open space percentages (minimum and maximum), continue to relate density bonuses to the amount of open space set aside. Reward those who choose to exceed the minimum open space requirements when using a conservation design approach. Reductions in dimensional requirements should help achieve lot sizes that are marketable. Consider standards that address both average lot sizes and minimum lots sizes.
 - Potential impacts to adjacent neighborhoods. Assess buffer yard requirements to ensure a positive transition from existing development to new development and establish project boundary standards that require new lots to be equal to or greater than the size of the lots abutting that project boundary in an existing subdivision.

Analyses of recent major conservation subdivisions demonstrates an overall savings of 36 percent on construction costs when compared to conventional subdivisions.

CONVENTIONAL SUBDIVISION DESIGN



CONSERVATION SUBDIVISION DESIGN



Source: Randall Arendt

IDEA:  Reward developers who exceed open space standards with a density bonus.

Attachment number 8 \n

LAND USE & DEVELOPMENT DESIGN

LU-4

RECOGNIZE THE VALUE OF AND PROTECT EXISTING AGRICULTURAL OPERATIONS

Appreciated for their role in preserving the character and scenic quality of the area, some of the existing agricultural operations are still viable. Contributing to the local economy, these farms represent 27% of the Planning Area and contribute more in taxes than they consume in services. These farms should be protected from encroachment by new development.

- Require working agricultural lands (PUV) parcels to be shown on preliminary plans.
- Keep residential density very low where agricultural land use is predominant to reduce conflicts between neighborhood residents and common agricultural practices.
- Increase awareness of voluntary agricultural districts (VAD) and their benefits as a means to increase the number of properties and geographic area in agricultural use in the VAD program.
- Consider critical mass necessary for viable agriculture in conservation programs and future planning efforts.
- Encourage new developments near working agriculture to be designed in a way that reduces conflict between future residents and existing agricultural operations.
- In subdivisions employing a conservation design approach, cluster development away from working agriculture.
- Establish building setbacks and preserve mature forest buffers between new homes and existing operations.

Homes within walking distance of natural parks sell for up to 20 percent more.

~ Economic Research Associates



BUCKS COUNTY, PA

Voters in Bucks County, PA, overwhelmingly approved a \$59 million bond referendum to fund a ten-year program dedicated to the permanent preservation of farmland, parkland, and natural areas.

Since 1997, the Bucks County Open Space Program has been a success in both the quantity and quality of land protected. The County's investment of \$59 million leveraged approximately \$80 million in additional funding (primarily through state and local municipal matches) resulting in the preservation of more than 15,000 acres.

LU-5

EXPAND HOUSING OPTIONS

Housing choices address affordability, lifestyle preferences, and aging in place. The mix facilitates the multigenerational aspect of the community.

- Diversify the offerings to appeal to a broad range of audiences, from younger singles and couples just starting out, to matures seeking/ needing to move-down from detached single-family ownership to an array of products to those seeking Harrisburg's high quality of life but unable to afford much of its product today. Support development of:
 - for-sale products, including townhouses, villa/patio home product and smaller-lot detached product (Active Adult Community)
 - rental apartments targeting matures, independent and/or assisted living.
- Create value for property owners.
 - Create open space and amenities in mixed-use nodes and require open space in new development that enhance property values, making such areas more attractive for investment.
 - Through what is given back (smaller lot product and/or more density in exchange for preservation of open space), increase investors' potential return on investment.

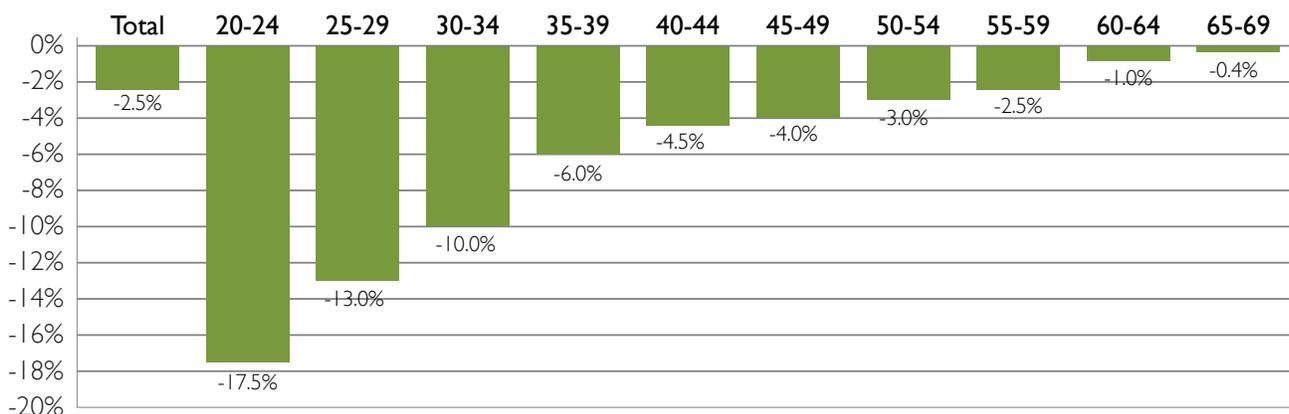


73.9% Number of people in a recent survey conducted in NC's Triangle that prefer to live where they could walk to stores or restaurants.

MAJOR RESIDENTIAL MARKET TRENDS:

- Boomers & Millennials will drive real estate preferences in the next decade. They are seeking lower-maintenance and lifestyle products in walkable, mixed-use settings.
- Significant interest in making trade-offs for walkability, park proximity/ access, and nicer finishes (less size).
- Homeownership is down significantly from 2006.

CHANGE IN HOME OWNERSHIP BY AGE COHORT 2006-2013



LAND USE & DEVELOPMENT DESIGN

LU-6

FOCUS ON QUALITY

By seeking opportunities to improve the overall appearance of Harrisburg and the surrounding area, particularly at its gateways, the community can present a positive image, reinforce its identity to distinguish itself in the region, and build investor confidence. Communities across the US that are enjoying success with economic development cite quality of place and quality of life as major factors influencing location decisions. Investors are drawn to communities that demonstrate a commitment to quality.

- Ensure a higher level of quality in all future development.
 - Review and amend the Town's Unified Development Ordinance and other applicable development codes as necessary to maintain or improve the quality of architecture, landscaping, and other details in new development, expansions, and redevelopment.
 - Through the conditional rezoning process, encourage a higher level of investment in façade treatments (articulation, fenestration, materials, finishes, etc.), landscaping, site furnishings (benches, lighting, etc.), and other elements that are visible from public streets or other public vantage points, than applicable codes require.
 - Lead by example. Examine the Town's policies, procedures, and practices in terms of the design and maintenance of public facilities and spaces. Prepare a set of design guidelines to describe specifically a set of standards for the Town to follow to ensure the consistent application of agreed upon standards to all public spaces as they are developed and/or improved.
- Focus on placemaking.
 - Prepare design guidelines for public and private use. Design standards should take into consideration the function and intended experience of each place. Goals of the design guidelines go beyond aesthetics and address safety, community image, community identity (brand and history/heritage), and quality of the experience.
 - Apply Crime Prevention Through Environmental Design (CPTED) principles to public space design and maintenance.
 - Improve the appearance of the NC-49 corridor, Harrisburg's main street.
 - In connection with a detailed study of the NC-49 corridor to address access management and safety, prepare a streetscape design concept to introduce more landscaping along NC-49, such as street trees along the edges and trees or shrubs in new medians.
 - Prepare Streetscape Design Guidelines to guide publicly- and privately-funded aesthetic enhancements to the road corridor and encourage improvements beyond the right-of-way.
 - Prepare a Public Realm Master Plan that addresses the types, locations, and opportunities with a wide variety of public and publicly-accessible spaces.



LU-7

ENSURE ZONING IN THE PLANNING AREA (TOWN AND COUNTY) IS CONSISTENT WITH FUTURE LAND USE PLAN MAP

Local land development regulations are one of the most effective tools for accomplishing the vision for future development and conservation in the Planning Area.

- Revise the Town’s Unified Development Ordinance (UDO) to address gaps, and streamline for ease of use.
- Amend the Town’s UDO to facilitate future development and redevelopment as described in this plan.
- Conduct an assessment of the existing UDO. At a minimum, the assessment should:
 - Identify barriers to achieving the goals, objectives and policies outlined in this plan as well as solutions for overcoming those barriers.
 - Define new zoning districts or modify existing districts to accommodate development that is consistent with the community’s vision for the area, as reflected in the Future Land Use Map. For example:
 1. Assess the need for a mixed-use district (MU) that can be utilized in key locations throughout Harrisburg. This district should enable a mix of compatible uses on large and small sites where adequate infrastructure is available or can be extended. The mix of uses can vary and may be all nonresidential uses. Provisions to consider include but are not limited to the following:
 - Minimum development site area: 5 acres
 - Mix of uses shall contain some nonresidential uses. Development shall not consist exclusively of residential uses.
 - Orientation of, and relationships between, buildings should eliminate need for buffers within development, particularly to separate residential and nonresidential uses.
 2. Limit uses in Light Industrial district to industrial and other employment uses to avoid encroachment of institutional, residential, and other uses on existing businesses. This would also preserve the Town’s ability to attract and accommodate new—or expand existing—job-generating uses in locations where such businesses prefer to locate. Limit permitted commercial uses to existing uses and those that support the industrial uses.
- Revise the UDO based on the recommendations of the UDO assessment.
- Support rezoning applications for changes in zoning that demonstrate the intent to implement the plan. To ensure future agreement on development proposals within the study area, the Town and the County should continue a coordinated process for rezoning application review.
- In Harrisburg’s jurisdiction, support the creation of other PID districts. The emphasis of any new PID district should be on flexibility in use provided specific performance standards set forth for the district are met. Such standards shall address the potential negative impacts of each permitted use on adjacent development (existing or future) or on the community as a whole to ensure such impacts (i.e., noise, light, and traffic) are avoided or sufficiently mitigated.

PROPOSED FUTURE LAND USE	APPROPRIATE ZONING DISTRICT(S) – TOWN	APPROPRIATE ZONING DISTRICT(S) – COUNTY
Mixed Use	MU (new), C-1, B-1, O-1, PUD, TND	
Commercial	C-2, C-1, B-1 (along NC-49), O-1	LC, GC, OI
Office	O-1, PID	OI, LI, GI, GC
Light Industrial	I-1, PID, and I-2 (for existing General Industrial)	LI
HDR	RC, RV, C-2 (if existing and/or abutting NC-49)	HDR
MDR	RV, RM-1, PID	MDR, HDR
LDR	RL, RM-1, PID	LDR, MDR
VLDR	RE, RL	AO, CR, LDR
Recreation, Public	All Districts	All Districts
Recreation, Private	C-2, C-1, PID	LI, OI, LC, GC
Commercial, Entertainment, Hospitality/Lodging (Refer to Morehead West Area Plan)	C-2, C-1, B-1, CD, PID, MU (new)	LI, OI, LC, GC

Table 1. Recommended Application of Zoning Districts

CULTURAL & HISTORIC RESOURCES

CHR-I

CONSERVE HISTORIC AND CULTURAL RESOURCES THAT CONTRIBUTE TO THE CHARACTER OF THE AREA

Cultural and historic assets, as vestiges of the past, help tell the story of a place and its evolution. They help differentiate a town from surrounding areas and contribute to the character and authenticity. People can more easily attach to a place when the story of its past resonates with them.

- Update/Consider conducting a formal survey of existing structures and properties that, locally, have historic value to create an inventory of such assets.
- Raise awareness of existing historic and cultural resources through educational programs and events, and public art that tells the story of the history of the area.
- Encourage the preservation of such resources, making them focal points within the development pattern through sensitive integration, employing conservation design principles. Open space surrounding such assets as well as appropriate orientation of new structures should respect the value of cultural resources.





ECONOMIC DEVELOPMENT

ED-1

IDENTIFY AND PROTECT KEY EMPLOYMENT AND INDUSTRIAL LOCATIONS FROM OTHER DEVELOPMENT

Maximize potential industrial development opportunities in targeted areas along NC-49 and closer to Charlotte Motor Speedway (CMS).

- Identify infrastructure needs in targeted business and industrial locations to ensure maximum site availability and attractiveness to the market;
- Identify key areas and targeted properties for industrial or office development and identify the means by which these properties can be protected from development as other land uses;
- Provide easy access online and to key economic entities in the county and region to maximize knowledge & visibility of these sites to the market;
- Where possible, amenitize these targeted locations via access to trail systems (including the Carolina Thread Trail, where applicable), parks, retail cores, and other quality-of-life amenities typical stand-alone sites don't offer.
- In areas closest to CMS, consider tie-ins to the Speedway, UNC-Charlotte, etc. to target auto-related industries to the area.
NOTE: Refer to Morehead West Area Plan for more specific strategies (see Appendix)

ED-2

CREATE GREATER OPPORTUNITIES FOR OFFICE DEVELOPMENT

While the Harrisburg area is not likely to attract large-scale national or regional-serving office uses, its affluence and strong residential base should prove attractive for local, neighborhood- and area-serving office uses such as Realtors, insurance agents, law firms, accountants, home-builders, medical office uses, and others.

- Focus on creation of lifestyle-driven employment locations; those that are located in more walkable, mixed-use areas or projects;
- Encourage mixed-use walkable development in projects that are located in key employment and residential cores.
- Facilitate the creation of parks and greenways in mixed-use locations to provide walking, running, and/or biking opportunities for businesses.
- Encourage the development of vertically-integrated and or side-walk-connected office and retail opportunities in the market.
- Enhance walkability, aesthetics and character of the NC-49 corridor to further its attractiveness for office uses.
- Consider extension of bike lanes and sidewalks to foster connections within higher-intensity residential and commercial cores.

Commercial, office and industrial uses make up only 8% of the land in the Harrisburg Area, but these properties make up over 13% of the tax base.

ED-3

ENCOURAGE RETAIL DEVELOPMENT IN MIXED-USE, WALKABLE LOCATIONS

Almost 30% of those surveyed expressed support for mixed-use development. Shopping, dining and entertainment uses were the most popular types of uses survey respondents wanted to see in the Harrisburg Area.

Demand exists for about 730,000 square feet of retail between 2015 and 2040. Given shifting retail dynamics favoring more experiential or lifestyle-driven locations, development of retail in mixed-use, more dense residential cores should be encouraged.

- Focus demand on more local, neighborhood-serving retail uses as opposed to more regional-serving, “big box” retail.
- Encourage retail development in cores or nodes as opposed to strip development along major thoroughfares.
- Where possible, deliver retail in more walkable, street-oriented format with strong connectivity to residential areas, parks, greenways, bike lanes, etc.



BAXTER VILLAGE

A good example for Harrisburg to look to is Baxter Village in Fort Mill, SC, which incorporates retail and office uses in a walkable town center environment. Office tenants are found on the 2nd or 3rd floor of mixed-use buildings, or on all levels of freestanding office buildings. Tenants include local investment offices, insurance brokers, architects, chiropractors and other medical professionals, Realtors, and similar local-serving office uses. Office space in Baxter is more than 90% occupied, with retail access, parks/ walkability, and strong design being big attractions. Fort Mill’s demographics are not unlike Harrisburg’s and, thus, Baxter provides a potential road map for lifestyle-driven office locations.

PARKS, RECREATION, & OPEN SPACE

PR-1

CREATE A CONNECTED SYSTEM OF GREENWAYS

Greenways ranked as the #1 priority during the first HALUP public meeting. Recreation was voted the #2 priority in the survey. Internal greenway connections appeal to all ages and can help create a healthy community.

- Continue to require new development to reserve land for and to construct greenways that are in the adopted Harrisburg Comprehensive Bicycle, Pedestrian and Greenway Plan.
- Coordinate with the City of Charlotte and Mecklenburg County to connect to the Cross-Charlotte Trail.
- Get blanket easements from property owners when utilities are installed.
- Seek funding from the North Carolina Department of Transportation (NCDOT), the Parks and Recreation Trust Fund, the Carolina Thread Trail, and other sources.
- Encourage the other TOD: Trail-Oriented Development. Adjacent to greenways, development should be oriented toward the greenway, much like a positive relationship of buildings to a street. Create a positive edge, as development "embraces" the corridor and the greenway and connecting trails provide access to points of interest or destinations along the route.



Potential trail-oriented development along Mallard Creek

PR-2

IMPROVE EXISTING PARKS AND DEVELOP ADDITIONAL PARKS

Recreation including nature parks, trails and greenways was a high priority for participants. Significant disparity exists between access to parks in different parts of the planning area.

Harrisburg Park: Make incremental improvements to Harrisburg Park

Future Trailhead / Nature Park: The Town of Harrisburg and the Catawba Lands Conservancy own land adjacent to Morehead Road that could serve as a future trailhead and nature park.

Pharr Mill Historic Park: The historic site of Pharr Mill could be utilized as a historic park with interpretive signage and neighborhood amenities (i.e. a picnic shelter and/or playground).

Fuda Creek Park: Coordinate with the future mixed-use development of Farmington to include a park along the banks of Fuda Creek.

Hickory Ridge Park: Coordinate with landowners adjacent to the planned school to determine feasibility of a park that is connected to the school grounds and can be utilized by students and residents.

Holcombe Woods Park: The planned development of Holcombe Woods will include land dedicated to a public park.

In Apex, North Carolina, homes in the Shepherd’s Vineyard development adjacent to the American Tobacco Trail sold for \$5,000 more than other homes in the neighborhood.
 – Rails to Trails Magazine



 **IDEA:**
 Design and build 10 miles of greenways over the next 10 years



Attachment number 8/n

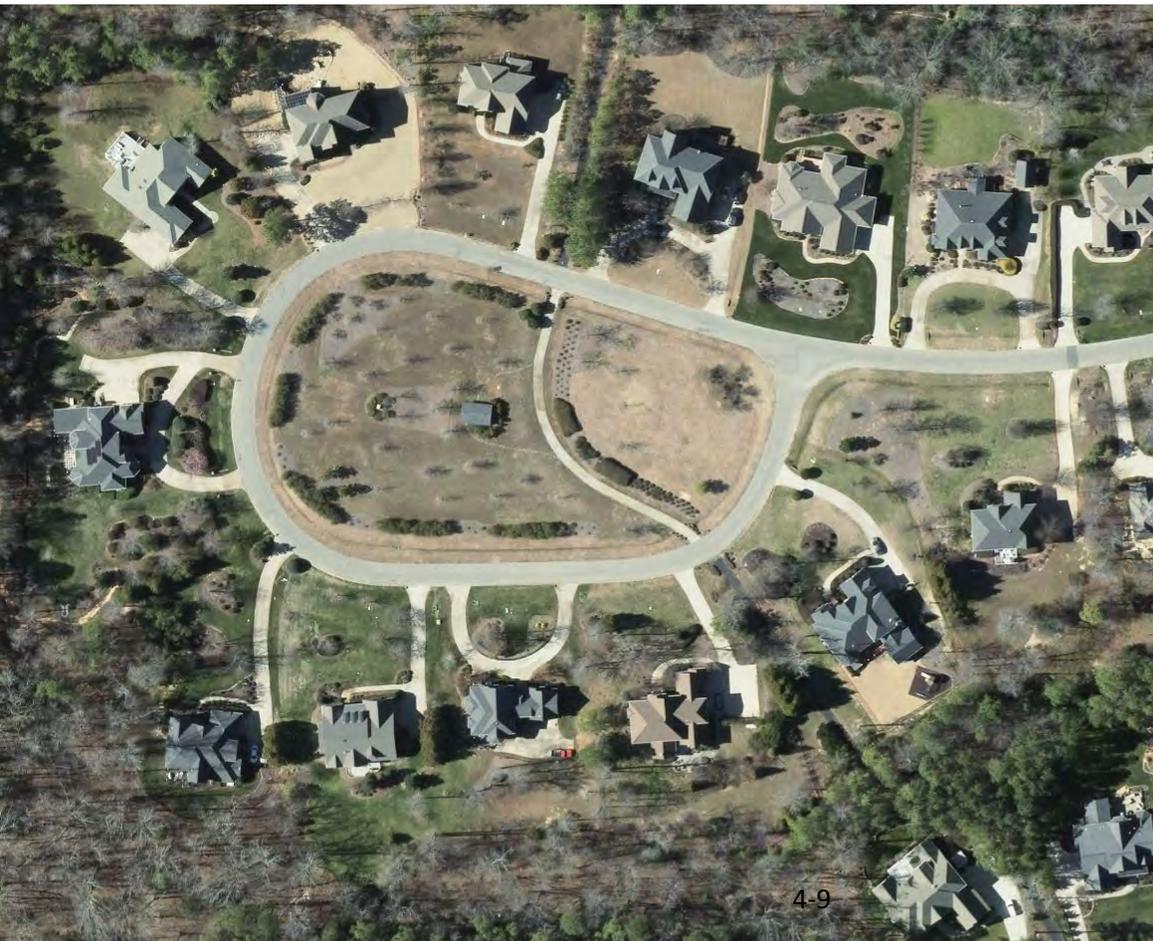
PARKS, RECREATION, & OPEN SPACE

PR-3

INTEGRATE OPEN SPACE AND AMENITIES IN NEW DEVELOPMENT

Maintaining open space was ranked as the most important goal during the first HALUP (Harrisburg Area Land Use Plan) public meeting and the survey. Open space preservation has many health and economic benefits. Access to open space and parks is a determinant of physical health and has shown to improve mental health. Studies have shown that integrating open space, parks and trails into new development can lead to higher property values and reduced time on the market.

- Encourage open space/conservation subdivisions in Conservation Design Target Areas (see map to right) that accommodates development while protecting sensitive natural resources.
- Locate a portion of open space in new developments at the “front door” within development, affording the occupants direct physical and visual access to it for recreation, socializing, and communing with nature.
- Utilize input gained through the HALUP planning process to increase access to open space and amenities in new development. Based on public input open space priorities included nature parks, greenways and parks and amenities that can be used by all ages.
- Modify open space standards in the UDO to clarify type and location of required open space.
- Maintaining large tracts of connected open space should be a priority in the Reedy Creek watershed. Framing open space with new development should be a secondary goal.



Homes that have access to parks and other forms of open space can yield a higher return and sell faster than conventional lots (Source: Green Growth Toolbox, Location: Chatham County, NC). [Attachment number 8 \n](#)

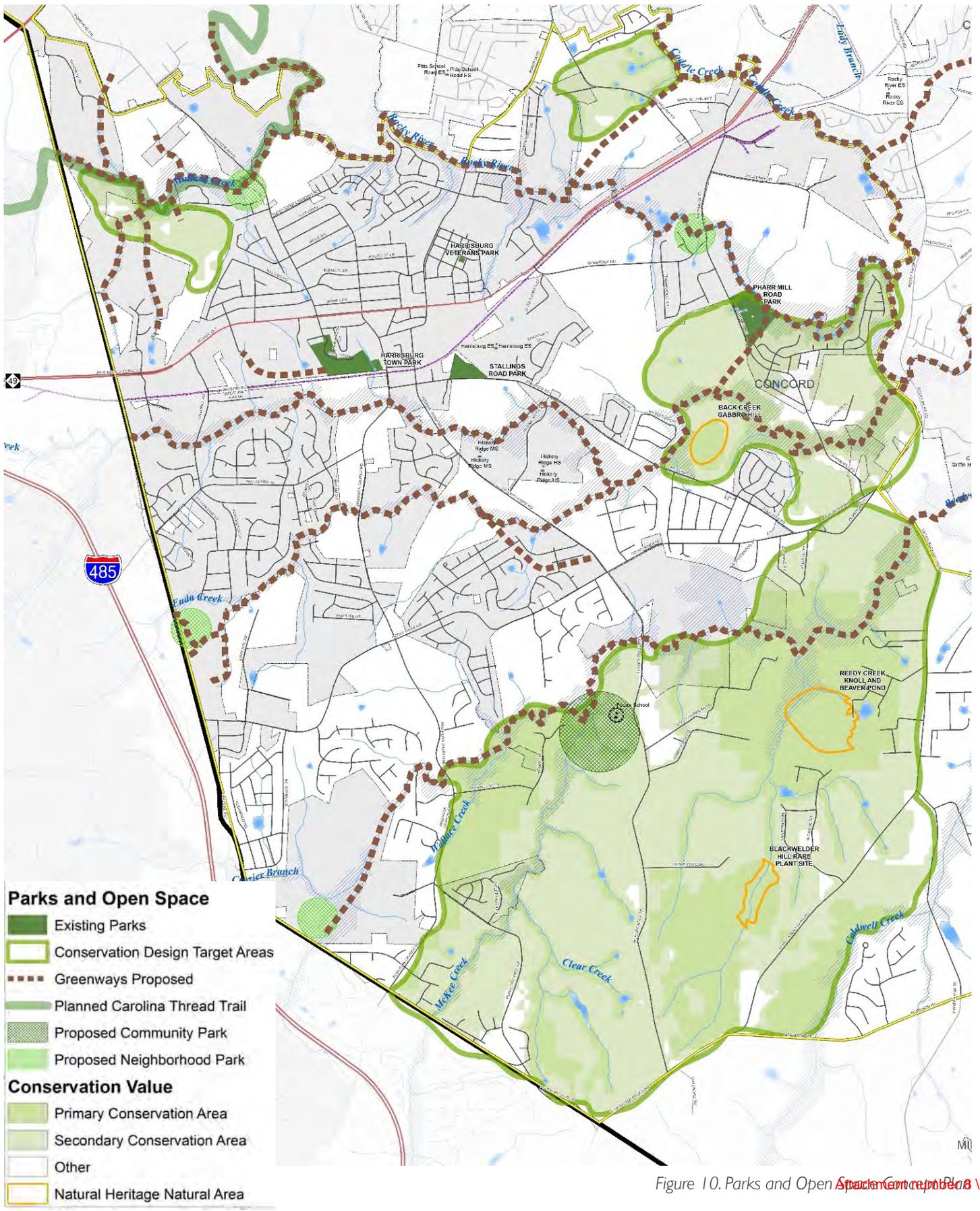


Figure 10. Parks and Open Space Contribution

ENVIRONMENT & NATURAL RESOURCES

ENR-1

PROTECT WATER QUALITY

Nearly all major tributaries have been considered impaired by North Carolina Department of Environmental Quality standards over the past two decades. Current impaired streams include Back Creek, Caldwell Creek, Mallard Creek, McKee Creek, Reedy Creek, and the Rocky River. Protecting streams and water quality were voted the highest priority preservation activities at the first community meeting.

- Improve stormwater management.
 - Encourage low-impact design (LID) as recommended in the Upper Rocky River Watershed Management Plan.
 - Consider the creation of a low-impact design (LID) option for new development that reduces infrastructure requirements if design criteria is met (i.e. reductions in impervious surface, use of pervious pavements, infiltration trenches, bioswales, etc.)
- Partner with local and state agencies and private landowners to preserve and restore areas that are critical to water quality, including streams, riparian areas, mature forests and wetlands.
 - Continue to preserve vegetative buffers and steep slopes adjacent to streams.
 - Promote wetland conservation. In addition to US Army Corps of Engineers requirements, encourage the preservation of vernal pools and small wetlands as well as upland habitat adjacent to wetlands.
 - Encourage stream restoration and enhancement projects, and incentivize landowner participation.

ENR-2

PRESERVE THE EXISTING TREE CANOPY TO THE EXTENT PRACTICABLE

Protecting native, mature forests were voted the second highest priority preservation activity at the first community meeting.

- Continue to designate and protect heritage trees
- Encourage the preservation of mature, native forest.
- Require the delineation of mature hardwood forest stands over a certain size threshold on preliminary plats, provided such information is maintained in the County's database.
- Work with Cabarrus County to create an inventory of large mature forest tracts. This data can be used to prioritize open space design in new development and limit habitat fragmentation.
- Encourage site design to respect agricultural relics such as trees along fence lines

Less fragmented



More fragmented

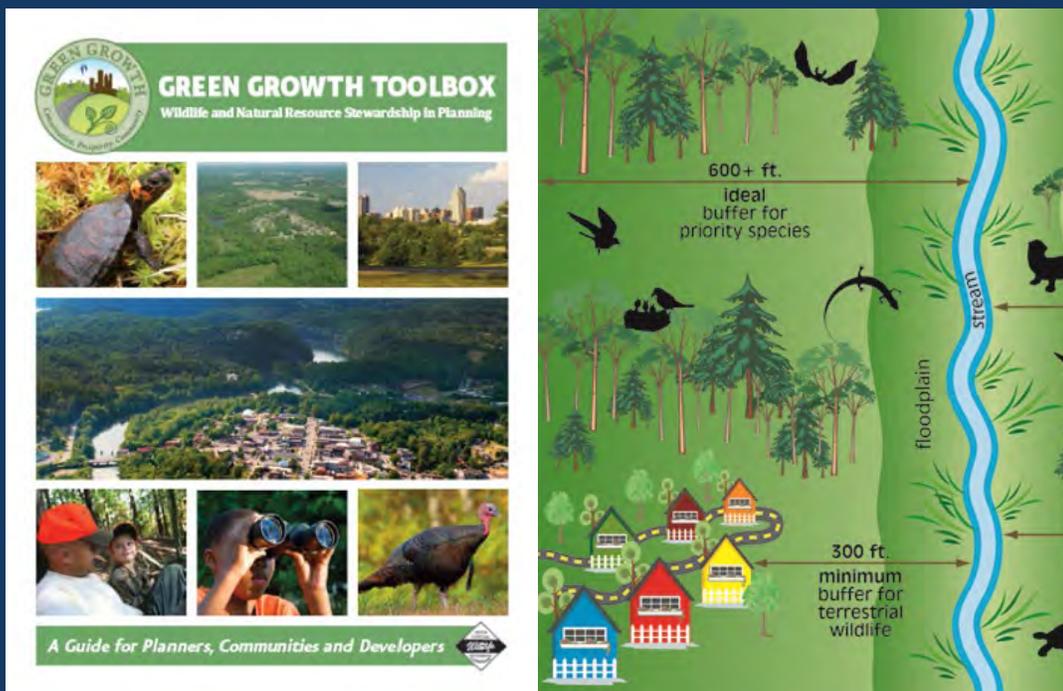


ENR-3

PROTECT IMPORTANT PLANT AND ANIMAL HABITATS

There are four designated Natural Heritage Natural Areas located within the Planning Area. These sites and other habitats are home to unique natural communities and rare plant and animal species. Protecting these resources, and the open spaces, through site design techniques can help maintain small town feel and rural character that can distinguish parts of the planning area from more urbanized areas.

- Increase awareness of the presence and importance of such habitats and corridors that connect them, thereby increasing the sensitivity of development in protecting such assets.
 - Utilize the natural resource database and maps maintained by the State to educate developers and inform them of opportunities to conserve the natural assets valued by the community and mitigate or minimize the impacts of development on the protected areas.
- Create/improve incentives for protecting key habitat hubs and corridors.
 - Encourage the conservation of Natural Heritage Natural Areas in the Reedy Creek watershed through voluntary preservation efforts and site design.
 - Encourage the preservation of habitat corridors along major tributaries. The NCWRC recommends wildlife corridors need to be a minimum of width of 300ft to allow for priority species to travel across sites.
- Regularly evaluate the plan review process to ensure the preservation of documented habitats of important plant and animal species.
- Study funding mechanisms to fund voluntary open space acquisition.
- Work with Cabarrus County Soil and Water Conservation District (SWCD) to obtain easements, as necessary.



The Green Growth Toolbox (GGT) and the Cabarrus County Natural Resource Conservation Design Guide (NR-COD) provide information on benefits of conservation design. They also provide guidance on priority conservation areas and how to update local ordinances to protect open space.

TRANSPORTATION

TR-1

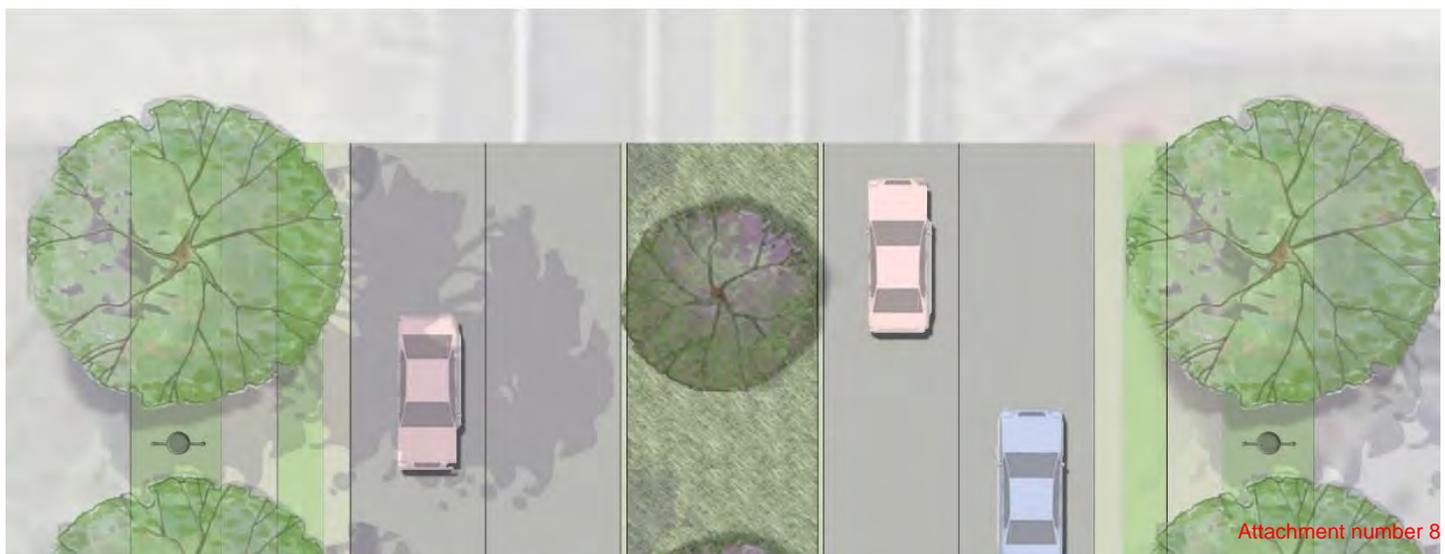
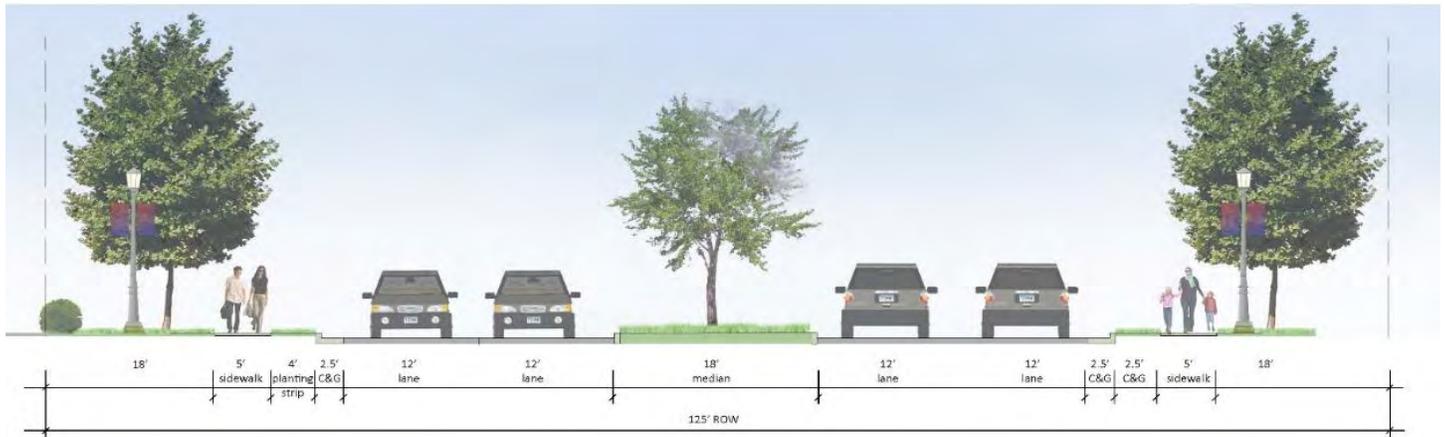
STRATEGIC MOBILITY PLAN

- Develop a strategic mobility plan for the Town to guide decisions for all modes of transportation.
- A town wide, long-term traffic improvement options guide that supports the growth outlined in the land use plan.
- Options need to include regional influences, potential costs, all users, and incorporate alternative transportation choices.
- The plan serves as the foundation to develop a roadway systems that includes multiple routes to ensure mobility in the event of emergencies and other blockages.
- The plan should include a street typology framework and roadway design priority matrix to reflect how streets relates to the local and regional network and adjacent land uses.

TR-2

COMPLETE STREETS POLICY

- Develop a policy of how the Town envisions the community providing roadways that safely accommodate all users.
- The development of this policy promotes health, livability, and placemaking.
- The Town should develop a process to determine the components of each transportation capital improvements project.
- The process should utilize context-sensitive solutions to balance the needs of all users, making accommodations for pedestrians, bicyclists, trucks, and transit riders.
- The criteria should consider the project context including factors such as topography, scenery, history, values of residents, and businesses.
- The Town should partner with North Carolina Department of Transportation (NCDOT), Cabarrus-Rowan Metropolitan Planning Organization (CRMPO), and Charlotte Regional Transportation Planning Area (CRTPA), as applicable, to connect the roadway, bicycle, and transit systems and to collectively solve larger mobility issues.



Attachment number 8

TR-3

BICYCLE AND PEDESTRIAN

- Create a bicycle and pedestrian system which is accessible, safe, convenient, and links priority destinations.
 - Robinson Church Road
 - Connections to Town Center
 - Hickory Ridge Road (from middle school north)
 - Stallings Road (missing links)
 - East/West along Rocky River Road
- The Town should develop a long term funding strategy for facility design and construction.
- Develop a pedestrian and bicycle CIP that is updated yearly.
- Develop a flexible implementation tool to leverage available funding sources from NCDOT, Congestion Mitigation and Air Quality (CMAQ), and private sources to maximize available funding.
- Take differences in age and physical ability into consideration in the design of bicycle and pedestrian facilities to ensure they enhance mobility for all residents.



TR-4

TOWN CIRCULATOR

- Work with the Concord-Kannapolis Area Transit Service (CK Rider) and the Charlotte Area Transit System (CATS) to develop a Town Circulator for Harrisburg.
- Connect Town Center in Harrisburg to the CK Rider Red Line along Bruton Smith Boulevard/Concord Mills Boulevard
- Work with CKAT and CATS to develop an express bus connection from Town Center to the CATS Blue Line station at JW Clay Blvd/UNC Charlotte station on US-29.
- Work with CKAT to develop the stop locations and hours of operation for the Town Circulator.
- One implementation strategy for consideration would be the extension of the Red Line from Bruton Smith Boulevard to Town Center.
- The Town should conduct a ridership survey of the citizens to determine ridership volume, destinations, and service hour needs.
- The Town should partner with North Carolina Department of Transportation (NCDOT), Cabarrus-Rowan Metropolitan Planning Organization (CRMPO), and Charlotte Regional Transportation Planning Area (CRTPA) as applicable to connect the roadway, bicycle, and transit systems, and to collectively solve larger mobility issues.



UTILITIES

U-1

FACILITATE DESIRED DEVELOPMENT WITH THE UTILITY INFRASTRUCTURE REQUIRED

Strategic investments in public utilities is one of the most effective ways to attract development to areas where such development is desired. From an economic development standpoint, it is a means of being more competitive as the Town recruits development that will bolster the tax base and create jobs.

- Address water pressure issues by creating water loops in conjunction with planned infrastructure improvements (i.e., with the construction of Caldwell Road Extension).
- Coordinate with Concord to ensure adequate storage capacity exists in elevated tanks.
- Extend sewer along Mallard Creek in phases (refer to Morehead West Area Plan).
- Coordinate with Mecklenburg County/Charlotte Water.

NOTE: Refer to Morehead West Area Plan for more specific strategies (see Appendix)

U-2

DEVELOP A UTILITY SYSTEM EXTENSION POLICY

Public investments in utility extensions should reinforce the community's decisions about where to support growth. Such investments are the "carrots" that attract desired development, rewarding those who make the private investment.

- Phase extensions to follow a logical progression of development, particularly into areas delineated for Very Low Density Residential (VLDR) development, where conservation design is encouraged and public utilities will be required to support this choice.
- Support extensions through private development.
 - Continue to accept privately developed systems provided system design standards for equipment and line sizing are adhered to.
 - Continue to reimburse the difference in cost due to upsizing lines to serve future development and waive tap fees.
 - Develop incentives and policies related to water reuse.

Water utilities across the United States and elsewhere in North America are saving substantial amounts of water through strategic water-efficiency programs. These savings often translate into capital and operating savings, which allow systems to defer or avoid significant expenditures for water supply facilities and wastewater facilities.

– Cases in Water Conservation

U-3

SECURE THE WATER SUPPLY

Other municipalities in the US are already facing the issue of running out of water. Demand for water is increasing, but supply is not.

- Renew the agreement with the City of Concord for water supply.
- Renegotiate the agreement with the City of Concord for an increase in allocation. Seek an increase equal to or greater than the current interbasin transfer (IBT) permit maximum. Increases should be based on the results of a water model that takes into account projected growth reflected in the Future Land Use Map.
- Work with the City of Concord to seek a long-term water supply solution to address future demand beyond 2040.
- Consider water conservation policies, and establish a related conservation initiative that may include one or more of the following:
 - An educational program promoting the benefits. Encourage xeriscaping and/or native vegetation to meet landscaping requirements.
 - Increased fees for irrigation. A sliding scale based on amount used and time of day, as well as separate metering of irrigation systems, should be considered.
 - Landscaping standards that emphasize xeriscaping (landscape design requiring little or no irrigation) and promotes the use of native vegetation.
 - Promotion of the use of low-flow fixtures, particularly in new construction.
 - Water re-use.



The City of Ashland, Oregon is one of several communities highlighted in this EPA report, which describes several approaches to water conservation.

According to the report, “Ashland’s 1991 water efficiency program Ashland’s conservation efforts consisted of four major components: system leak detection and repair, conservation-based water rates, a showerhead replacement program, and toilet retrofits and replacement. Ashland’s conservation efforts have resulted in water savings of approximately 395,000 gallons per day (16% of winter usage) as well as a reduction in wastewater volume.”

The report features 17 communities that have had success with such initiatives.

<https://www.epa.gov/sites/production/files/2017-03/documents/ws-cases-in-water-conservation.pdf>

COMMUNITY FACILITIES

CF-1

INTEGRATE PUBLIC BUILDINGS SEAMLESSLY INTO THE COMMUNITY

Public buildings can serve as organizing elements in the built environment and anchors in areas where the collection of uses would benefit from high levels of daily foot traffic. Schools are magnets for residential development. Therefore, careful consideration of each site before selection is necessary to fully understand the potential impacts and benefits of new school locations.

- Meet with the Cabarrus County School Board representatives to discuss the Harrisburg Area Land Use Plan, once adopted, so that this plan may serve as input into the next school facilities plan update(s).
- Continue to promote the Cabarrus County School Site Guidelines as the School Board determines future school locations in the Planning Area.
- Locate community buildings in prominent locations. Sites should be highly visible from several vantage points. The structures should be oriented to be the terminus of views down key corridors, and flanked by civic open space to give the structure the prominence it deserves. Examples of such buildings include Town Hall, a post office, a library, a school.
 - Assess potential sites based on the above criteria.
 - Work with the County and regional agencies seeing locations for comparable buildings in the Planning area to accomplish these results.

CF-2

PUBLIC SAFETY

Through the design of private development, transportation facilities, and parks and other public spaces, and through the delivery of adequate community services, the residents and property owners in the study area want to be assured that their safety is a priority.

- In public safety (i.e., police, fire and emergency medical service), maintaining or improving the response times (particularly for ISO ratings) is critical as growth continues. Update the service areas and facilities plans for public safety to ensure level of service needs are met



Attachment number 8 \n

GENERAL

G-1

BEGIN IMPLEMENTATION OF THE PLAN IMMEDIATELY FOLLOWING ADOPTION

Successful implementation efforts, especially tangible changes, demonstrate commitment, and instill resident; and investor confidence of this plan is achieved.

- Following adoption of the plan by both the Town and the County, embark on implementation efforts immediately, focusing first on the six priority action steps (refer to page 47).
- Establish an implementation program that enables the Town and the County to work separately and jointly.
 - Evaluate and prioritize implementation strategies outlined in this Harrisburg Area Land Use Plan.
 - Develop an implementation guide that reflects the prioritization by identifying short-, mid-, and long-term activities.
 - Establish metrics to be used in monitoring progress.
 - Form a committee to oversee and measure progress on implementation activities, particularly those identified as short-term or first-year tasks
- Update the plan at least every 5-7 years.
- For consistency, update the adopted plans of the Town and the County by incorporating the recommendations of this plan. Consider the following as priorities:
 - Parks and Recreation Master Plan
- Implement the Morehead West Area Plan.

G-2

PARTICIPATE IN REGIONAL COORDINATION

Cooperating and communicating with the other units of government, area agencies, and local organizations facilitates the creation of partnerships, advancement towards common goals, and better utilization of resources.

- Work in partnership with each other and with neighboring jurisdictions
 - Concord
 - Midland
 - Charlotte-Mecklenburg
- Coordinate with local and regional and state agencies
 - Metropolitan Planning Organization (MPO)
 - Charlotte Regional Transportation Planning Organization (CRTPO)
 - Water and Sewer Authority of Cabarrus County (WSACC)
 - North Carolina Department of Transportation (NCDOT)



APPENDIX

**HARRISBURG AREA EXISTING
CONDITIONS REPORT**

**HARRISBURG LONG-RANGE GROWTH
FORECAST**

HARRISBURG DEMAND SUMMARY

PUBLIC INPUT SUMMARY 1

PUBLIC INPUT SUMMARY 2

PUBLIC INPUT SUMMARY 3

MOREHEAD WEST AREA PLAN





CABARRUS COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING

JULY 17, 2018
6:30 P.M.

MISSION STATEMENT

THROUGH VISIONARY LEADERSHIP AND GOOD STEWARDSHIP, WE WILL ADMINISTER STATE REQUIREMENTS, ENSURE PUBLIC SAFETY, DETERMINE COUNTY NEEDS, AND PROVIDE SERVICES THAT CONTINUALLY ENHANCE QUALITY OF LIFE

CALL TO ORDER BY THE CHAIRMAN

PRESENTATION OF COLORS

INVOCATION

REVEREND CAROL CARKIN
CENTRAL UNITED METHODIST CHURCH

A. APPROVAL OR CORRECTION OF MINUTES

1. Approval or Correction of Meeting Minutes

B. APPROVAL OF THE AGENDA

C. RECOGNITIONS AND PRESENTATIONS

1. EMS - Mission Lifeline Gold Plus Recognition

D. INFORMAL PUBLIC COMMENTS (Each speaker is limited to 3 minutes)

E. OLD BUSINESS

1. EMS - Non-Emergency Franchise Renewal for American Transmed -
Second Reading

F. CONSENT AGENDA

(Items listed under Consent are generally of a routine nature. The Board may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.)

1. BOC - Designation of Voting Delegate for NCACC 111th Annual Conference
2. County Manager - Approval of Project Ordinances and Budget Amendment Related to CIP Funded Projects in the FY19 General Fund Budget
3. County Manager - Update to Reserve Policy for Cabarrus County
4. EMS - Authorization to Purchase Ambulances
5. Finance - Juvenile Crime Prevention Council (JCPC) FY19 Allocation of Funds
6. Finance - Resolution Approving Lease Financing of Emergency Management Services Power Stretchers
7. Infrastructure and Asset Management – Cabarrus County Courthouse Construction Manager At Risk Selection
8. Tax Administration - Refund and Release Reports - June 2018
9. Tax Administration - Tax Collector's Annual Settlement and Order Authorizing Collection of FY 2018-2019 Taxes

G. NEW BUSINESS

1. Planning and Development Department - Harrisburg Area Land Use Plan Update
- Public Hearing 6:30 p.m.

H. APPOINTMENTS TO BOARDS AND COMMITTEES

1. Appointments - Cabarrus County Early Childhood Advisory Board
2. Appointments - Juvenile Crime Prevention Council
3. Appointments - Nursing Home Community Advisory Committee
4. Appointments (Removals) - Library Board of Trustees
5. Appointments and Removals - Cabarrus County Tourism Authority

I. REPORT

1. BOC - Receive Updates from Commission Members Who Serve as Liaisons to Municipalities or on Various Boards/Committees
2. BOC - Request for Applications for County Boards/Committees
3. County Manager - Monthly Building Activity Reports
4. County Manager - Monthly New Development Report
5. EDC - June 2018 Monthly Summary Report
6. Finance - Monthly Financial Update

J. GENERAL COMMENTS BY BOARD MEMBERS

K. WATER & SEWER DISTRICT OF CABARRUS COUNTY

L. CLOSED SESSION

M. ADJOURN

IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS ANY ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE ADA COORDINATOR AT 704-920-2100 AT LEAST 48 HOURS PRIOR TO THE MEETING.

Scheduled Meetings:

July 18	Cabarrus Summit	6:00 p.m.	Cabarrus Arena
August 6	Work Session	4:00 p.m.	Multipurpose Room
August 20	Regular Meeting	6:30 p.m.	BOC Meeting Room
September 4	Work Session	4:00 p.m.	Multipurpose Room
September 17	Regular Meeting	6:30 p.m.	BOC Meeting Room

Mission: Through visionary leadership and good stewardship, we will administer state requirements, ensure public safety, determine county needs, and provide services that continually enhance quality of life.

Vision: Our vision for Cabarrus is a county where our children learn, our citizens participate, our dreams matter, our families and neighbors thrive, and our community prospers.

**Cabarrus County Television Broadcast Schedule
Cabarrus County Board of Commissioners' Meetings**

The most recent Commissioners' meeting is broadcast on the following days and times. Agenda work sessions begin airing after the 1st Monday of the month, and are broadcast for two weeks up until the regular meeting. Then the regular meeting begins airing live the 3rd Monday of each month, and is broadcast up until the next agenda work session.

Sunday - Saturday	1:00 P.M.
Sunday - Tuesday	6:30 P.M.
Thursday & Friday	6:30 P.M.



CABARRUS COUNTY

BOARD OF COMMISSIONERS WORK SESSION

**JULY 2, 2018
4:00 P.M.**

AGENDA CATEGORY:

Closed Session

SUBJECT:

Closed Session - Pending Litigation, Economic Development, Acquisition of Real Property and Personnel Matters

BRIEF SUMMARY:

A closed session is needed to discuss matters related to pending litigation, economic development, acquisition of real property and personnel matters as authorized by NCGS 143-318.11(a) (3), (4), (5) and (6).

REQUESTED ACTION:

Motion to go into closed session to discuss matters related to pending litigation, economic development, acquisition of real property and personnel matters as authorized by NCGS 143-318.11(a) (3), (4), (5) and (6).

EXPECTED LENGTH OF PRESENTATION:

1 Hour or More

SUBMITTED BY:

Mike Downs, County Manager

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:



**CABARRUS COUNTY BOARD OF COMMISSIONERS
CHANGES TO THE AGENDA
JULY 2, 2018**

ADDITIONS:

Discussion Items – No Action

3.5 BOC – NCACC Video Update Pg. 172

SUPPLEMENTAL INFORMATION:

Discussion Items – No Action

3.2 Communications and Outreach – Presentation of 2018 Community Survey Results Pg. 173

- **PowerPoint Presentation**

ADDITION

CABARRUS COUNTY



BOARD OF COMMISSIONERS WORK SESSION

**JULY 2, 2018
4:00 P.M.**

AGENDA CATEGORY:

Discussion Items - No Action

SUBJECT:

BOC - NCACC Video Update

BRIEF SUMMARY:

The North Carolina Association of County Commissioners (NCACC) has requested counties to view the following video update.

REQUESTED ACTION:

Receive input.

EXPECTED LENGTH OF PRESENTATION:

2 Minutes

SUBMITTED BY:

Angela Poplin, Interim Clerk to the Board

BUDGET AMENDMENT REQUIRED:

No

COUNTY MANAGER'S RECOMMENDATIONS/COMMENTS:

2018 Community Survey

Cabarrus County, North Carolina

Presented by

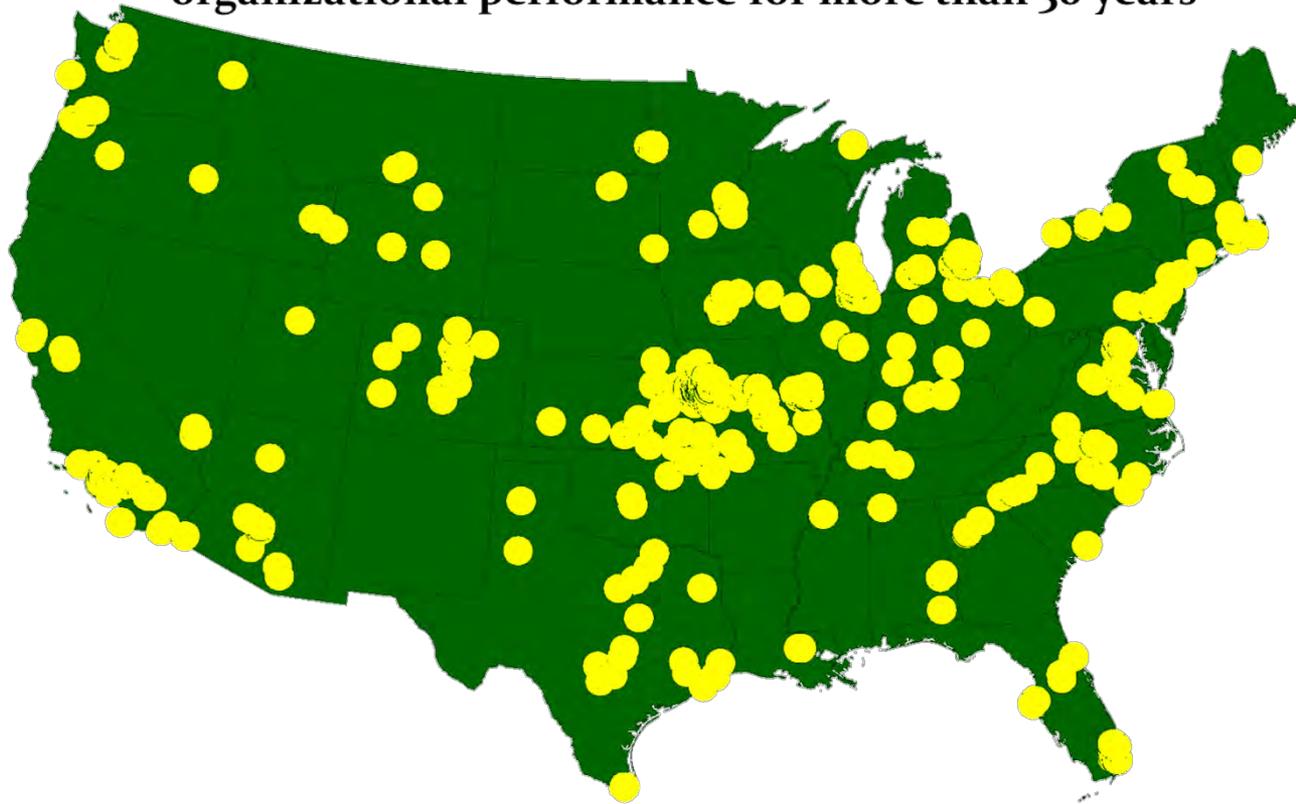


June 2018

ETC Institute

A National Leader in Market Research for Local Governmental Organizations

...helping city and county governments gather and use survey data to enhance
organizational performance for more than 30 years



More than 2,150,000 Persons Surveyed Since 2008
for more than 900 cities in 49 States

Agenda

- **Purpose and Methodology**
- **Bottom Line Upfront**
- **Major Findings**
- **Summary**
- **Questions**

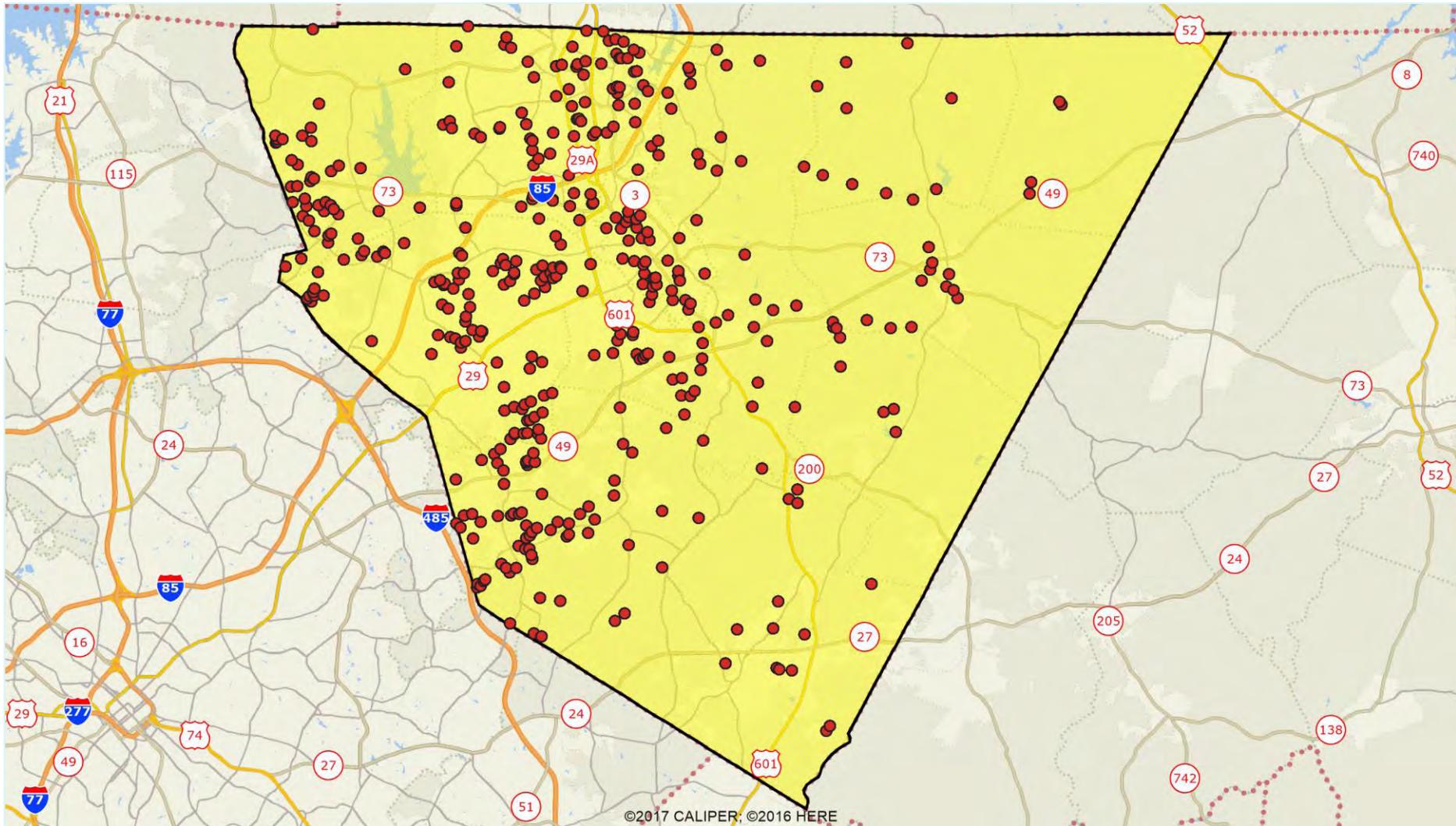
Purpose

- **To objectively assess resident satisfaction with the delivery of County services**
- **To gather input from residents to help set priorities for the County**
- **To measure trends from previous surveys**
- **To compare the County's performance with other communities nationally**

Methodology

- **Survey Description**
 - included many of the questions that were asked on previous surveys
- **Method of Administration**
 - by mail, online and phone to a randomly selected sample of households
 - each survey took approximately 15-20 minutes to complete
- **Sample size:**
 - goal number of surveys: 400
 - goal exceeded: 436 completed surveys
- **Confidence level: 95%**
- **Margin of error: +/- 4.7% overall**

Location of Survey Respondents



Bottom Line Up Front

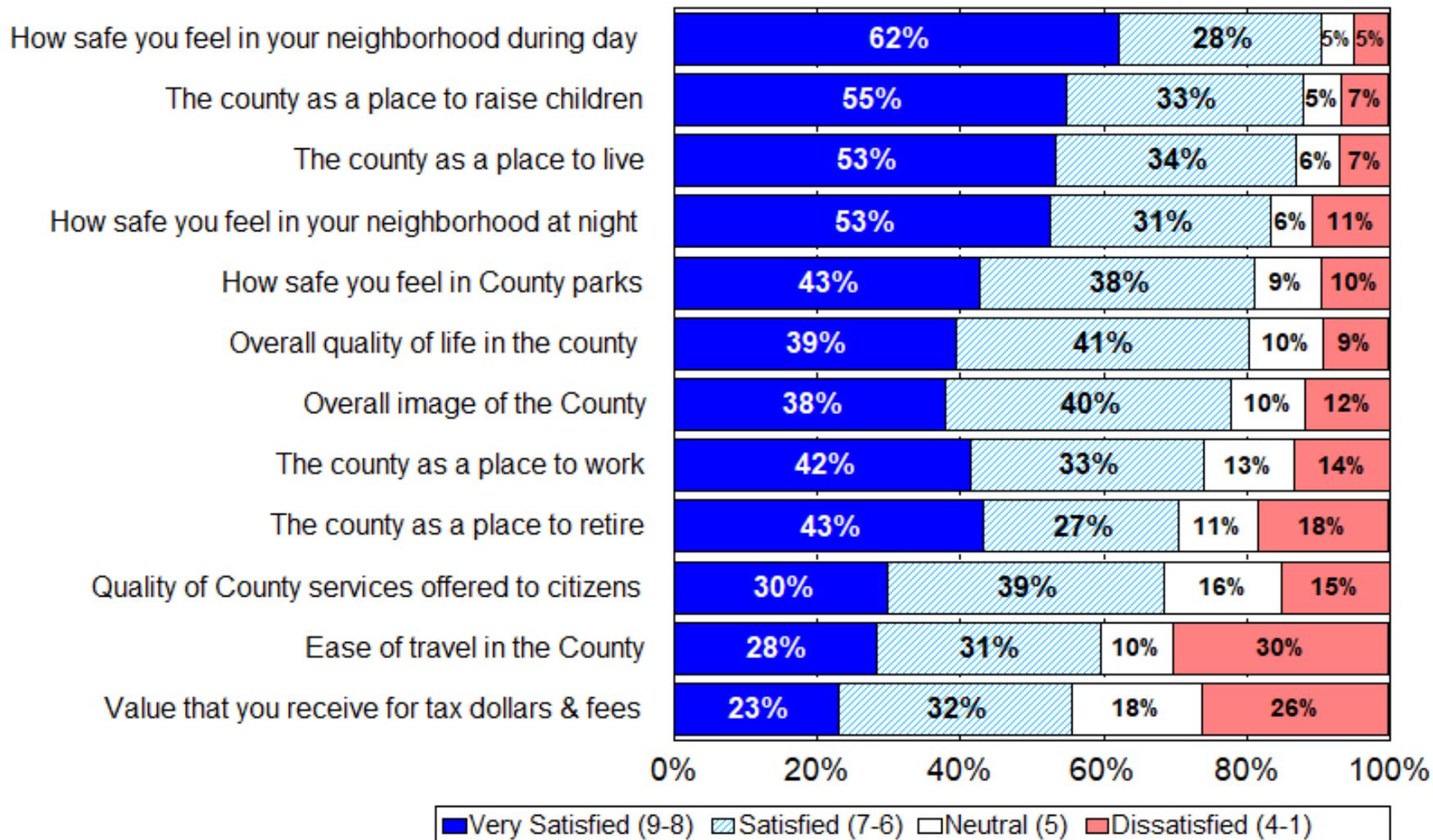
- **Residents Have A Very Positive Perception of the County**
- **Overall Satisfaction with County Services Is Significantly Higher in Cabarrus County Than Other Communities**
 - ❑ The County rated significantly above the national average in 19 of the 20 areas that were compared
 - ❑ The County rates 20% above the national average in the overall quality of County services
- **Residents Top Priorities for County Leaders:**
 - ❑ **Growth Management**
 - ❑ **Crime Prevention**
 - ❑ **Protecting Water Quality and the Environment**
 - ❑ **County Schools' Education Facilities**

Major Finding #1

Residents Have a Positive Perception of the County

Q3. Satisfaction with Items That Influence the Perception Residents Have of the County

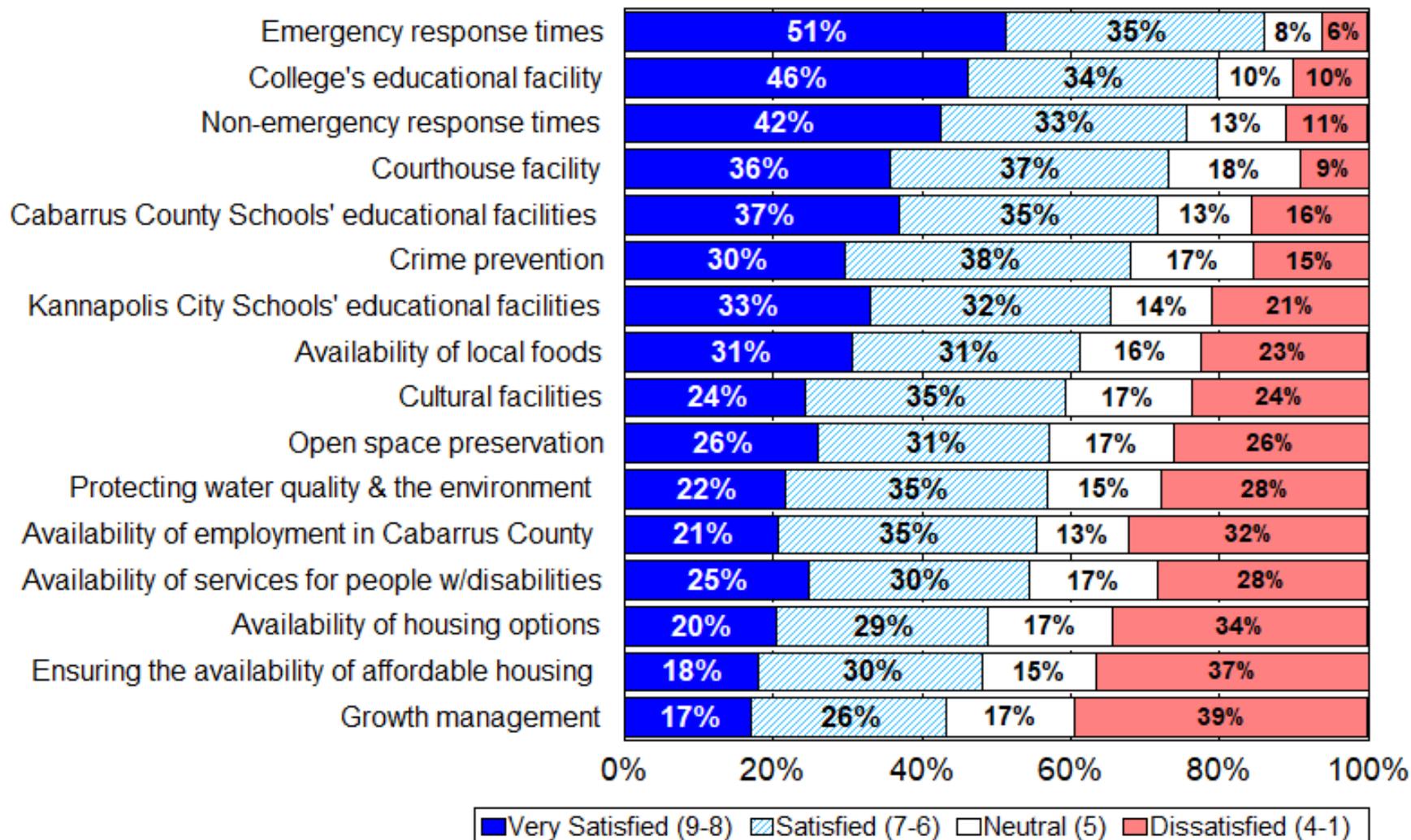
by percentage of respondents who rated the item as a 1 to 9 on a 9-point scale (excluding don't knows)



Most Residents Feel Good About the Quality of Life in Cabarrus County

Q1. Overall Satisfaction with Various Aspects of Living in Cabarrus County

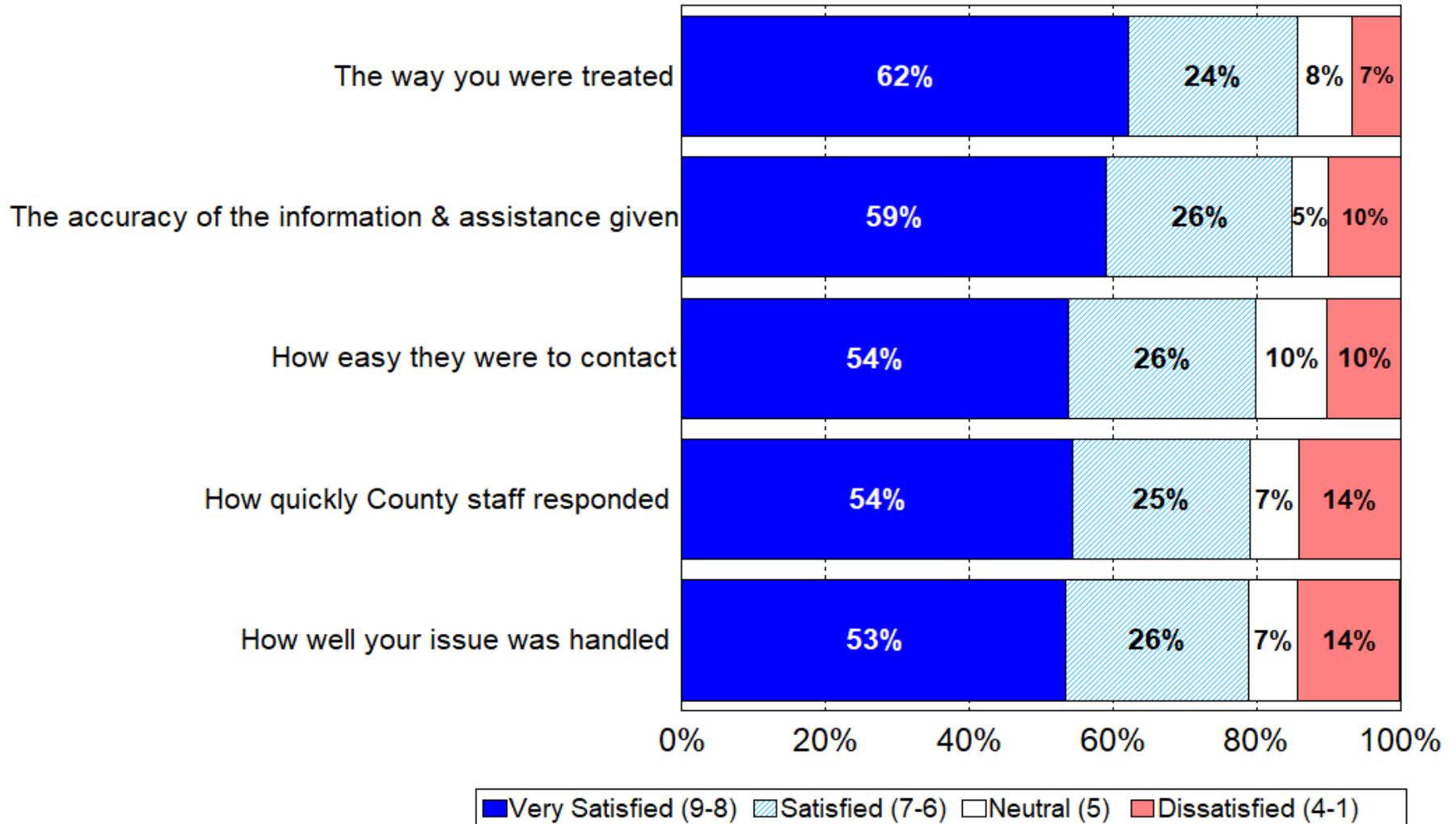
by percentage of respondents who rated the item as a 1 to 9 on a 9-point scale (excluding don't knows)



Residents Were Satisfied with Most Areas That Were Assessed. Residents Were Least Satisfied with Growth Management and Availability of Housing.

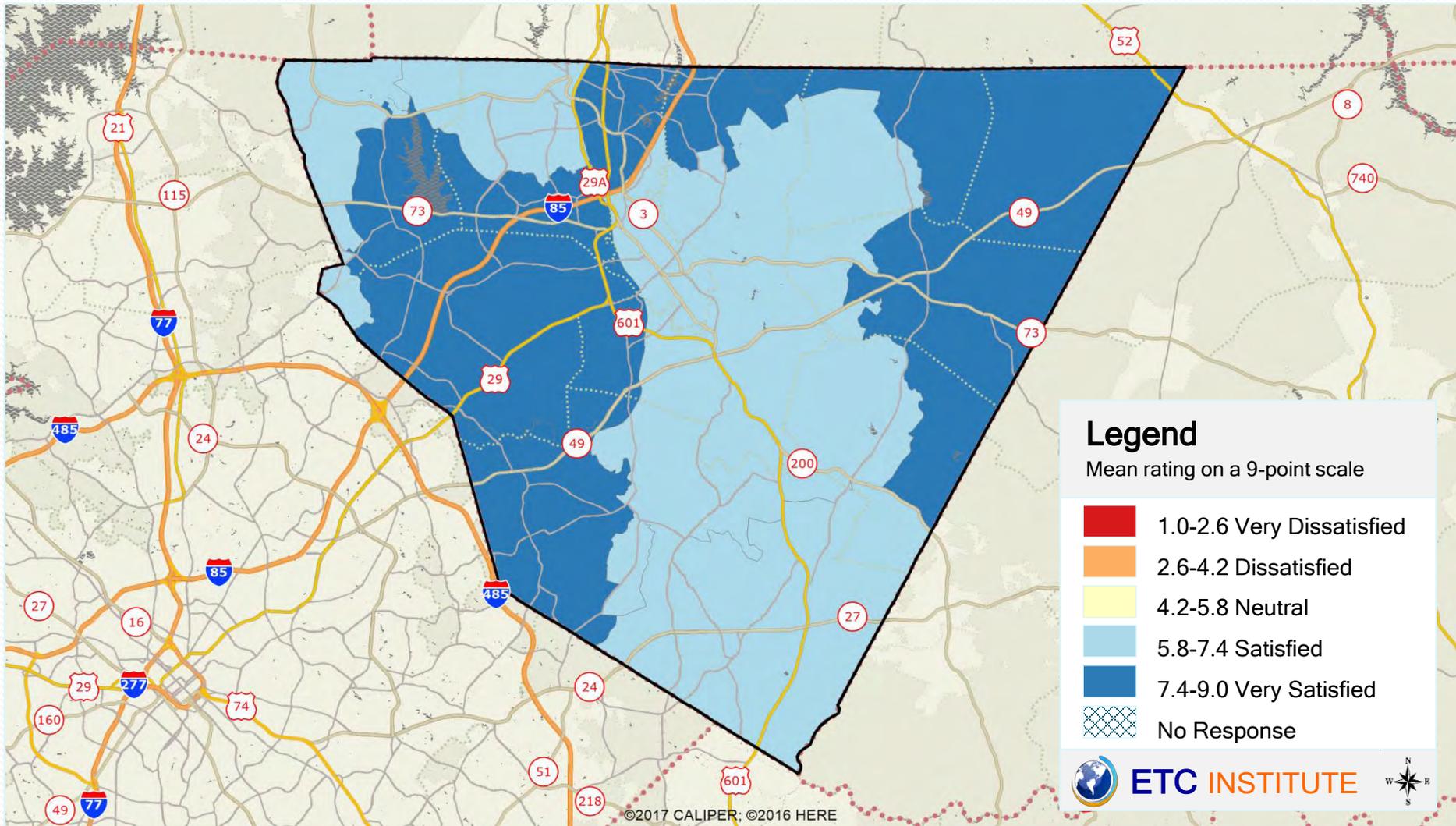
Q32a. Satisfaction with Customer Service County Employees

by percentage of respondents who contacted the County and rated the item as a 1 to 9 on a 9-point scale (excluding don't knows)



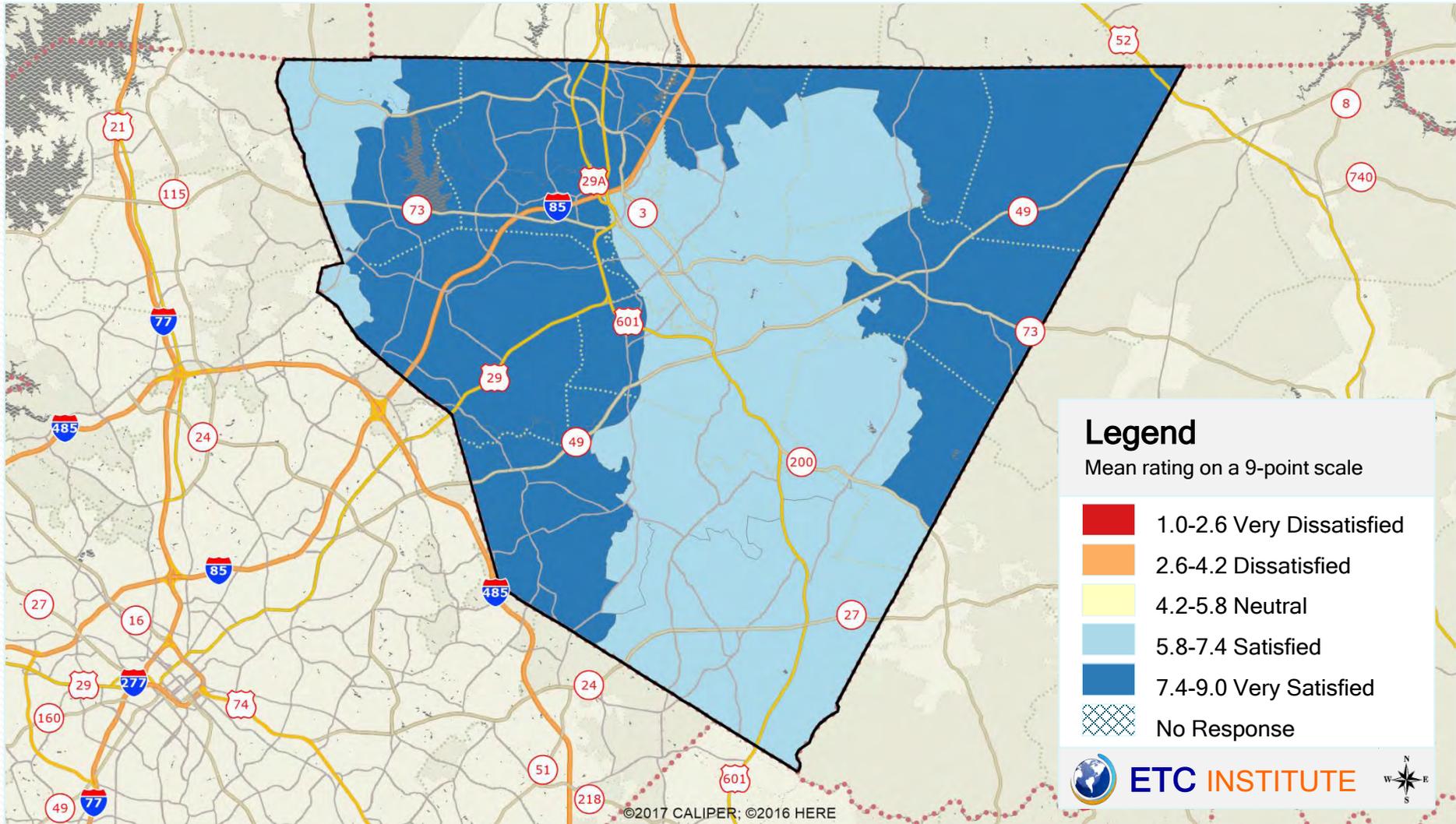
Customer Service Ratings Are Very High in All Areas

Satisfaction with the County as a Place to Live



Residents Are Satisfied with the County as a Place to Live in All Parts of the County

Satisfaction with the County as a Place to Raise Children



Residents Are Satisfied with the County as a Place to Raise Children in All Parts of the County

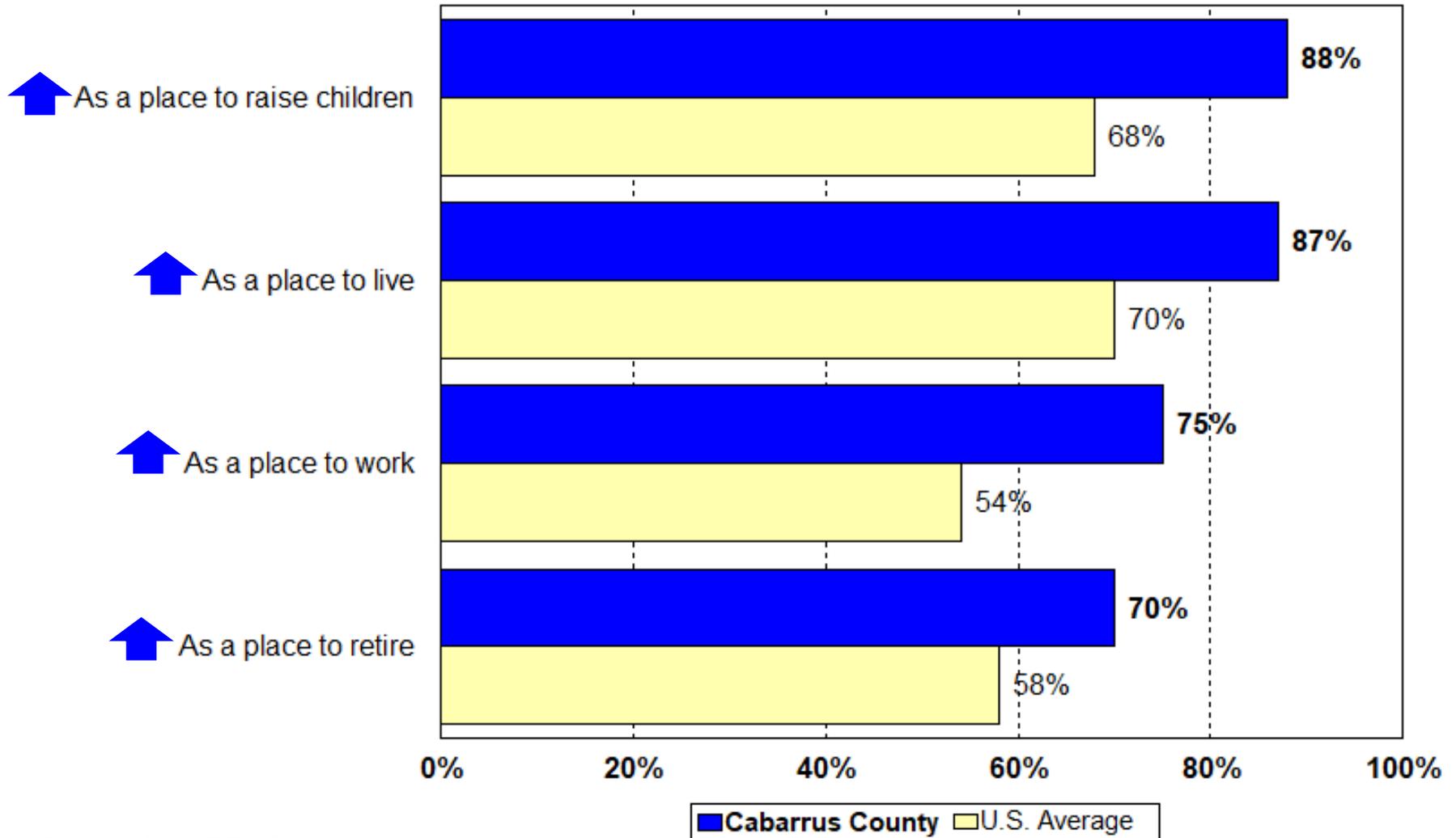
Major Finding #2

Satisfaction with county services is significantly higher in Cabarrus County than other communities

How Residents Rate Their Community

Cabarrus County vs. U.S.

by percentage of respondents who were "very satisfied" or "satisfied" with the item (excluding don't knows)



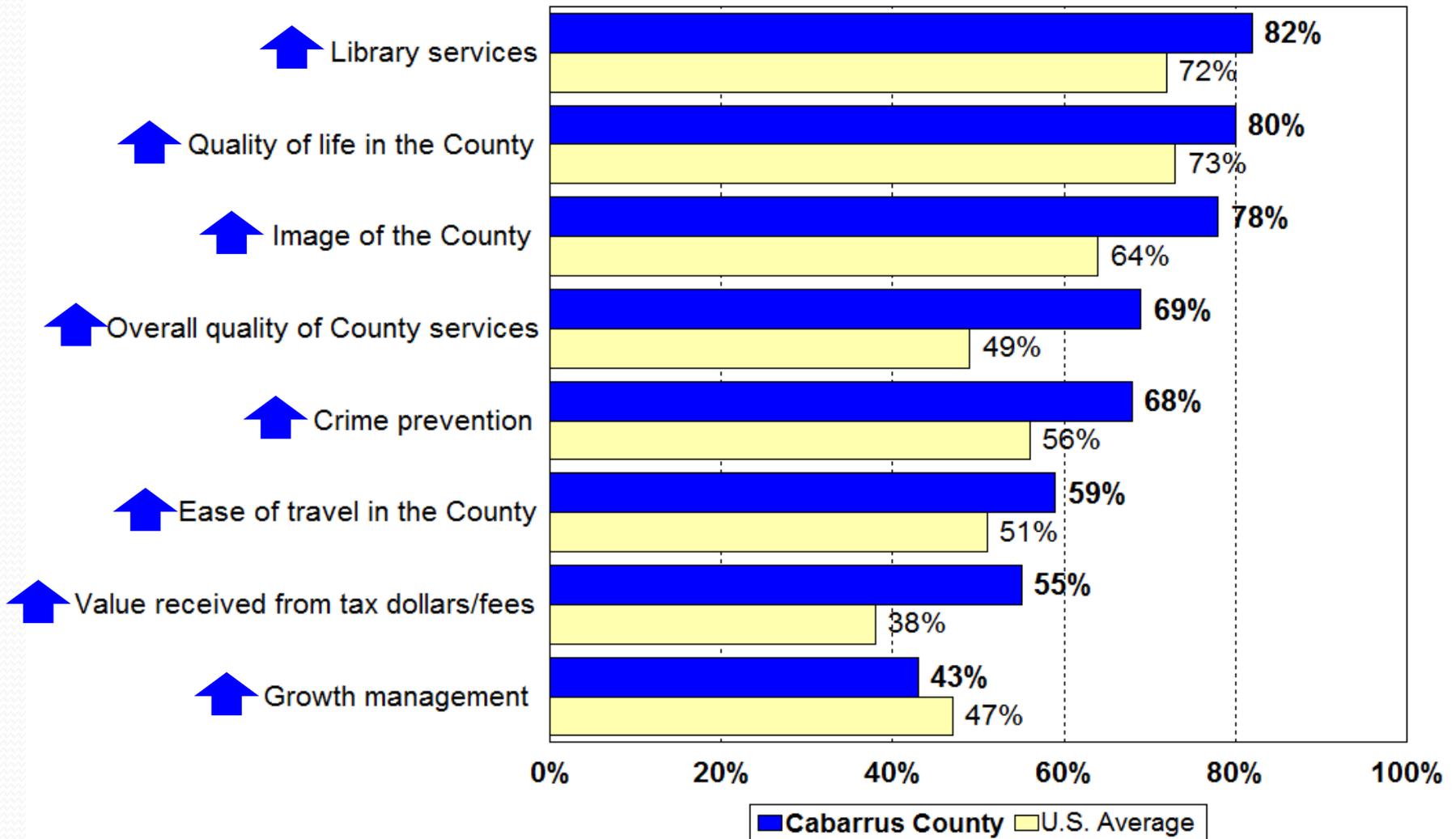
Source: 2018 ETC Institute

Significantly Higher:

Significantly Lower:

General Perceptions of the Community Cabarrus County vs. U.S.

by percentage of respondents who were "very satisfied" or "satisfied" with the item (excluding don't knows)



Source: 2018 ETC Institute

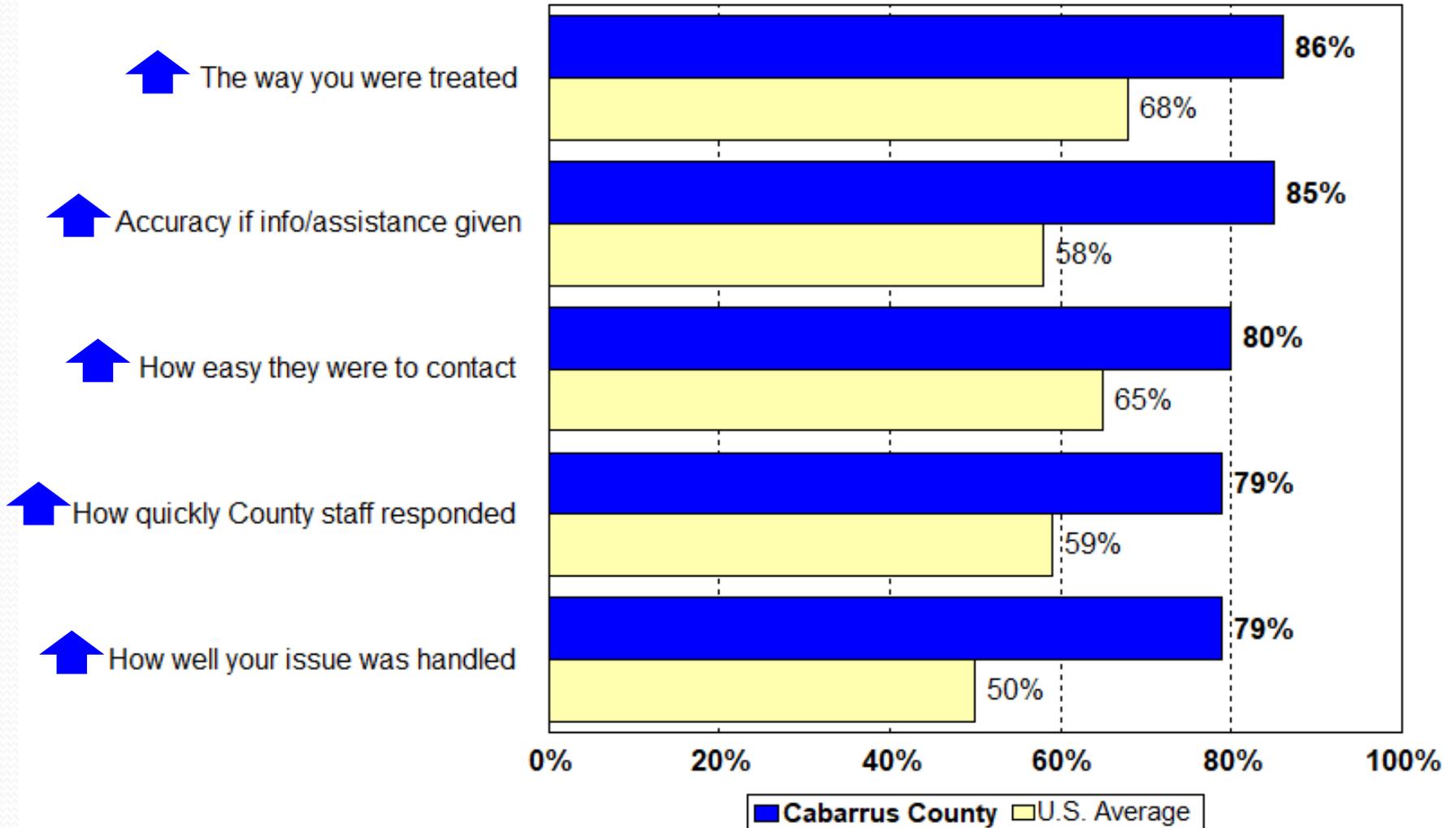
Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Customer Service

Cabarrus County vs. U.S.

by percentage of respondents who were "very satisfied" or "satisfied" with the item (excluding don't knows)



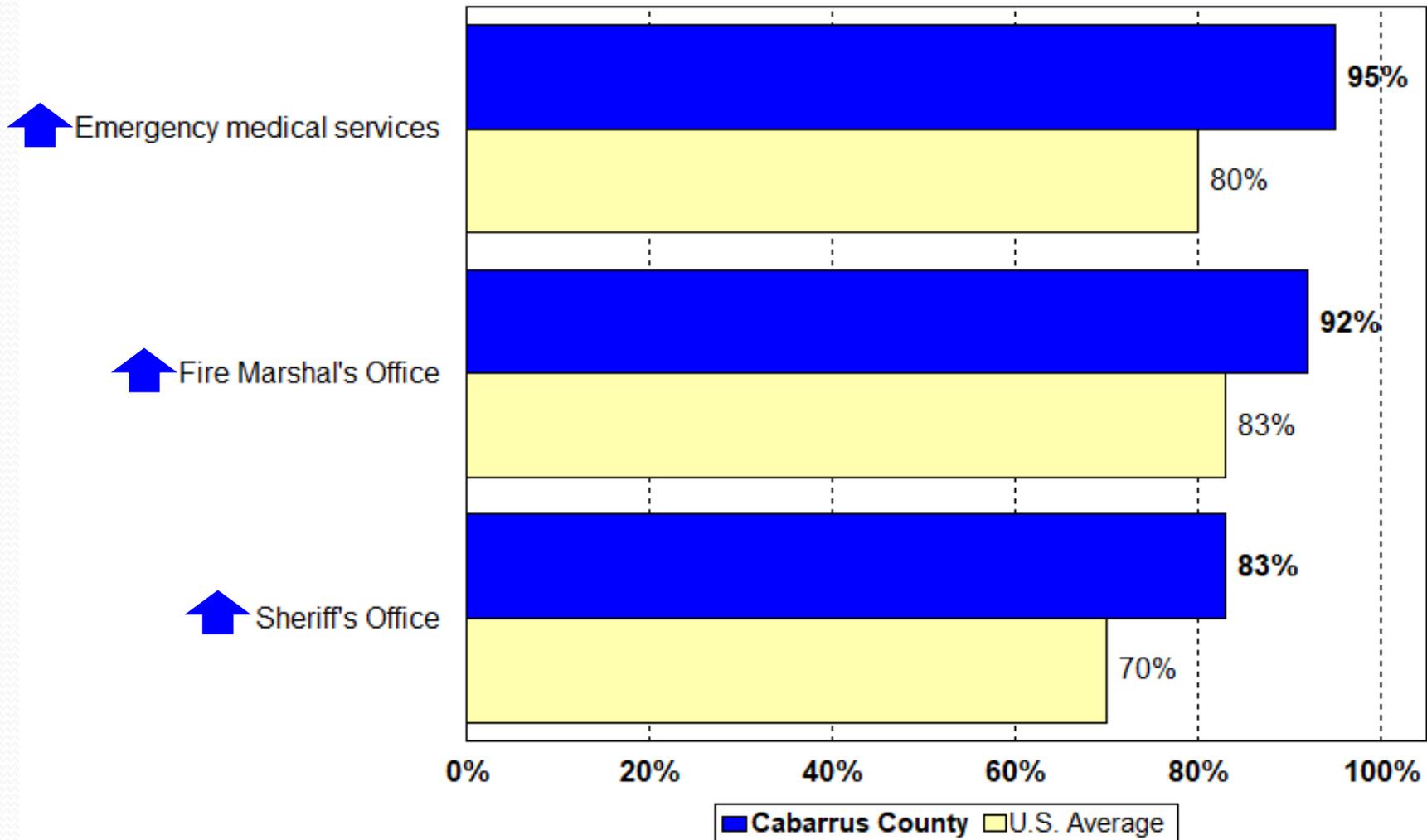
Source: 2018 ETC Institute

Significantly Higher: ↑

Significantly Lower: ↓

Satisfaction with Emergency Services Cabarrus County vs. U.S.

by percentage of respondents who were "very satisfied" or "satisfied" with the item (excluding don't knows)



Source: 2018 ETC Institute

Significantly Higher:

Significantly Lower:

Major Finding #3 Trend Analysis

Short-Term Trends

Notable Short-Term Increases Since 2016

- Ease of navigating the County's website
- Library books/materials collected
- Library operating hours

Notable Short-Term Decreases Since 2016

- Growth management
- Availability of housing options
- Ensuring the availability of affordable housing
- Veterans services
- Senior services

Long-Term Trends

Notable Long-Term Increases Since 2010

- The way you were treated by County employees
- Library operating hours
- Employment opportunities
- The County as a place to work

Notable Long-Term Decreases Since 2010

- Ease of travel in the County
- Growth management
- Availability of housing options
- Adult programs - library

Major Finding #4

Highest Priorities for Residents

Importance-Satisfaction Rating

Cabarrus County, North Carolina

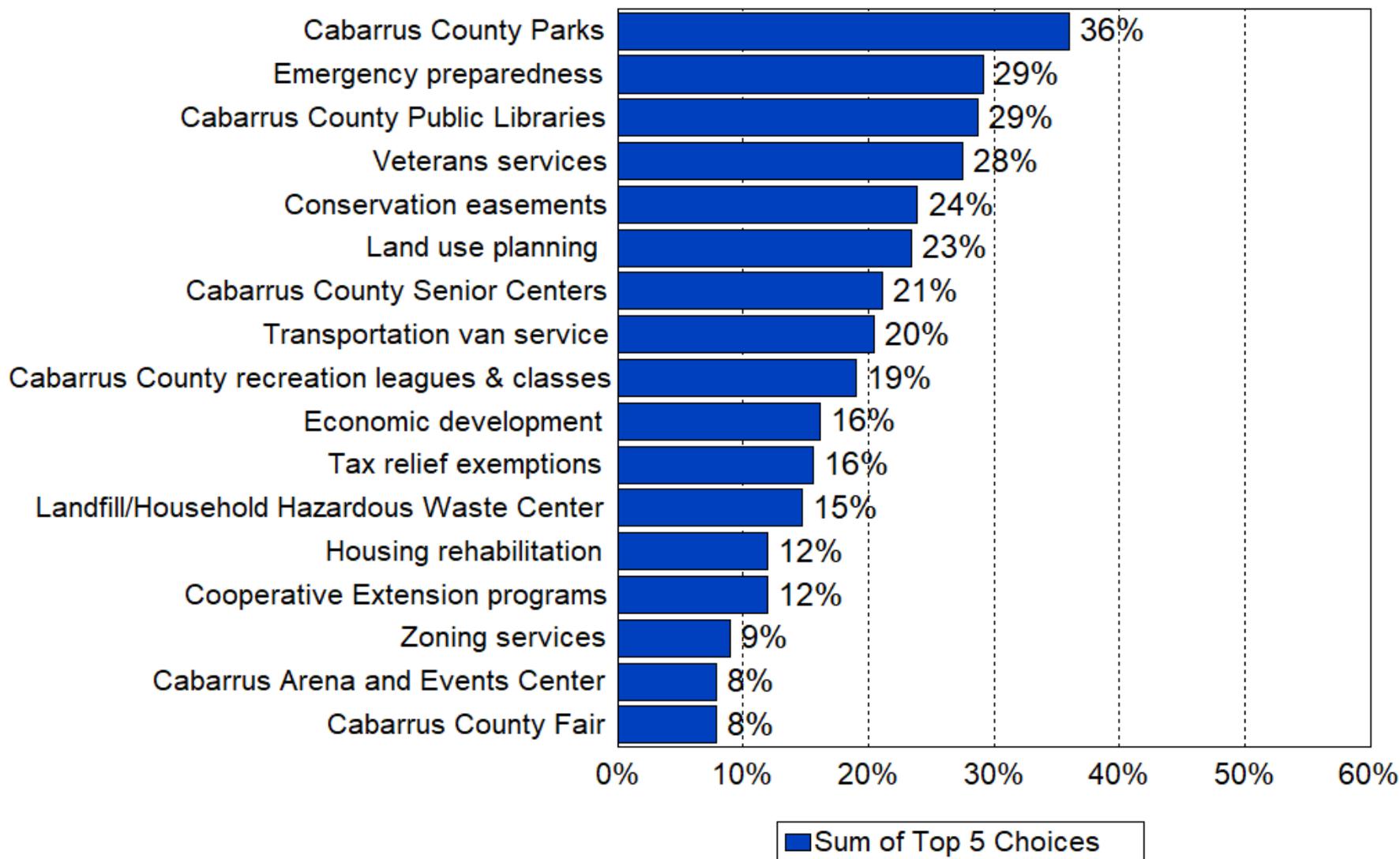
ASPECTS OF LIVING IN THE COUNTY

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<i>Very High Priority (IS > .20)</i>						
Growth management	45%	2	43%	16	0.2565	1
<i>High Priority (IS .10 - .20)</i>						
Crime prevention	45%	1	68%	6	0.1453	2
Protecting water quality & the environment	26%	4	57%	11	0.1122	3
Cabarrus County Schools' educational facilities	37%	3	72%	5	0.1022	4
<i>Medium Priority (IS < .10)</i>						
Open space preservation	21%	5	57%	10	0.0899	5
Availability of employment in Cabarrus County	20%	6	56%	12	0.0880	6
Ensuring the availability of affordable housing	15%	8	48%	15	0.0775	7
Availability of housing options	15%	7	49%	14	0.0770	8
Availability of services for people w/disabilities	9%	11	55%	13	0.0414	9
Kannapolis City Schools' educational facilities	9%	10	65%	7	0.0322	10
Availability of local foods	7%	12	62%	8	0.0262	11
Cultural facilities	5%	13	59%	9	0.0197	12
Emergency response times	12%	9	86%	1	0.0174	13
College's educational facility	3%	14	80%	2	0.0060	14
Non-emergency response times	2%	15	75%	3	0.0058	15
Courthouse facility	2%	16	73%	4	0.0057	16

Top Priorities: 

Q6. Items Residents Are Most Willing to Pay More for to Avoid Reductions in Service or Decreased Quality

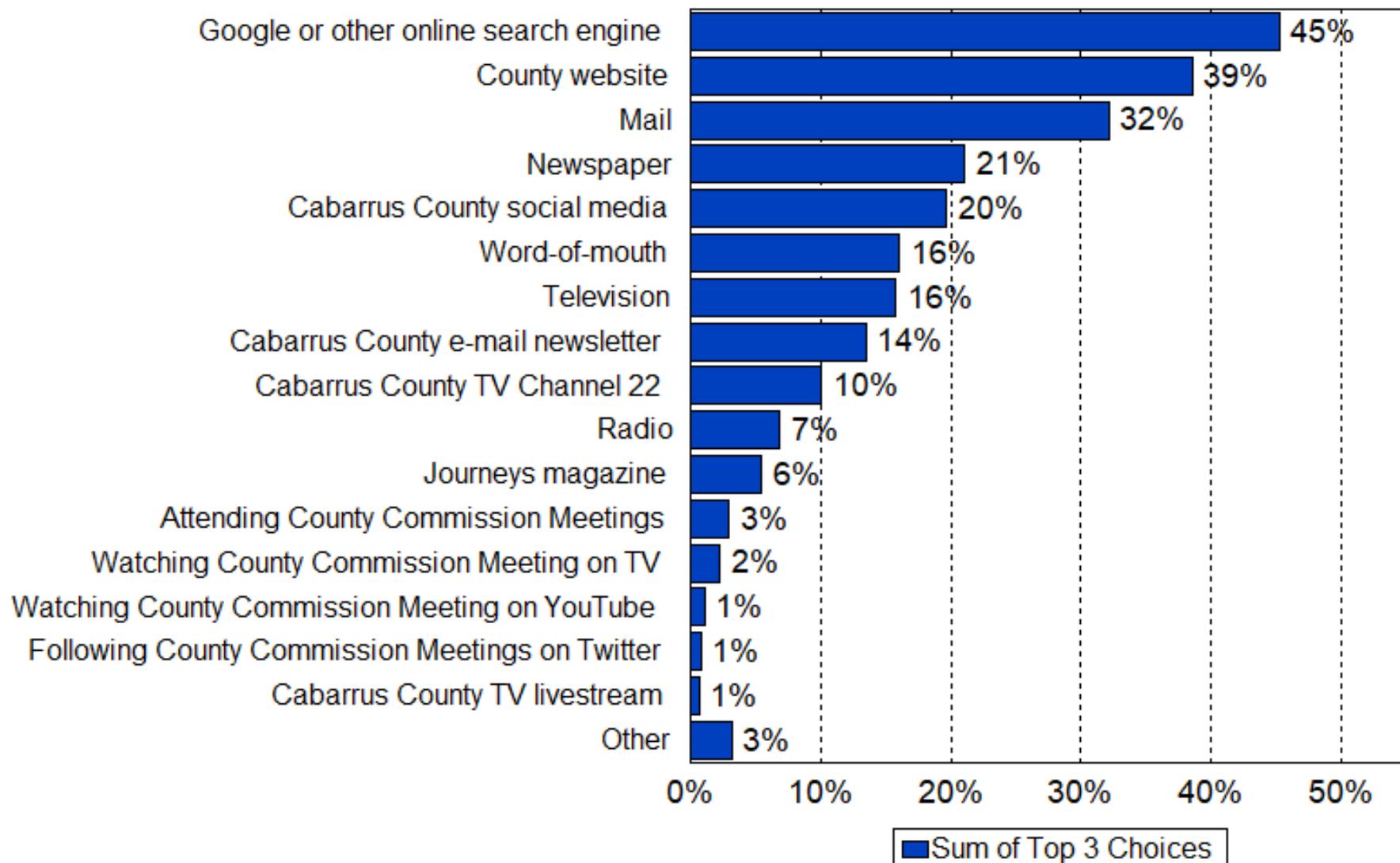
by percentage of respondents who selected the item as one of their top five choices



Communication

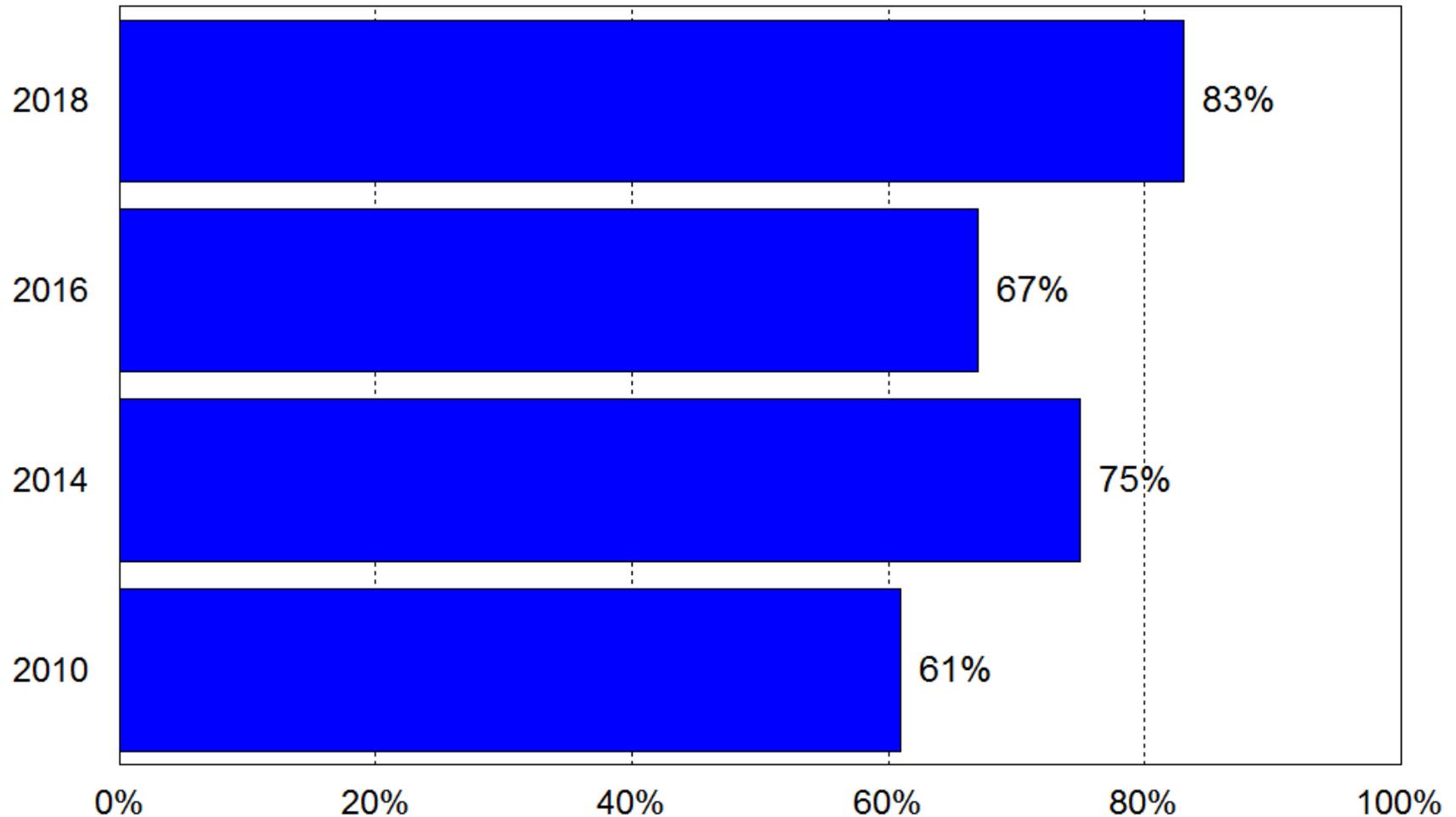
Q14. Sources of Information Most Important to Cabarrus County Residents

by percentage of respondents who selected the item as one of their top three choices



Q17. Overall, do find the programs on Cabarrus County TV entertaining, informative and/or helpful to you?

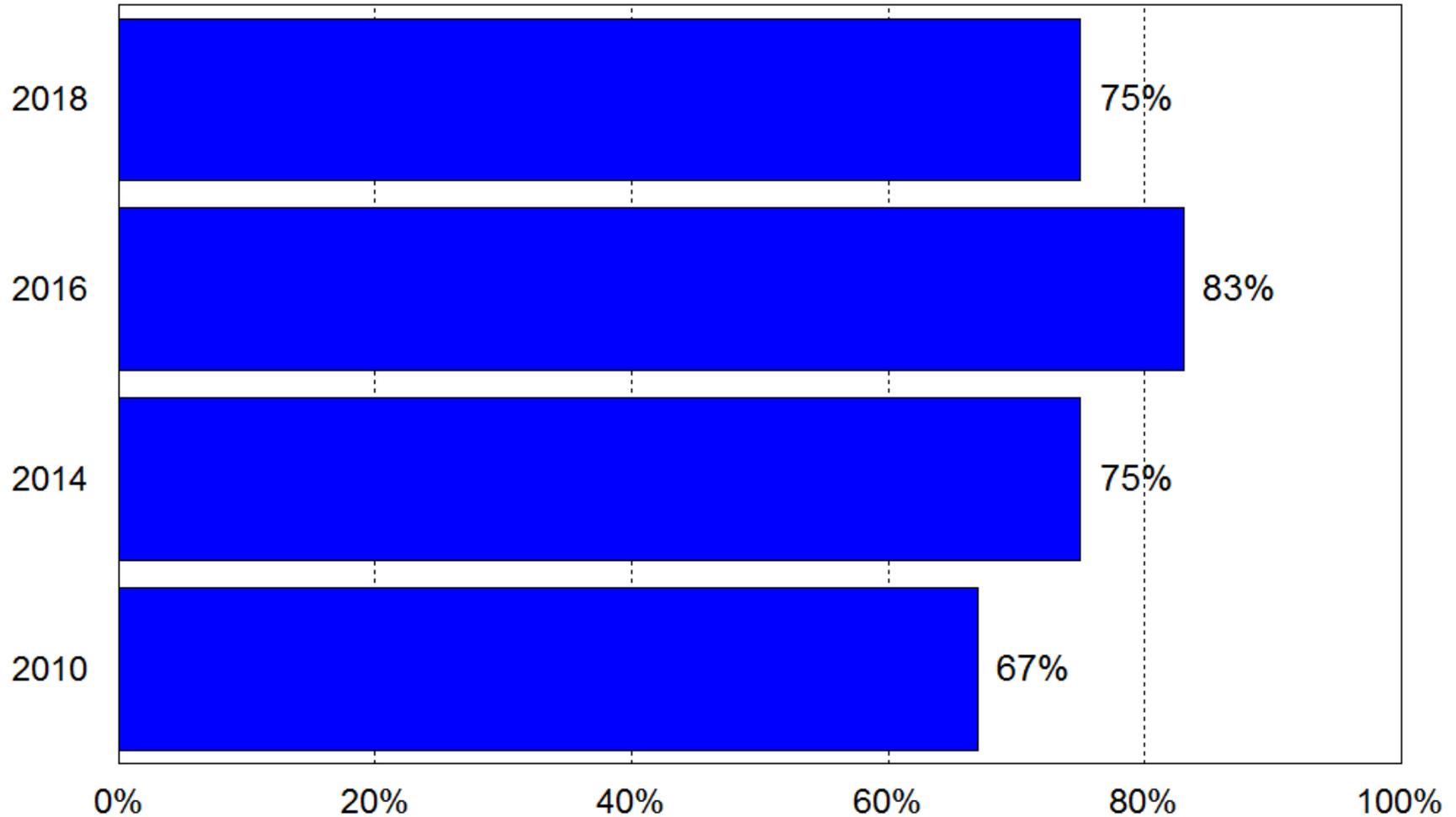
by percentage of respondents who have watched Cabarrus County TV in the past 12 months



Over 80% of Residents That Have Watched Cabarrus County TV Have Found the Programs Entertaining, Informative and/or Helpful

Q21. Are you aware of the County's website, www.CabarrusCounty.us?

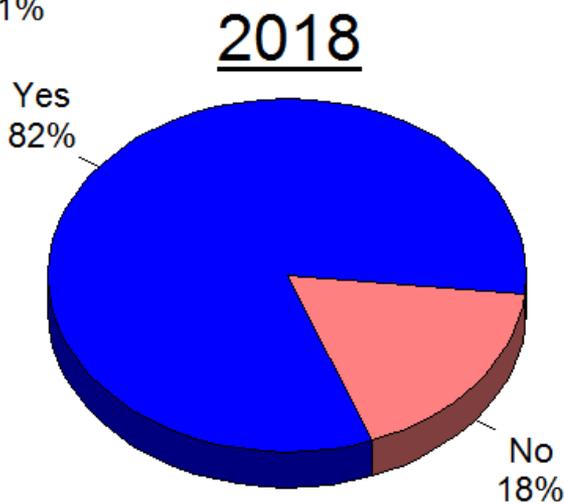
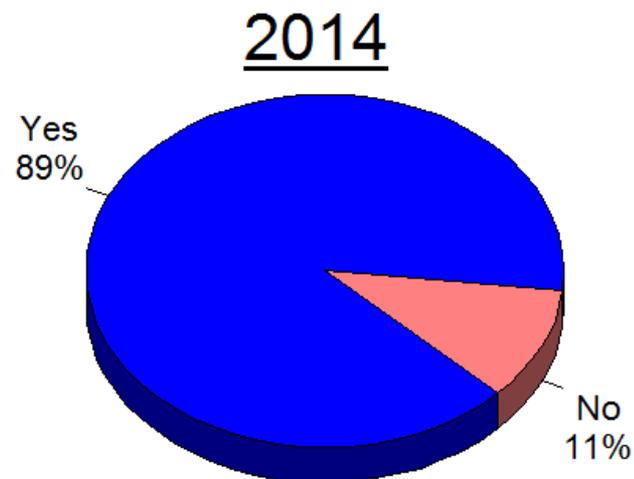
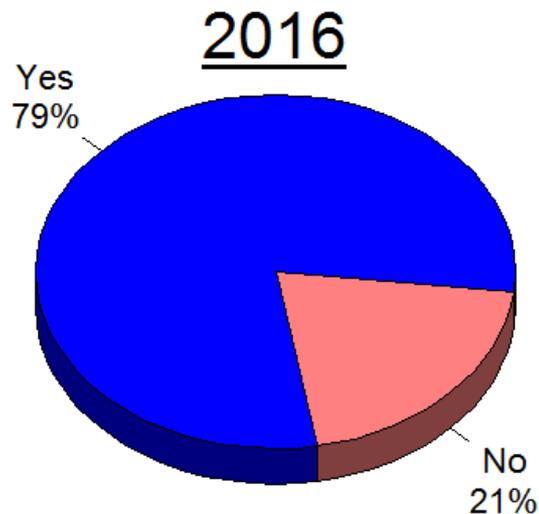
by percentage of respondents (excluding "not provided")



92% of Residents Who Are Aware of the County's Website Have Visited it in the Past 6 Months

Q21d. Was the County's website easy to navigate?

by percentage of respondents who have visited the County's website (excluding "not provided")



Source: 2018 ETC Institute

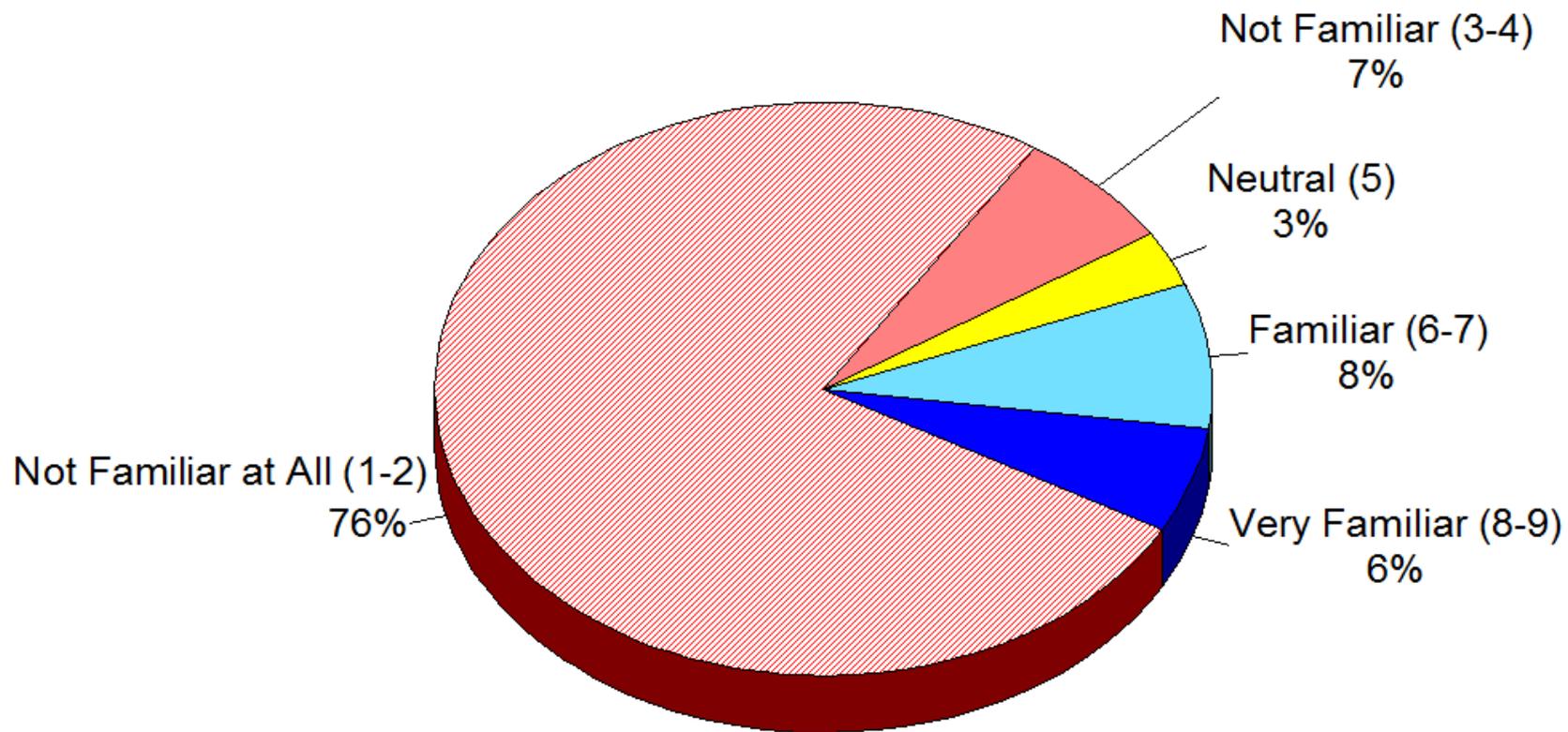
TRENDS

Residents Find the County's Website Easier to Navigate Than Two Years Ago

Other Findings

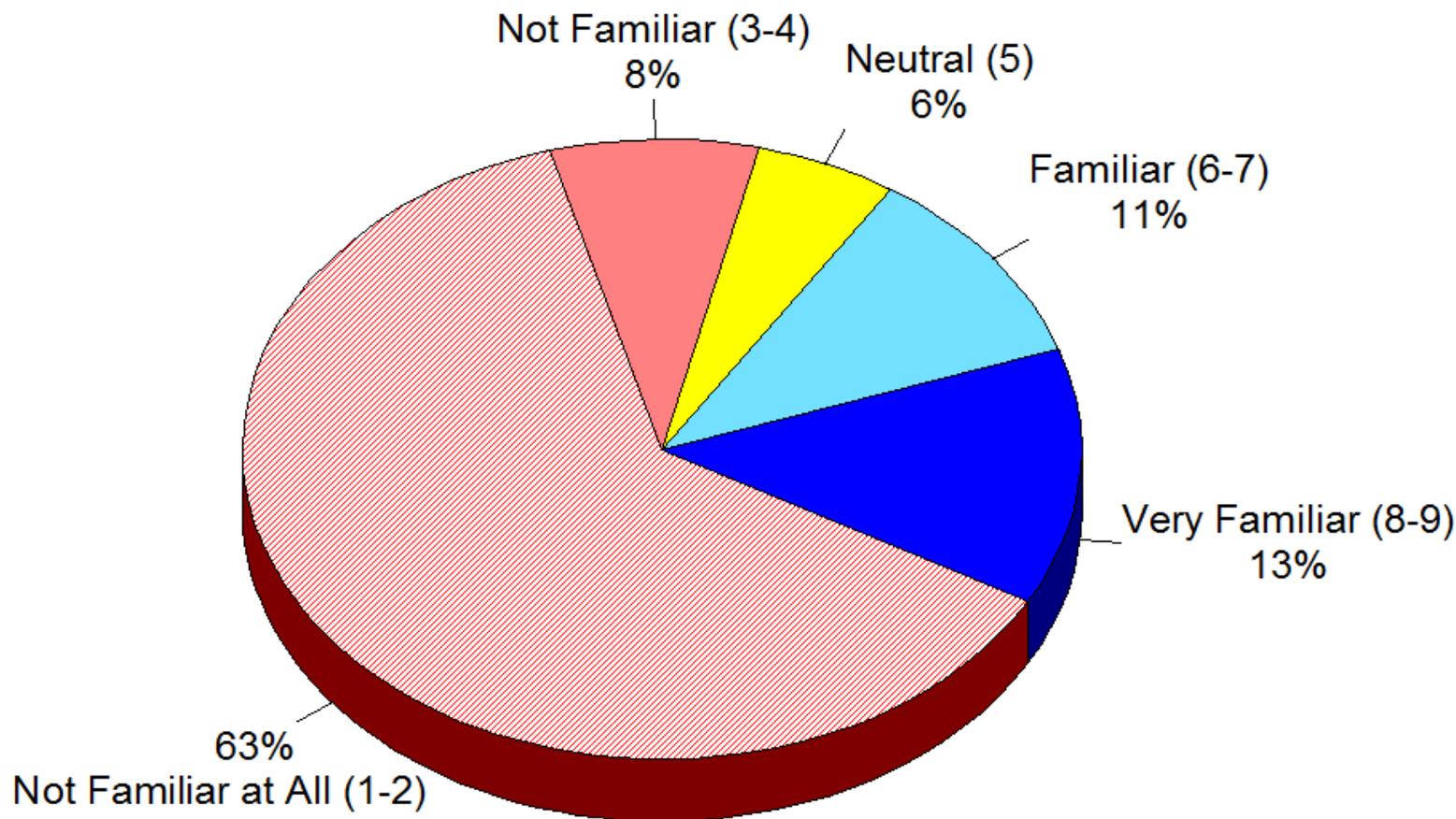
Q29. Familiarity with Cabarrus County's Brand, "Cabarrus County: America Thrives Here"

by percentage of respondents who rated the item as a 1 to 9 on a 9-point scale (excluding don't knows)



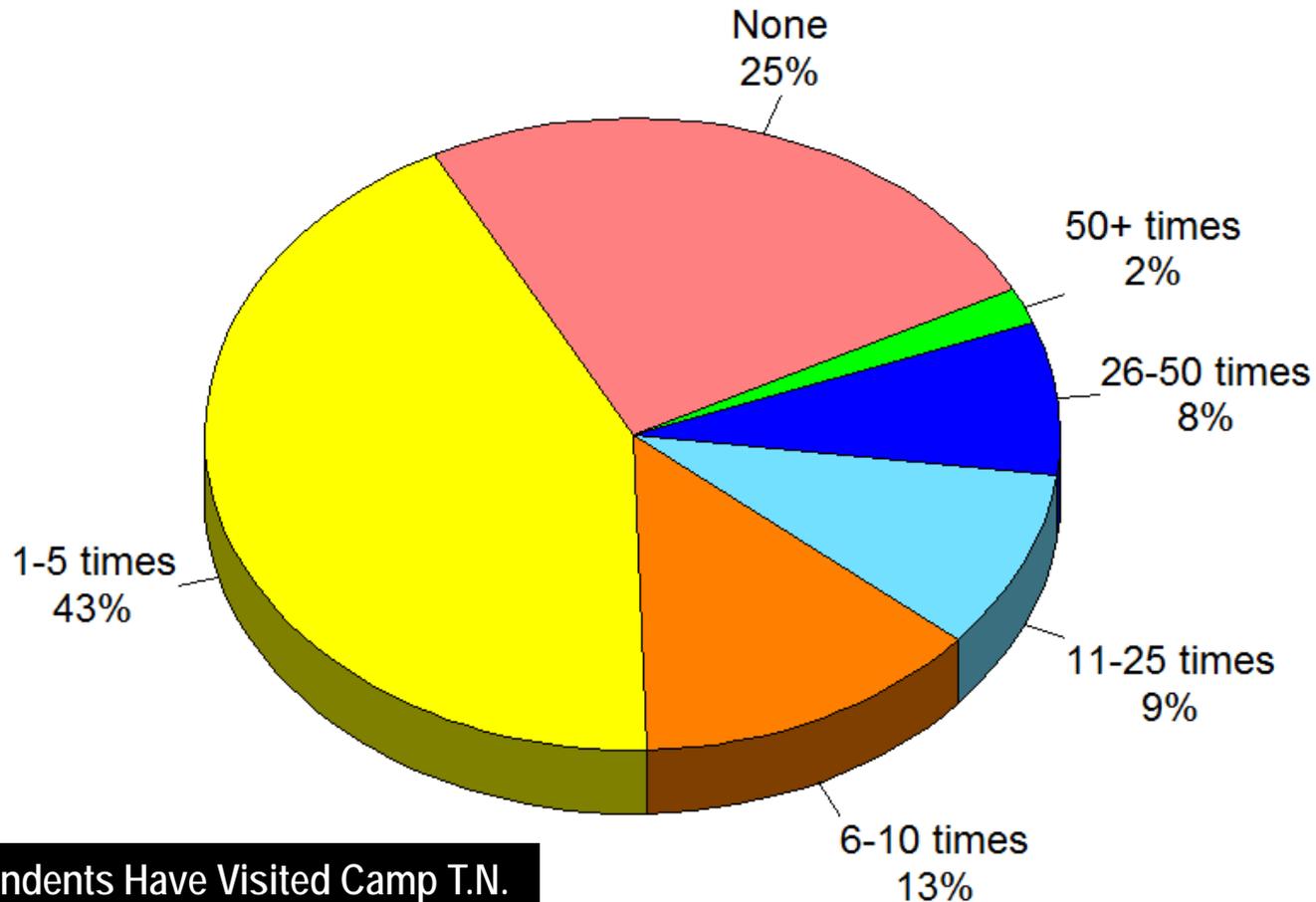
Q30. Familiarity with Cabarrus County's Logo

by percentage of respondents who rated the item as a 1 to 9 on a 9-point scale (excluding don't knows)



Q25. In the last year, how many times have you visited or used Camp T.N. Spencer, Frank Liske, Rob Wallace and/or Vietnam Veterans park(s)?

by percentage of respondents (excluding "not provided")



75% of Respondents Have Visited Camp T.N. Spencer, Frank Liske, Rob Wallace and/or Vietnam Park in the Past Year

Summary

- **Residents Have A Very Positive Perception of the County**
- **Overall Satisfaction with County Services Is Significantly Higher in Cabarrus County Than Other Communities**
 - The County rated significantly above the national average in 19 of the 20 areas that were compared
 - The County rates 20% above the national average in the overall quality of County services
- **Residents Top Priorities for County Leaders:**
 - **Growth Management**
 - **Crime Prevention**
 - **Protecting Water Quality and the Environment**
 - **County Schools' Education Facilities**

Questions?

THANK YOU!!