



Locust City Council Meeting

Agenda

Joel Huneycutt Community Room

7:00 PM

September 12, 2024

Mayor

Council Members

Mayor Steve Huber

Mayor Pro-Tem Larry Baucom, Mandy Watson, Roger Hypes, Harry Fletcher, Mike Haigler, Barry Sims, and Rusty Efird

- | | | |
|---------------------|---|----------------|
| Call to Order: | 1. Call to Order | Mayor Huber |
| | 2. Presentation of Colors, Prayer | Mayor Huber |
| | 3. Adopt Agenda | |
| | 4. Minutes - adopt August 8, 2024 | Amy Furr |
| | • August 8, 2024 | |
| Reports: | 5. Financial Reports | |
| | • Financial Summary - August 31, 2024 | |
| | 6. Mayor's Report | Mayor Huber |
| | • LPD Recognition | |
| | • Presentation of GFOA Awards | |
| Department Reports: | 7. Manager's Report | Cesar Correa |
| | • Engineering Proposal for Market Street/USPS Connector | |
| | • RFQ Award for Coley Store Water Line | |
| | • Disposal of Obsolete Equipment | |
| | • Personnel Handbook Update | |
| | • Purchase Orders | |
| | 8. Administration/HR | Harry Fletcher |
| | 9. Parks | Mandy Watson |
| | • Appoint Parks & Recreation Advisory Board Members | |
| | 10. Facilities | Barry Sims |
| | 11. Public Works | Larry Baucom |
| | • Wastewater Report - August 2024 | |
| | 12. ABC, Economic Development & Small Business Support | Rusty Efird |

13. Public Safety Roger Hypes
 - Monthly Report - August 2024
14. Planning & Zoning Mike Haigler
 - Monthly Report - August 2024
 - Public Hearing: Conditional Rezoning for Frances Estates
15. Public Comment Period:
16. Board Closing Comments
17. Executive Session
18. Adjourn

Next Scheduled Council Meeting - October 10, 2024



Locust City Council Meeting Minutes Joel Huneycutt Community Room

7:00 PM

August 8, 2024

Mayor
Council Members

Mayor Steve Huber
Mayor Pro-Tem Larry Baucom, Mandy
Watson, Roger Hypes, Harry Fletcher, Mike
Haigler, Barry Sims, and Rusty Efird

1. Call to Order

Mayor Huber called the meeting to order at 7:00pm

2. Presentation of Colors, Prayer

Mayor Huber led in the Pledge of Allegiance and gave the invocation

3. Adopt Agenda

M/S/A Council Members Larry Baucom and Rusty Efird (7-0)
Motion to adopt the agenda as presented

4. Minutes - adopt July 11, 2024

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adopt the July 11, 2024 minutes

July 11, 2024

5. Financial Reports

The City has finished up the first month of our fiscal year. We have a lot expenses for annual dues and software costs that go out within the first month and not a lot of revenues coming in as of yet. But this is normal and things will begin to level out in the next couple of months. Finance Director Stephania Morton continues to work with the auditors, who will be in the office last week of August to conduct field work. In the General Fund expenditures exceed revenues by \$347,064.09 and in the Wastewater Fund expenditures exceed revenues by

\$837,360.90 Please note that we are still waiting on NCDEQ for reimbursements.

Monthly Report - July 2024

Purchase Orders

6. Mayor's Report

Thank you to Mayor Pro Tem Larry Baucom for filling in for the Mayor during the July meeting. George Crooker with the Stanly County YMCA came to give a presentation regarding the newly announced YMCA proposed for the City of Locust. He opened with the mission of the YMCA. The project is in 2 phases. The first phase is the renovation of the current YMCA in Albemarle to make it more user friendly. This renovation will take between 12-15 months set to begin in early 2025. Phase two is the newly proposed YMCA facility in Locust to be located on Art Lane. The facility will be roughly 30,000 sq ft to include a natatorium, fitness and youth areas, full gym, child watch areas and locker rooms. Under the proposed MOA between the City of Locust and the YMCA, once certain milestones are met, the City will convey 4 acres to the facility. Looking to break ground in late 2026, early 2027 and take approximately 18 months to complete. Fundraising campaign began today with the goal of raising 17 million for this facility.

Stanly County Family YMCA Presentation

7. Manager's Report

Purchase orders were reviewed. City Manager Cesar Correa asked for permission to issue an RFQ for engineering services for the construction administration of the Coley Store Water Line project, to enter into a memorandum of understanding with Stanly County for the construction and transfer of the new infrastructure, and to enter into a memorandum of understanding with Kolter Homes for any additional costs associated with the project not otherwise covered by the State grant. Also since our meeting last month, I've received a dozen emails with concerns from Locust Town Center residents regarding the proposed new traffic pattern in Town Center at the "traffic triangle" and Harrison Lane. In addition, some Council members have received additional emails/calls from residents expressing concerns. For the time being, Public Works has ordered "Keep Right" signs that we will install as soon as they are delivered. As we try to address the neighbor's concerns and/or come up with alternate solutions, we will keep the existing traffic pattern but with the new signs.

M/S/A Council Members Harry Fletcher and Rusty Efird (7-0)
Motion to approve purchase orders

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to allow the City to issue a RFQ for engineering services for the construction administration of the Coley Store Water Line project

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to enter into a MOA with Stanly County for the Coley Store Water Line project

M/S/A Council Members Harry Fletcher and Roger Hypes (7-0)
Motion to enter into a MOA with Kolter Homes for Coley Store Water Line project

Coley Store Water Line RFQ

Update on Town Center Traffic

8. Administration/HR

Nothing to report at this time

9. Parks

Volleyball registration is open, there are a limited number of spots and it closes in early Sept. Fall soccer and baseball will have a record number of participants this year. Aug 17th next concert featuring Cat5. Aug 24th family movie night featuring Migration. Christmas parade is December 7th at 1:00pm. Looking for City residents to volunteer for the new park Advisory Board, please apply online. Council Member Mandy Watson congratulated Park Director Emily Jones on completion of her Certified Parks & Rec Professional designation.

10. Facilities

Nothing to report at this time

11. Public Works

We have experienced a lot of rain lately.

Wastewater Flow Report

12. ABC, Economic Development & Small Business Support

Nothing to report at this time

13. Public Safety

Council Member Roger Hypes reviewed the monthly statistics report. SRO Longtin and Detective Sergeant Tucker hosted a Jr Detective Camp for rising 4th and 5th graders. It was a great success. July officer of the month was Officer Caleb Whitley.

Monthly Report

14. Planning & Zoning

Locust Property Holdings and Dr. Jason Martin presented a site plan revision to his project (approved through conditional rezoning). The Locust Planning & Zoning Board presented a unanimous favorable recommendation for Council. Because the original project was approved through a conditional rezoning, any changes to the previously approved project require Council approval. There will be the addition of some parking spaces and a couple of retaining walls due to the grading of the lot.

Public Hearing for Conditional Rezoning of Locust Property Holdings: No one spoke for or against

M/A Council Member Michael Haigler (no second was needed) (7-0)

Motion to approve the conditional rezoning request site plan amendment for Locust Property Holdings/Dr. Martin request with the associated site plan and proposed elevations, and find it to be consistent with the 2014 Land Use Plan.

Council received a petition requesting consideration of a stricter noise ordinance a couple of months ago. Chief Jeff Shew and City Manager Cesar Correa had an opportunity to work together on the proposed changes to the noise ordinance. Updated noise ordinance was reviewed. City Manager Cesar Correa spoke to the text changes in the noise ordinance regarding decibel levels, times allowed, and the mixed use designation as this is a mixed use area in Town Center. He explained how the reading were conducted and the distance at which the readings were to be completed. Council discussed adjusting the decibel level to 70, which is meeting in the middle from the 60 it is currently and the 80 that is currently proposed.

Opened at 7:41pm Public Hearing for Text Changes to Noise Ordinance: David Lloyd, 216 Harrison Lane, spoke against the changes to the noise ordinance. He expressed his concerns with the mixed use designation and the 80 decibel limit. Roland Banks, 122 Kingston Dr, spoke against the text changes proposed to the noise ordinance. He asked why the raise of the decibel levels from 60-80 decibels. Brian Phillips, 614 Ardsley Dr, Spoke in favor of the noise ordinance text changes. He spoke about the love of the mixed use area and the connectivity. He wants to make sure that the City works diligently with those on both sides to meet in the middle in a fair way. Matt Harris 175 Ray Kennedy Dr, part owner of the Brew Room, spoke about the Brew Room came to be and the vision of the Town Center. Michael Rasmussen, 175 Ray Kennedy, GM of the Brew Room. He spoke on the efforts the Brew Room takes to manage the decibel levels and the other things they do to ensure that they are good neighbors to those in the Town Center. Shelia Allison, patron and local real estate agent, spoke in favor of the noise ordinance text changes and in support of the Brew Room. Clive Leek, patron of the Brew Room and spoke in favor of the noise ordinance text changes and support of the Brew Room. Public Hearing closed at 8:15pm

M/S/A Council Members Harry Fletcher and Larry Baucom (5-2)
Motion to adopt text change for noise ordinance
Council Member Michael Haigler and Council Member Barry Sims were "nay" votes

The Locust Planning & Zoning Board received a conditional rezoning application from Maverick Builders for a new residential project off Vella Drive. The project consists of 50 units, 38 of them are single family units in lots sized between ½ acre and ¾ acre. They are presenting the remaining 12 units as a pocket age restricted community in smaller lots (70' wide) These lots, much like the Kolter Homes lots, will have HOA and deed restrictions. All 50 units are proposed with all brick, stone or stucco. The developer proposes the use of hardy plank, but not as the main siding material. The P&Z Board presented a unanimous favorable recommendation. Council needs to set a public hearing for the September 12, 2024, meeting to hear the conditional rezoning request and presentation.

M/S/A Council Members Michael Haigler and Harry Fletcher (7-0)
Motion to set a public hearing for Maverick Builders conditional rezoning request on Vella Dr. on September 12, 2024

Monthly Report

Public Hearing: Dr. Martin Site Plan Revision

Schedule Public Hearing: Frances Estates Conditional Rezoning

Public Hearing: Noise Ordinance Update

15. Public Comment Period:

Anatoly Repinetsky 413 Kiser Lane, and Nate Smith, 425 Kiser Lane spoke about the traffic changes in Town Center around the traffic triangle. He asked that the City please not turn Harrison into a one way street. He expressed his concerns with the increased traffic and the potential for accidents and injuries to the children and residents. Spoke about increasing the markings to ensure residents can follow the correct path. Thank you to Council for all their hard work and their dedication to the City and citizens of Locust.

16. Board Closing Comments

Thank you to all who came out this evening and those who came to speak out about their concerns. We welcome all comments and we strive to do what's best for all the citizens and business owners in the City. We sincerely hope that they all come out again to see how the City and Council take the things of the City serious. Excited to see the proposed YMCA that was presented this evening. Thank you to the staff for all their hard work. Congrats to Park Director Emily Jones on her certification. Public, Prayer, Patience, Participation. Very thankful for all. Proud that this Council had the forethought to supply a SRO for Locust Elementary School. Please exercise your right to vote.

17. Executive Session

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to enter into executive session at 9:14pm GS 143-318.11 (5)

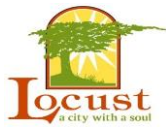
Out of executive session at 9:49pm

18. Adjourn

M/S/A Council Members Harry Fletcher and Larry Baucom (7-0)
Motion to adjourn at 9:50pm

Amy Furr, City Clerk

Stephen Huber, Mayor



CITY OF LOCUST
FINANCIAL SUMMARY REPORT - August 31, 2024
FISCAL YEAR ENDING 6/30/2025

GENERAL FUND

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
PROPERTY TAXES	\$ 2,475,800	\$ 2,200,000	\$ 42,527	1.93%
VEHICLE TAXES/DMV VEHICLE FEES	\$ 48,124	\$ -	\$ 4,020	0.00%
FRANCHISE TAXES	\$ 227,819	\$ 230,000	\$ -	0.00%
SALES TAXES	\$ 1,598,424	\$ 1,225,000	\$ -	0.00%
CABLE VISION FRANCHISE	\$ 20,399	\$ 21,000	\$ -	0.00%
SOLID WASTE	\$ 278,501	\$ 265,000	\$ 2,587	0.98%
BUSINESS REGISTRATION/PERMITS	\$ 91,170	\$ 10,000	\$ 13,880	138.80%
POWELL FUND	\$ 145,838	\$ 165,500	\$ -	0.00%
ALL OTHER REVENUES	\$ 1,048,095	\$ 648,000	\$ 137,879	21.28%
	\$ 5,934,171	\$ 4,764,500	\$ 200,893	4.22%

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
GENERAL ADMINISTRATION GOV'T	\$ 654,148	\$ 808,500	\$ 147,406	18.23%
CENTRAL SERVICES	\$ 74,203	\$ 81,750	\$ 24,214	29.62%
PUBLIC SAFETY	\$ 1,474,518	\$ 1,960,500	\$ 347,522	17.73%
PUBLIC WORKS	\$ 689,175	\$ 528,450	\$ 83,164	15.74%
POWELL FUND/STREETS	\$ 142,311	\$ 308,600	\$ 21,721	7.04%
SANITATION	\$ 512,840	\$ 500,000	\$ 45,942	9.19%
PARKS & RECREATION	\$ 471,788	\$ 575,700	\$ 99,286	17.25%
CONTRIBUTION TO WASTE WATER FUND	\$ -	\$ -	\$ -	0.00%
CAPITAL PROJECT FUND	\$ -	\$ -	\$ -	0.00%
ECONOMIC DEVELOPMENT	\$ -	\$ 1,000	\$ -	0.00%
TRANSFER TO WASTE WATER	\$ -	\$ -	\$ -	0.00%
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
GENERAL FUND RESERVE	\$ -	\$ -	\$ -	0.00%
	\$ 4,018,982	\$ 4,764,500	\$ 769,254	16.15%
Y-T-D FUND BALANCE INCREASE	\$ 1,915,189	\$ -	\$ (568,362)	

Sales Tax Revenue Summary

ABC Income Summary		
July 2024	\$ 25,429.92	incl'd LEO Qtr Dist.
August 2024	\$ 23,390.42	rec'd 9/3/2024

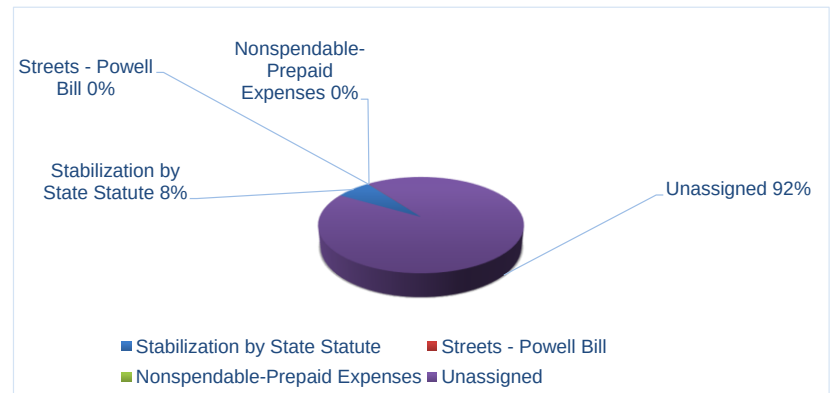
WASTE WATER FUND

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % COLLECTED
REVENUES				
MISC INCOME	\$ 330	\$ 1,000	\$ 210	21.00%
INTEREST INCOME	\$ 75,741	\$ 10,000	\$ 6,283	62.83%
NEW DEV SEWER TAP FEES	\$ 532,500	\$ -	\$ -	0.00%
AVAILABILITY FEES	\$ 128,790	\$ 115,000	\$ 20,360	#DIV/0!
USER FEES	\$ 1,523,239	\$ 1,115,000	\$ 287,888	25.82%
SYSTEM DEVELOPMENT FEE	\$ 535,000	\$ 225,000	\$ 57,000	17.70%
FUND BALANCE RESERVES	\$ -	\$ -	\$ -	0.00%
WASTEWATER RESERVES	\$ -	\$ -	\$ -	0.00%
OTHER FEE INCOME	\$ 200	\$ -	\$ 1,313,928	0.00%
	\$ 2,795,800	\$ 1,466,000	\$ 1,685,669	114.98%

	ACTUAL FY '22/'23	CURRENT BUDGET	ACTUAL 6/30/2025	Y-T-D % SPENT
EXPENDITURES				
ADMINISTRATION	\$ 314,790	\$ 304,100	\$ 66,853	21.98%
WASTE COLLECTION & TREATMENT	\$ 540,144	\$ 1,161,900	\$ 171,552	14.76%
CAPITAL PROJ - N BASIN PS	\$ (0)	\$ -	\$ 2,036,365	0.00%
TRANSFER CAPITAL RESERVE	\$ -	\$ -	\$ -	#DIV/0!
DEBT SERVICE	\$ -	\$ -	\$ -	0.00%
	\$ 854,934	\$ 1,466,000	\$ 2,274,770	155.17%
Y-T-D FUND BALANCE INCREASE	\$ 1,940,866	\$ -	\$ (589,101)	0.00%

GENERAL FUND INVESTMENT POSITIONS

Total Fund Balance	6/30/2023
Stabilization by State Statute	\$ 391,830
Streets - Powell Bill	\$ 5,794
Nonspendable-Prepaid Expenses	\$ -
Unassigned	\$ 5,582,234
Subtotal	\$ 5,979,858











Government Finance Officers Association
203 North LaSalle Street, Suite 2700
Chicago, Illinois 60601-1210
312.977.9700 fax: 312.977.4806

8/9/2024

Stephanie Morton
Finance Director
City of Locust, North Carolina

Dear Stephanie:

Congratulations!

We are pleased to notify you that your annual comprehensive financial report for the fiscal year ended June 30, 2023 has met the requirements to be awarded GFOA's Certificate of Achievement for Excellence in Financial Reporting. The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program (Certificate Program) in 1945 to encourage and assist state and local governments to go beyond the minimum requirements of generally accepted accounting principles to prepare annual comprehensive financial reports that evidence the spirit of transparency and full disclosure and then to recognize individual governments that succeed in achieving that goal. The Certificate of Achievement is the highest form of recognition in governmental accounting and financial reporting. Congratulations, again, for having satisfied the high standards of the program.

Your electronic award packet contains the following:

- **A "Summary of Grading" form and a confidential list of comments and suggestions for possible improvements.** We strongly encourage you to implement the recommended improvements in your next report. Certificate of Achievement Program policy requires that written responses to these comments and suggestions for improvement be included with your 2024 fiscal year end submission. If a comment is unclear or there appears to be a discrepancy, please contact the Technical Services Center at (312) 977-9700 and ask to speak with a Certificate of Achievement Program in-house reviewer.
- **Certificate of Achievement.** A Certificate of Achievement is valid for a period of one year. A current holder of a Certificate of Achievement may reproduce the Certificate in its immediately subsequent annual comprehensive financial report. Please refer to the instructions for reproducing your Certificate in your next report.
- **Award of Financial Reporting Achievement.** When GFOA awards a government the Certificate of Achievement for Excellence in Financial Reporting, we also present an Award of Financial Reporting Achievement (AFRA) to the department identified in the application as primarily responsible for achievement of the Certificate.
- **Sample press release.** Attaining this award is a significant accomplishment. Attached is a sample news release that you may use to give appropriate publicity to this notable achievement.

In addition, award recipients will receive via mail either a plaque (if first-time recipients or if the government has received the Certificate ten times since it received its last plaque) or a brass medallion to affix to the plaque (if the government currently has a plaque with space to affix the medallion). Plaques and medallions will be mailed separately.

As an award-winning government, we would like to invite one or more appropriate members of the team that put together your annual comprehensive financial report to apply to join the Special Review Committee. As members of the Special Review Committee, peer reviewers get exposure to a variety of reports from around the country; gain insight into how to improve their own reports; achieve professional recognition; and provide valuable input that helps other local governments improve their reports. Please see our website for [eligibility requirements](#) and [information on completing an application](#).

Thank you for participating in and supporting the Certificate of Achievement Program. If we may be of any further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,

A handwritten signature in black ink, reading "Michele Mark Levine". The signature is written in a cursive, flowing style. A thin horizontal line is drawn across the page just below the signature.

Michele Mark Levine
Director, Technical Services



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Locust
North Carolina**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2023

Christopher P. Morill

Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

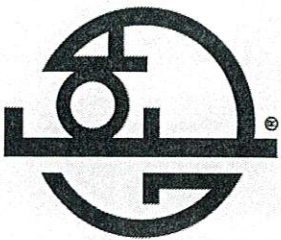
8/9/2024

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Locust** for its annual comprehensive financial report for the fiscal year ended June 30, 2023. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 21,000 members and the communities they serve.



The Government Finance Officers Association of
the United States and Canada

presents this

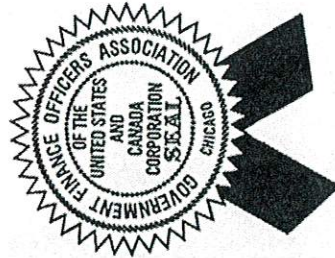
AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Cesar Correa

Administrator

City of Locust, North Carolina

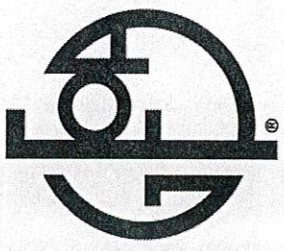


The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Christopher P. Morrell

Date: 8/9/2024



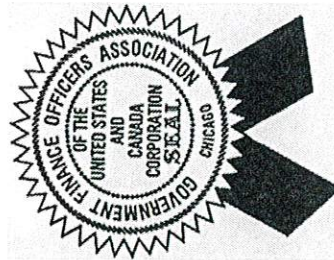
The Government Finance Officers Association of
the United States and Canada

presents this

AWARD OF FINANCIAL REPORTING ACHIEVEMENT

to

Stephanie Morton
Finance Director
City of Locust, North Carolina



The Award of Financial Reporting Achievement is presented by the Government Finance Officers Association to the department or individual designated as instrumental in the government unit achieving a Certificate of Achievement for Excellence in Financial Reporting. A Certificate of Achievement is presented to those government units whose annual financial reports are judged to adhere to program standards and represents the highest award in government financial reporting.

Executive Director

Date: 8/9/2024

Christopher P. Morrell



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Locust
North Carolina**

For the Fiscal Year Beginning

July 01, 2024

Christopher P. Morill

Executive Director

This is **EXHIBIT A**, consisting of 1 page, referred to in the **Agreement between OWNER and ENGINEER for Professional Services**, Dated the _____ day of _____, 2024.

Initial:
OWNER _____
ENGINEER _____

Payments to ENGINEER

For Basic Services OWNER shall pay ENGINEER as follows:

Fees shall be paid as follows:

Service Item	Fee
Surveying Services (Estimated, Time & Expense)	\$4,000
Basic Design Services (Lump Sum)	\$5,940
Construction Administration (Time & Expense)	\$3,960

ENGINEER shall submit invoices to OWNER on a monthly basis for payment in accordance with the Agreement. Invoices shall reflect the actual work and/ or services performed or provided to date by ENGINEER or ENGINEER’S Consultant(s). In no event shall ENGINEER request advance payment for services not performed without prior written authorization from OWNER.

Additional Services. Additional Services shall only be rendered when directed by the OWNER, in writing, as specified in Section of 3 of the Agreement for Professional Services. OWNER shall pay ENGINEER for Additional Services as follows. 1) For services of ENGINEER’S principals or employees engaged directly on the Project performed or furnished an amount equal to ENGINEER’S Salary Costs 2) For services of ENGINEER’S Consultants performed or furnished the amount billed to ENGINEER therefor times a factor of 1.1



chambers
engineering, pa

129 North First Street | 704.984.6427 ph
Albemarle, NC 28001 | www.ce-pa.com

8/29/2024

Mr. Cesar Correa, City Manager
City of Locust
186 Ray Kennedy Drive
Locust, NC 28097

Re: **Request for Qualifications – Coley Store Waterline**

Dear Mr. Correa,

On behalf of the entire staff at Chambers Engineering, PA I would like to first relay my sincere appreciation for the opportunity to submit the enclosed information in response to the *"City of Locust's Request for Qualifications - Engineering Services."* We certainly look forward to the possibility of working with you on this needed project.

Briefly I would like to relay that Chambers Engineering, PA has been engaged in all facets of civil engineering for over 25 years in both the private and public sector. Our experience covers the entire spectrum of project delivery including client management, design services, project management, construction inspection and other related project services. We have a long history working with City of Locust and their Public Works Department. Simply put, we present ourselves as more than capable of serving the City in a professional and efficient manner.

Again, thank you for the opportunity to submit the enclosed qualifications. I am available at your convenience should you need additional information.

Respectfully,

Rachel C. Carter, PE
Project Manager

Stephen G. Chambers, PE
President

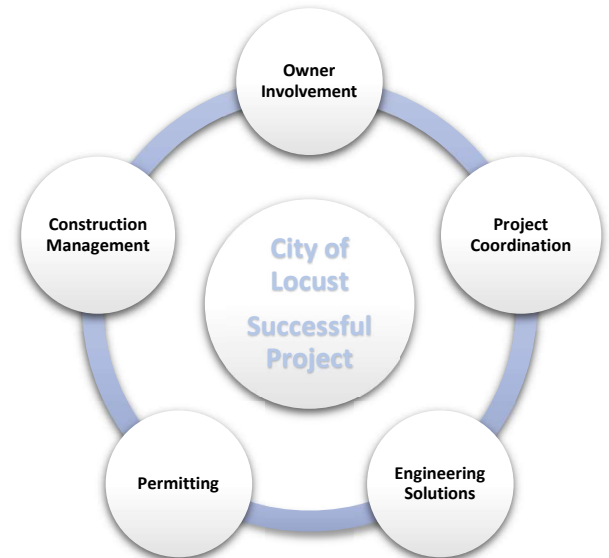
Statement of Qualifications

CITY OF LOCUST REQUEST FOR QUALIFICATIONS COLEY STORE WATERLINE

SECTION I – PRIOR EXPERIENCE

General Firm Overview

Chambers Engineering, PA (CEPA) is a multi-discipline engineering firm located in Albemarle, NC. CEPA currently operates with a team of eight highly dedicated and committed individuals representing over 100 years of combined and varied knowledge and more importantly, an intimate understanding of local needs. The CEPA team presented herein has successfully completed over \$100M in combined project assets over the past 10 years. CEPA has wide-ranging experience in municipal infrastructure and has direct work experience with multiple public funding agencies including USDA Rural Development, Community Development Block Grant (CDBG), Golden Leaf, NC DEQ Water Infrastructure, NC Department of Commerce, NC Rural Center, and American Rescue Plan Act (ARPA) Funding.



Similar Project Experience

1. NORTH BASIN SANITARY SEWER IMPROVEMENTS – CITY OF LOCUST

a. DESCRIPTION

Project included the evaluation of four (4) regional wastewater pump stations and associated force mains including the North Pump Station, South Pump Station, Creekview Pump Station and the East Pump Station. Evaluation entailed determining the capacity, coverage, and usage within the sewer basin to determine both immediate and long-term upgrades needed to maintain current serviceability and to provide future service. The City ultimately moved forward with a comprehensive upgrade project in which CEPA provided design, plans & specifications, permitting, solicitation and award, construction management, grant administration, and project inspection.

b. OWNER:

City of Locust, 186 Ray Kennedy Drive, Locust, NC 28097

2. PHASE I, II, III, & IV WATER SYSTEM IMPROVEMENTS – STANLY WATER & SEWER AUTHORITY

a. DESCRIPTION

Over a period of 15 years, CEPA designed +/-530,000-LF of 12", 8", 6" and 2" waterlines to serve areas in Stanly County with known elevated arsenic levels in private drinking water



supplies. These projects utilized USDA grant and loan funds and provided drinking water to approximately 2,000 residences. CEPA assisted in grant procurement, Preliminary Engineering Reports, environmental coordination, design drawings, hydraulic analysis, permitting, solicitation and award, construction management, and project inspections.

b. **OWNER:**

Stanly Water & Sewer Authority, 1000 North First Street, Albemarle, NC 28001

3. VUR-W-ARP-0023 SANITARY SEWER REHABILITATION – TOWN OF NORWOOD

a. **DESCRIPTION**

Project involved developing a Preliminary Engineering Report to identify old, aging, and/or failing infrastructure. Efforts included assessing the existing conditions of the sewer collection system through smoke testing, CCTV, drawdown tests, and short-term monitoring of existing pump stations. Town proceeded with construction project to replace, repair, and/or rehabilitate +/-7,000-LF of existing gravity sewer lines, +/-300 vertical feet of manhole rehabilitation, and installation of +/-10 new manholes. CEPA provided engineering services including funding assistance, plans & specifications, permitting, solicitation & award, construction management, and project inspections.

b. **OWNER:**

Town of Norwood, 212 South Main Street, Norwood, NC 28128

4. PROJECT BLUE SKY WATER INFRASTRUCTURE – TOWN OF OAKBORO

a. **DESCRIPTION**

Project entailed the design of a new 300,000-gallon elevated pedosphere water storage tank and +/-18,500-LF 12" water main extension to serve the new Charlotte Pipe & Foundry facility in the Town of Oakboro. The water main corridor included NCDOT & CSX rail permitting. In addition, project efforts included hydraulic analysis, funding assistance, plans and specifications, permitting, solicitation and award, construction management, and project inspection.

b. **OWNER:**

Town of Oakboro, 109 North Main Street. #A, Oakboro, NC 28129

5. WATER SYSTEM MASTER PLAN – COUNTY OF STANLY

a. **DESCRIPTION**

Project involved the development of a water system master plan for the County of Stanly. Services included extensive mapping and evaluation of the existing water system by compiling available information and determining the future needs of the County's water system. A 5-, 10-, and 20-year capital improvement plan (CIP) was developed which provided recommendations for future project and improvements. Proposed improvement projects were organized by diameter, road, year, and project cost to aid the County in making efficient decisions.

b. **OWNER:**

County of Stanly, 1000 North 1st Street, Albemarle, NC 28001



SECTION II – RESOURCES

Team Members

In lieu of individual resumes our team is presented below in tabular format to include relevant resume information:

Team Member	Education	Registration(s)	Role	Years Exp.
Stephen G. Chambers, PE	BSCE, United States Air Force Academy	NC, SC, VA, GA, TN, PA, AR, AZ	Principal in Charge/ Lead Designer	37
Rachel C. Carter, PE	BSCE, UNCC	NC, SC, WA	Contract documents, specifications, hydraulic analysis, construction management	10
Heather T. Reynolds, PE	BSCE, UNCC	NC	Site Grading, pipeline design, contract documents, permitting, design calculations	8
Dylan R. Blalock, PE	BSCE, NCSU	NC	Layout design, site grading, hydraulic analysis, master planning, specifications	7
Addisen S. Rowles, EI	BSCE, UNCC		Plan production, permitting	1
Randy Gibson			Resident Project Representative	38
Scott Lowder			Resident Project Representative	15
Candace Hatley			Administrative Project Support	15

SECTION III – PROJECT DELIVERY

Local Needs & Preferences

Chambers Engineering, PA has provided continuous engineering services in and around the City of Locust since its' inception in 1998 and has accumulated an extensive knowledge base of local needs, systems and overall functioning of practically every Public Utility Provider in Stanly County. Public clients include:

- City of Albemarle
- City of Locust
- County of Stanly
- Greater Badin Water & Sewer District
- Piney Point Water District
- Town of Badin
- Town of New London
- Town of Norwood
- Town of Oakboro
- Town of Red Cross



- Town of Richfield
- Town of Stanfield
- Stanly Water & Sewer Authority
- Village of Misenheimer

Local Resources

Chambers Engineering, PA utilizes, when available, local services including surveying, utility location and other supporting specialties.

Local Availability

Chambers Engineering, PA staff are normally available on a 24/7 basis and have routinely assisted Public clients outside normal business hours. Chambers Engineering, PA commits and confirms that adequate staff resources are available to perform work as presented in the Request for Proposals.

Unique Project Elements

CEPA understands the scope of work described in the request for qualifications provided by the City of Locust. CEPA has extensive knowledge in municipal drinking water distribution projects. CEPA has worked with various permitting and funding agencies throughout the state and country and is well versed in local and state requirements for water/ wastewater projects.

SECTION IV – HOURLY RATES

Employee Type	Billing Rate
Principal	175.00
Project Manager	144.00
Project Engineer Level 3	138.00
Project Engineer Level 2	122.00
Project Engineer Level 1	114.00
Resident Project Representative Level 3	89.00
Resident Project Representative Level 2	79.00
Resident Project Representative Level 1	68.00
Program Support Assistant	44.50









Section 10. Pornography on Government Networks and Devices

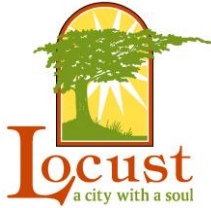
The purpose of this policy is to govern the use of the City's network and electronic devices owned, leased, maintained, or otherwise controlled by the City of Locust.

Article 84 of Chapter 143 of the North Carolina General Statutes, section 143-805 prohibits the City from allowing the viewing of pornography on the City's networks and devices.

1. The City prohibits the viewing of pornography (as defined in G.S. 14-190.13) by its employees via the City's network.
2. City employees, elected officials, or appointees are prohibited from viewing pornography (as defined in G.S. 14-190.13) on a device owned, leased, maintained, or otherwise controlled by the City of Locust.
3. Subsections 1 and 2 of this section shall not apply to an official or employee that is engaged in any of the following activities in the course of that official's or employee's official duties:
 - Investigating or prosecuting crimes, offering or participating in law enforcement training, or performing actions related to other law enforcement purposes.
 - Identifying potential security or cybersecurity threats.
 - Protecting human life.
 - Establishing, testing, and maintaining firewalls, protocols, and otherwise implementing G.S. 143-805.
 - Participating in judicial or quasi-judicial proceedings.
 - Conducting or participating in an externally funded research project at one of the constituent institutions of The University of North Carolina.
 - Researching issues related to the drafting or analysis of the laws of this State as necessary to fulfill the requirements of the employee's official duties.
4. Annually, no later than August 1 and in the format required by the State Chief Information Officer, the City shall report information to the State Chief Information Officer on the number of incidences of unauthorized viewing or attempted viewing of pornography on the City's network; whether or not the unauthorized viewing was by an employee, elected official, or appointee; and whether or not any of the unauthorized viewing was on a device owned, leased, maintained, or otherwise controlled by the City.
5. The following definitions apply in this section:
 - Device: A cellular phone, desktop or laptop computer, or other electronic equipment capable of connecting to a network.
 - Material: As defined in G.S. 14-190.13.
 - Network: Any of the following, whether through owning, leasing, maintaining, or otherwise controlling:
 - The interconnection of communication systems with a computer through remote or local terminals, or a complex consisting of two or more interconnected computers or telephone switching equipment.
 - Internet service.
 - Internet access.

- Pornography: Any material depicting sexual activity.
 - Sexual activity: As defined in G.S. 14-190.13.
6. Any employee, elected official, or appointee of the City with pornography saved to a device owned, leased, maintained, or otherwise controlled by the City shall remove, delete, or uninstall the pornography no later than January 1, 2025. This does not apply to an official or employee engaged in any of the activities listed in Subsection 3 of this section in the course of that official's or employee's official duties.

Personnel who violate this policy will be subject to disciplinary action, up to and including termination of employment.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Purchase Order Requests – 9/12/024

Purchase Request # 5458

Vendor: Mavis Tire Supply LLC

For: WW – tires PW008 vehicle

Amount: \$ 1,186.56

Charge Code: 061-005-07400-53105 WW – Fleet Maintenance

Remaining Budget: \$ 3,789.35

Purchase Request # 5477

Vendor: Campbell-Brown Inc.

For: PW – Vehicle Safety Lights and Mounting Brackets - PW010

Amount: \$ 1,971.62

Charge Code: 011-005-04400-55500 PW – Capital Outlay \$1,560.02

Remaining Budget: \$ 85,439.98

Charge Code: 011-005-04400-53105 PW – Fleet Maintenance Exp. \$411.60

Remaining Budget: \$ 9,678.71

Purchase Request # 5492

Vendor: Flovac Inc.

For: WW System Maintenance – MCVDSSSB – New Vacuum Pit

Amount: \$ 7,151.15

Charge Code: 061-005-07400-54103 WW – Emergency Expense

Remaining Budget: \$ 19,998.85

Purchase Request # 5494

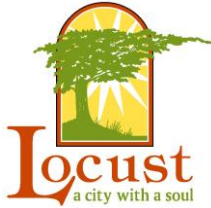
Vendor: Jeremy Adams

For: Remaining Band Fees for September 2024 (Chunky Daddy Band)

Amount: \$ 1,250.00

Charge Code: 011-005-06000-53109 Park – Program Services

Remaining Budget: \$ 28,059.70



City of Locust
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Purchase Order Requests - 9/12/2024

Purchase Request # 5500

Vendor: BMS Holdings Corp.

For: Government Center – Roof Repairs Joel Huneycutt Room

Amount: \$ 4,250.00

Charge Code: 011-005-04200-54260 Gov't Center

Remaining Budget: \$ 54,491.21

Purchase Request # 5504

Vendor: Carolina Environmental Response Team

For: WW Station Maintenance – Wetwell Maint. – Pump/Haul-FOG

Amount: \$ 3,838.39

Charge Code: 061-005-07400-54101 WW – Other Maintenance

Remaining Budget: \$ 27,168.35

Purchase Request # 5505

Vendor: Kustom Signals Inc.

For: Radar Unit for 2024 F-150 Police Vehicle

Amount: \$ 2,862.55

Charge Code: 011-005-04300-55500 Police – Capital Outlay

Remaining Budget: \$ 109,013.73

Purchase Request # 5506

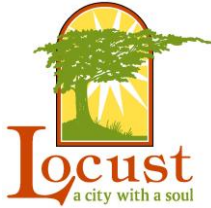
Vendor: Dana Safety Supply

For: Truck Bed Box – 2024 F150 Police Vehicle

Amount: \$ 1,387.68

Charge Code: 011-005-04300-55500 Police – Capital Outlay

Remaining Budget: \$ 107,626.05



City of Locust
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Purchase Order Requests - 9/12/2024

Purchase Request # 5511

Vendor: Advertise It Screen Printing

For: Sports - Baseball Uniforms/Caps

Amount: \$ 3,108.00

Charge Code: 011-005-06000-53114 Park – Youth Athletics

Remaining Budget: \$ 46,433.42

Note: Uniform costs are covered by the sport registration fees

Purchase Request # 5512

Vendor: Advertise It Screen Printing

For: Sports – Soccer Jerseys

Amount: \$ 2,694.00

Charge Code: 011-005-06000-53114 Park – Youth Athletics

Remaining Budget: \$ 43,739.42

Note: Uniform costs are covered by the sport registration fees

Purchase Request # 5520

Vendor: Interplat Solutions, Inc.

For: Police Department - eCrash – Traffic Software

Amount: \$ 1,900.00

Charge Code: 011-005-04300-53102 Police – Office Supplies

Remaining Budget: \$ 2,271.29

Good afternoon, Mandy!

Please find the park monthly report attached. We have many upcoming events. Please let me know if you have any questions.

We received 8 applications from many great potential candidates for the Park Advisory Board. I've attached all the applications.

Cesar, Amy, and I met last week and would like to recommend for Council to appoint the following applicants to the board:

- Kara Finish, 3 year term
- Blair Dover, 3 year term
- Rachel Cummings, 2 year term
- Kerry Sanford, 2 year term
- Lucia Downer, 2 year term

After the initial term, all reappointments will be a 3-year term. The first board meeting will be Monday, October 7th, at 6pm in the Joel Huneycutt Community Room. Meetings are tentatively scheduled for the first Monday of each month, as needed.

Please let me know if you have any questions. I'll see you Thursday!



Emily Jones, CPRP, CPSI

Director of Parks and Recreation

City of Locust Parks & Recreation

Office : 704-888-5260 ext. 105

Email : parks@locustnc.com

www.locustnc.com

Locust Wastewater
Monthly Metering

Monthly Wastewater Flow Recordings

<u>Date</u>	<u>Time</u>	<u>Meter</u>	<u>Daily Total</u>	<u>Recorded Rain</u> Fall(")
Thursday, August 1, 2024	11:59:59 PM	362868.1	362868.1	
Friday, August 2, 2024	11:59:59 PM	709856.5	346988.4	0.01
Saturday, August 3, 2024	11:59:59 PM	1101983.4	392126.9	0.55
Sunday, August 4, 2024	11:59:59 PM	1477937.8	375954.4	
Monday, August 5, 2024	11:59:59 PM	1817284.4	339346.6	
Tuesday, August 6, 2024	11:59:59 PM	2144524.7	327240.3	0.02
Wednesday, August 7, 2024	11:59:59 PM	2474714.7	330190.0	
Thursday, August 8, 2024	11:59:59 PM	3658177.0	1183462.3	4.34
Friday, August 9, 2024	11:59:59 PM	4374105.8	715928.8	0.02
Saturday, August 10, 2024	11:59:59 PM	4830145.2	456039.4	
Sunday, August 11, 2024	11:59:59 PM	5248270.2	418125.0	
Monday, August 12, 2024	11:59:59 PM	5779738.3	531468.1	1.14
Tuesday, August 13, 2024	11:59:59 PM	6201765.8	422027.5	0.15
Wednesday, August 14, 2024	11:59:59 PM	6600108.0	398342.2	
Thursday, August 15, 2024	11:59:59 PM	6989245.2	389137.2	
Friday, August 16, 2024	11:59:59 PM	7387588.6	398343.4	
Saturday, August 17, 2024	11:59:59 PM	7783116.4	395527.8	
Sunday, August 18, 2024	11:59:59 PM	8177894.2	394777.8	
Monday, August 19, 2024	11:59:59 PM	8552422.3	374528.1	
Tuesday, August 20, 2024	11:59:59 PM	8905429.8	353007.5	
Wednesday, August 21, 2024	11:59:59 PM	9259592.9	354163.1	
Thursday, August 22, 2024	11:59:59 PM	9592979.8	333386.9	
Friday, August 23, 2024	11:59:59 PM	9918952.0	325972.2	0.01
Saturday, August 24, 2024	11:59:59 PM	10251755.1	332803.1	0.02
Sunday, August 25, 2024	11:59:59 PM	10596242.3	344487.2	
Monday, August 26, 2024	11:59:59 PM	10919816.1	323573.8	0.01
Tuesday, August 27, 2024	11:59:59 PM	11234939.9	315123.8	0.02
Wednesday, August 28, 2024	11:59:59 PM	11564208.0	329268.1	
Thursday, August 29, 2024	11:59:59 PM	11884666.4	320458.4	
Friday, August 30, 2024	11:59:59 PM	12198898.9	314232.5	0.15
Saturday, August 31, 2024	11:59:59 PM	12519983.6	321084.7	0.05
Monthly Total			12519983.6	6.49
Daily Average		403870.44		

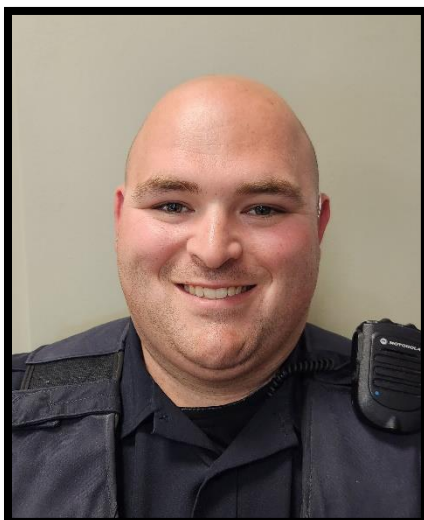


AUGUST 2024 SUMMARY

AUGUST 2024

CATEGORY	AMOUNT
Total Calls Dispatched/Initiated	309
Traffic Stops Conducted	315
Business And Neighborhood Patrols	2,395
Arrest Charges Made	47
Citation Charges Issued	218
Traffic Crashes Reported	21
Total Activities Attended By LPD	3,019

August 2024 Officer of the Month



Officer Tim Flieger Jr.

- 18 arrest charges made in the month of August which included a traffic stop for a minor infraction where investigation led to the discovery of a sizeable amount of illegal drugs, a significant amount of cash, and other illegal items. Officer Flieger's traffic stop will likely result in Federal prosecution of the offender related to drug activity, armed robbery, and a large stolen vehicle operation.

"The investigation during a minor traffic stop by Officer Flieger and other involved officers that will ultimately result in Federal prosecution of a career criminal shows exactly why traffic enforcement is so important and necessary in law enforcement. I'm extremely proud of him at this point in his young career."

– Chief of Police Jeff Shew

Planning and Zoning

August 2024

5 New House permits
Summit.

SDH, Bigford,

1 Carport

1 Fence

2 Commercial

E.R.G

1 Commercial up fit

2 Storage

1 Rooftop Solar

Plan review Cresswinds Phase #1

54 New Housing permits as of 8/31/2024



City of Locust

Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

MEMORANDUM

Date: September 3, 2024
From: Cesar Correa, City Manager
To: Mayor & City Council
Subject: Zoning Amendment (Conditional) – Frances Estates

BACKGROUND & PETITION INFORMATION

On July 13, 2024, the City of Locust received an application for a Conditional Zoning Amendment (Exhibit #1) for the property shown on the attached zoning map (Exhibit 2).

The specifics of the rezoning application are as follows:

Applicant: Max Thomusseit

Owner Information: Maverick Building

Existing Zoning: Neighborhood Residential (NR)

Proposed Zoning: General Residential – Conditional (GR-C)

Permitted Uses: All uses permitted in the Neighborhood Residential zoning district as shown in Article 2 Section 5 – Use Table of the City of Locust Land Development Ordinance would be permitted on the subject property. The proposed lot dimensions are consistent with General Residential zoning district minimum standards, while the age restricted units may be a conditional use.

Parcel ID Numbers: Stanly County PINs#: 5575-0472-3159 and partial 5575-0461-9674

Area in Acres: The parcels total +/- 37.27 acres.

Site Description: This property is located off Vella Drive and is currently vacant.

Adjacent Land Use: Commercial (Locust Lumber) and Residential.

Surrounding Zoning: The property is mostly surrounded by other residential districts/uses. To the north and northeast, east and south the property is surrounded by Neighborhood Residential (NR) To the west is surrounded by General Residential (GR) and to the northwest is surrounded by Highway Commercial (HC) and Campus Business and Institutional (CBI)

Utility Service Provider: The property will be served by public water through Stanly County Utilities, and sewer collection provided by the City of Locust.

EXHIBITS

1. Application for Zoning Change
2. Zoning Map
3. Site Plan
4. Proposed Elevations

LAND USE PLAN ANALYSIS

The property lies within the area designated on the adopted 2014 Land Use Plan for Medium Density Residential uses.

The 2014 Land Use Plan defines Low Density Residential and Medium Density Residential as follows:

- Medium Density Residential: Residential neighborhoods and areas that feature lots sized from ½ acre up to ¾ acre. These areas often feature traditional neighborhood development and can contain scattered multi-family residential complexes or units. These areas require more infrastructure.

The property is currently zoned Neighborhood Residential (NR) and currently incorporated in Locust city limits.

The proposed development is consistent with the 2014 Land Use Plan. The amendment is reasonable because the proposed development is expected to generate sustainable residential development, and a significant impact to the local economy.

SITE SPECIFIC CONDITIONS

Applicant agrees to provide the following:

1. 13 units to be deed restricted as an Age Restricted (55+), active retirement community. No full-time residents under the age of 18. Deed and HOA restrictions.
2. Building materials and road improvements as outlined in Memorandum of Agreement.

FINDINGS AND CONCLUSIONS

The applicant submitted a Site Plan (Exhibit #3) and proposed elevations (Exhibit #4) for the overall development of the property that will be attached to the approval of the conditional rezoning should the City choose to support this request.

Staff has reviewed the Site Plan and finds that it meets the standards of the City of Locust Land Development Ordinance.

POLICY IMPLICATIONS

The City of Locust Land Development ordinance and the North Carolina General statutes require the Planning & Zoning Board to make a recommendation on the zoning amendment.

On July 25, 2024 the Locust Planning & Zoning Board reviewed the zoning amendment petition and (unanimously) voted to recommend **approval** of the proposed General Residential – Conditional (GR-C) zoning designation.

Notice of the meeting and this agenda item have been publicized, letters have been mailed to all adjacent property owners within 500ft of the subject property, and a zoning hearing sign has been posted on the property.

The Council may vote to recommend approval, denial, or to modify the recommended classification in accordance with the adopted 2014 Land Use Plan.

SUGGESTED MOTION LANGUAGE

The following suggested motion language is provided as a guideline to assist City Council with references required for zoning amendments. The language may be altered as deemed appropriate by any member of the City Council in the making of a motion.

Suggested motion: To approve the conditional rezoning request designating the subject property as General Residential – Conditional (GR-C) with the associated site plan, proposed elevations, and site-specific conditions to be consistent with the 2014 Land Use Plan.



City of Locust
Post Office Box 190
Locust, North Carolina 28097-0190
(704) 888-5260

Application for Conditional Zoning Change

Date: 7.13.24

Applicant Name: Max Thomusseit

Company Name (if applicable) Maverick Building

Address: P.O. Box 34036 Charlotte NC 28234

Phone Number: 412-925-5727

Address of Property Change: 00 Vella Dr. Locust, NC 28097 Parcel Numbers: 557504619674 and 557504723159

Present Zoning District: NR

Requested Zoning District: AR & GR (12 AR Lots & 38 GR)

Applicant Signature:

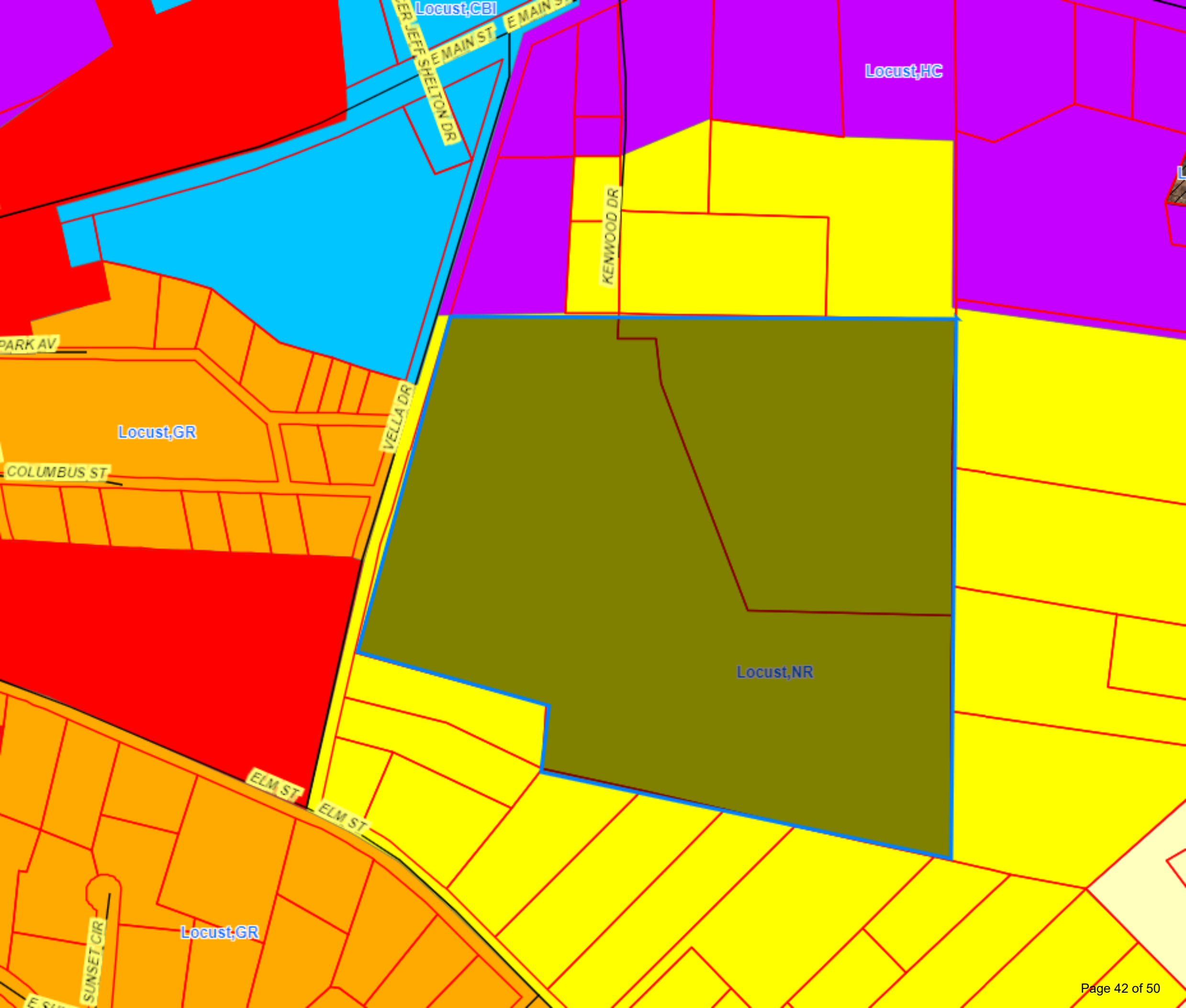
DocuSigned by:

Max Thomusseit 7/13/2024

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The following information is required with the application:

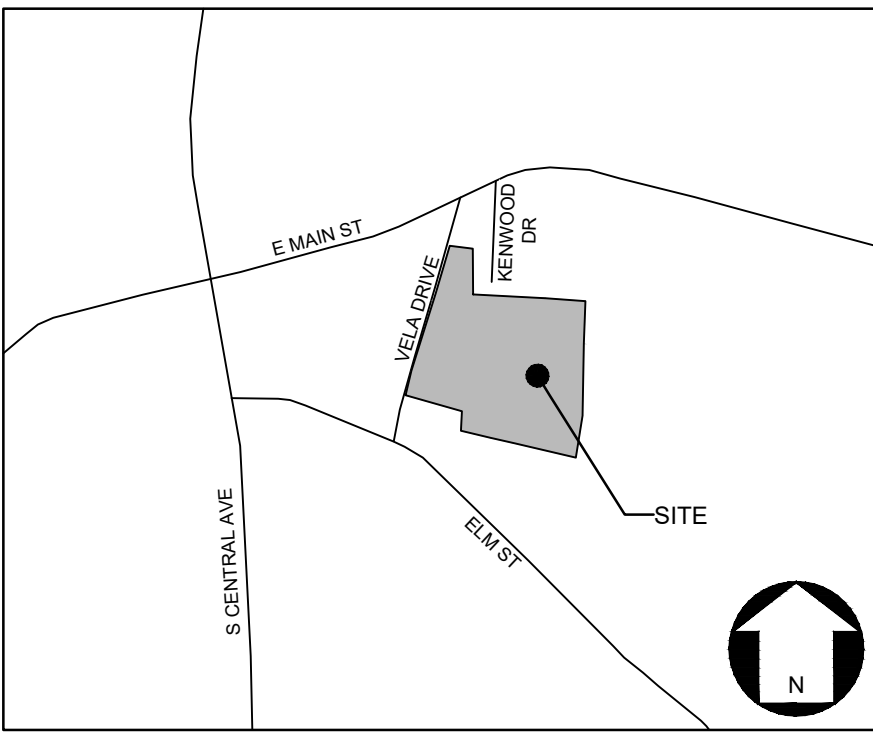
- (1) Map of the property to be rezoned, accurate description to show the following:
 - a. All property lines with dimensions, north arrow.
 - b. Names and addresses of adjoining landowners.
 - c. Location of all existing structures, use of all land.
 - d. Zoning classifications of all abutting zoning districts.
- (2) Comprehensive site plan.
- (3) Color renderings of the exterior.
- (4) Comprehensive landscape plan
- (5) All signage “monument and building “
- (6) A fee of \$500 (non- refundable) must accompany this application.



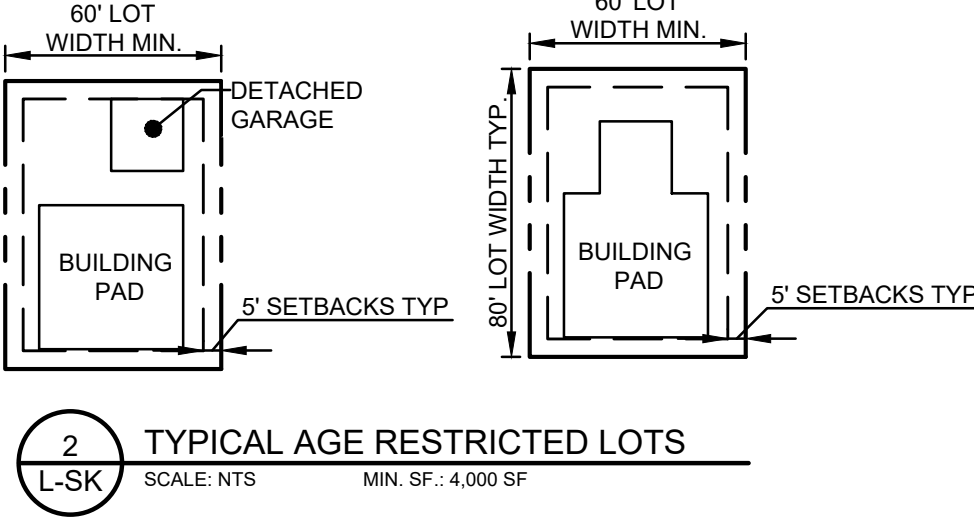
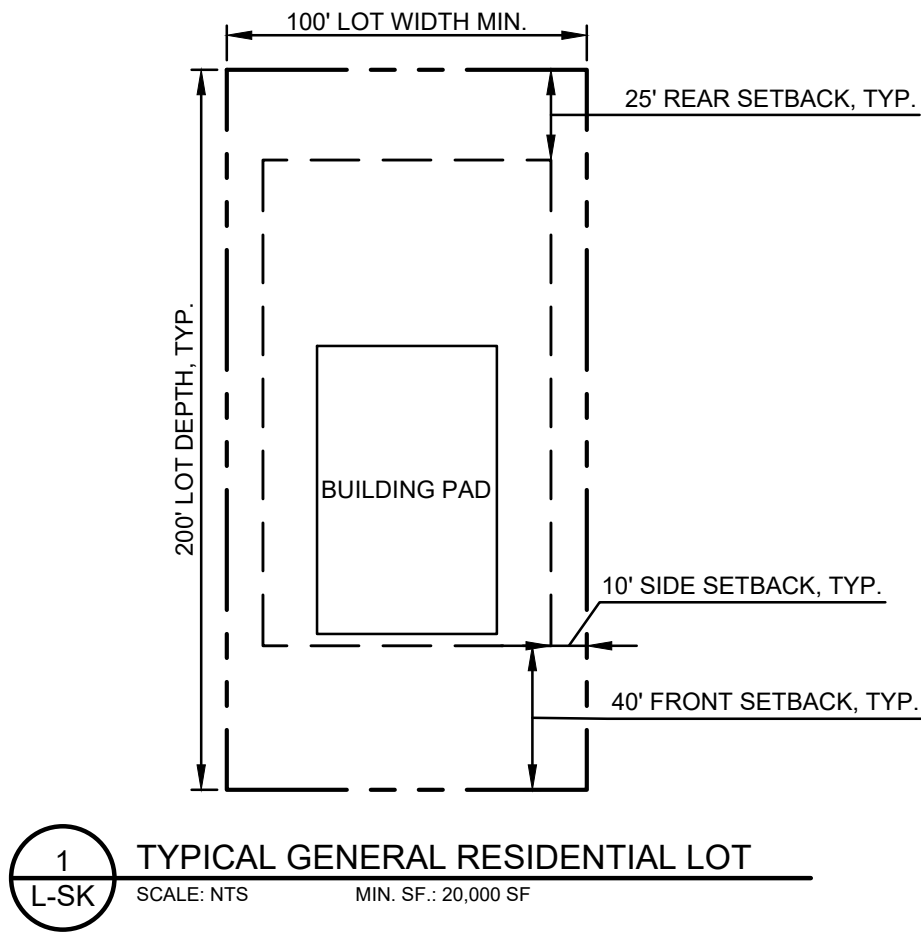
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DEVELOPMENT DATA:	
SITE AREA:	±37.27 ACRES
PIN NO.:	557504619674 (PARTIAL), 557504723159
EXISTING ZONING:	NR
PROPOSED ZONING:	GR(CD)
EXISTING USE:	VACANT
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL, AGE RESTRICTED COMMUNITY
PROPOSED LOT COUNT:	13 LOTS (AGE RESTRICTED) 39 LOTS (GENERAL RESIDENTIAL)
MIN. FRONT SETBACK:	40' (GR) 5' (CONDITIONAL)
MIN. SIDE YARD REQUIRED:	10' (GR) 5' (CONDITIONAL)
MIN. REAR YARD REQUIRED:	25' (GR) 5' (CONDITIONAL)
MAX. BUILDING HEIGHT ALLOWED:	30' TO EAVES (LLDO 3.5.5)

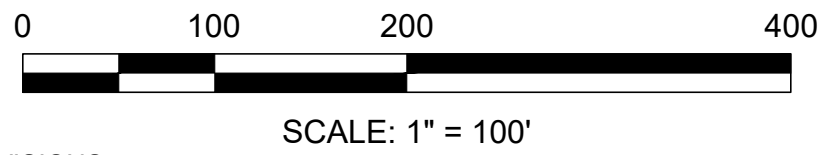
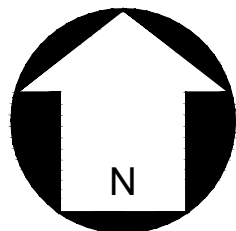


- AGE-RESTRICTED LOT AND BUILDING DESIGN STANDARDS:
- For proposed age-restricted lots, Developer agrees to condition the lots, both through deed and HOA documents, to limit residents to age 55 or older, in accordance with Fair Housing Act and HOPA guidelines. Final restrictions will be presented to and approved by the Town prior to subdivision approval.
 - Age-restricted lots shall be rear-loaded and alley-fed.
 - Age-restricted lots shall have a minimum lot width of 60' as measured at the setback, and a minimum lot area of 4,000 sf.
 - Minimum setbacks on age-restricted lots shall be as follows:
 - Front: 5'
 - Side: 5'
 - Rear: 5'
 - Age-restricted lots may have rear or side-loaded attached or detached garages, accessed from the alley.
 - Age-restricted lots may front common open space.
 - Age-restricted portion of development shall include 6' HT fencing between proposed alley and Vella Drive, and between proposed alley and proposed street. (See Plan.)
 - Proposed alleys will comply with fire access requirements. 20' width minimum.
 - Preferred Exterior Building Materials:
 - All principal and accessory buildings shall be comprised of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardPlank"), vinyl and/or other materials approved by the Planning Director.
 - Prohibited Exterior Building Materials:
 - Concrete masonry units not architecturally finished.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 4:12, except that roofs for porches and attached sheds may be no less than 2:12.
 - Usable porches or stoops shall form a predominant feature of the building design for units fronting common open space and shall be located on the front and/or side of the building. Stoops may be covered but shall not be enclosed.
 - For all units, Developer shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (20) feet on all building levels, including but not limited to doors, windows, awnings, material or color changes, and/or architectural design elements.



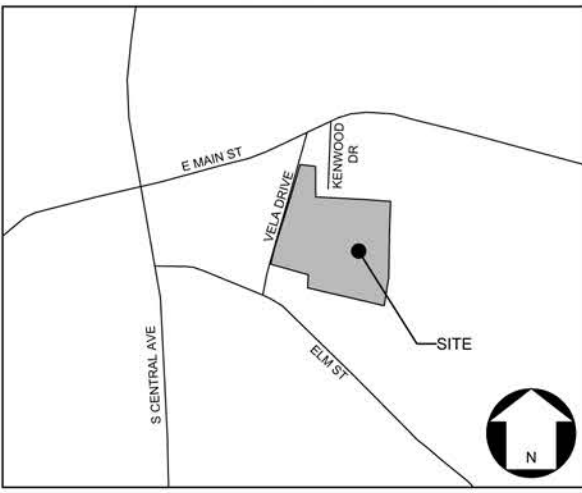
- LEGEND:
- PROPERTY BOUNDARY
 - EXISTING CONTOUR LINES
 - EXISTING STREAM / WATER BODY
 - EXISTING LOT LINE
 - RIGHT-OF-WAY LINE
 - SETBACK LINE
 - EXISTING PAVEMENT
 - PROPOSED CURBING
 - EXISTING CURBING
 - ROAD CENTERLINE
 - PROPOSED BUILDING
 - PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED OPEN SPACE
 - PROPOSED TREE

This Plan Is A Preliminary Design.
NOT Released For Construction.



REVISIONS:				
No.	Date	By	Description	

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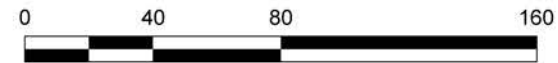


VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY BOUNDARY
- EXISTING CONTOUR LINES
- EXISTING STREAM / WATER BODY
- EXISTING LOT LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- EXISTING PAVEMENT
- PROPOSED CURBING
- EXISTING CURBING
- ROAD CENTERLINE
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED OPEN SPACE
- PROPOSED TREE

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1" = 40'

REVISIONS:

No.	Date	By	Description













Frances Estates