



TOWN OF CORNELIUS

Electronic Meeting via Zoom

BOARD OF COMMISSIONERS

May 4, 2020

Agenda

TOWN BOARD - 7:00 PM

- 1. CALL TO ORDER**
 - A. Zoom Link for Meeting**
- 2. DETERMINATION OF QUORUM**
- 3. APPROVAL OF AGENDA**
- 4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 5. MAYOR/COMMISSIONERS/MANAGER REPORTS**
- 6. CITIZEN CONCERNS/COMMENTS**
 - A. Public Comment Guidelines**
- 7. MAYORAL PROCLAMATIONS**
 - A. National Bike Month**
- 8. CONSIDERATION OF APPROVAL**
 - A. Noise Wall Municipal Agreement for I-77(I-5405)**
 - B. FY20 Operating Budget Amendment**
- 9. OLD BUSINESS**
 - A. FY21 Budget Discussion-cont'd.**
- 10. CONSENT AGENDA**
 - A. Approve Minutes - Regular Meeting**
 - B. Tax Refunds**
- 11. COMMISSIONER CONCERNS**
- 12. ADJOURNMENT**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

Tonight's meeting can be accessed at this link [Zoom Meeting](#)

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

The Board will hear public comment at this time **by email only**. Please email your comments to TownofCornelius@cornelius.org. Please include your name and address. Your comments will be read into the record upon receipt.

- Comments submitted anonymously will not be read into the record.
- Comments are limited to three minutes per comment.
- Comments are to be directed to the entire board as a whole and not individuals.
- Comments are expected to be civil and within reasonable standards of courtesy.
- Comments that include vulgarity, slander, name calling, personal attacks or threats will not be read into the record.
- Any information displayed by request must be submitted to the [Town Clerk](#) at least 48 hours prior to the meeting.
- All comments will be maintained as a public record and included in the minutes of the meeting.

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Troy Fitzsimmons, PARC Director


Action Requested:

Designate May as Bike Month in Cornelius, aligned with National Bike Month.

Manager's Recommendation:

Execute a Proclamation for National Bike Month in May.

ATTACHMENTS:

Name:	Description:	Type:
 National Bike Month.docx	Proclamation	Backup Material

NATIONAL BIKE MONTH MAYORAL PROCLAMATION

WHEREAS, May is National Bike Month, sponsored by the League of American Bicyclists and celebrated in communities from coast to coast; and

WHEREAS, May has been designated as National Bike Month since 1956 to showcase the many benefits of bicycling and encourage more people to try bicycling; and

WHEREAS, the League of American Bicyclists, bicycle clubs, schools, parks and recreation departments, police departments, hospitals, companies and civic groups throughout North Carolina promote bicycling as a leisure activity as well as an environmentally friendly alternative to the automobile during the month of May each year; and

WHEREAS, riding a bike is a viable and environmentally sound form of transportation and an excellent form of exercise and recreation; and

WHEREAS, creating bicycle-friendly communities has been shown to improve citizens' health, well-being, and quality of life to boost community spirit, improve traffic safety, and reduce pollution and congestion; and

WHEREAS, the Town of Cornelius Comprehensive Parks and Greenways Master Plan 2015-2025 prioritized bikeway segments, along with greenways and pedestrian walkways, to create routes connecting residential neighborhoods directly to commercial areas, parks, schools, civic facilities, and workplaces; and

WHEREAS, the Cornelius 2017 Bicycle Master Plan, Bike!Cornelius, included a proposed on- and off-street bike facility network, as well as recommended policies and programs to encourage more bicycling activity, promote safe bicycling and driving practices; and

WHEREAS, the Town of Cornelius, in close partnership with Streets Are For Everyone (SAFE) and surrounding communities, continues seeking innovative community bicycle safety education, improved traffic signage for bicycle safety, and implementation of more bicycle lanes designed to increase usage to commute in the Town of Cornelius and to surrounding communities; and

WHEREAS, the Town of Cornelius has worked diligently to promote bicycle usage with community outreach educational programs, implementation of bicycle lanes designed to increase usage to commute in the Town of Cornelius, surrounding communities, the continuation of creating awareness and opportunities to engage residents in the activity of bicycling.

NOW, THEREFORE, I, Woody Washam, Jr., Mayor of Cornelius, do hereby proclaim May 2020 as

National Bike Month

in the Town of Cornelius and all citizens are urged to recognize the importance of encouraging and supporting the use of bicycles in Cornelius.

Woody Washam, Jr., Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the Town of Cornelius on this 4th day of May 2020.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Deputy Manager

Action Requested:

As part of the I-77 Express Lanes project, noise walls were required to be constructed in four locations. The Town requested betterments beyond the standard NCDOT noise walls.

The Town's request included red brick color that will be rolled onto the brick, leaving the spaces between the bricks unpainted. Both sides of these walls will also have roughly 12% of the bricks painted, so as to produce a random flashing pattern. Roughly half of the flashing bricks will be painted with two vertical stripes that are asymmetrical, non-uniform, and not in the same location on each brick using the flashing brick color.



With regard to future maintenance, NCDOT will maintain structure and the Town shall maintain the painted effect of the noise walls.

The cost of the project is \$294,700 and shall be fully funded through Corridor Landscaping and Aesthetics Allowance within the P3 contract for the I-5405 project.

Manager's Recommendation:

Approve the NCDOT Municipal Agreement for noise wall construction on project I-5405 and authorize the Town Manager and Town Attorney to finalize and execute it.

ATTACHMENTS:

Name:	Description:	Type:
 TIP Project I-5405_Agreement.pdf	TIP Project I-5405 Agreement	Backup Material
 Noise Barrier Wall Map.pdf	Noise Barrier Wall Map	Backup Material

NORTH CAROLINA

**TRANSPORTATION IMPROVEMENT PROJECT –
DESIGN-BUILD MUNICIPAL AGREEMENT WITH
BETTERMENTS**

MECKLENBURG COUNTY

DATE: 3/30/2020

NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

TIP #: I-5405

AND

WBS Elements: 45454.3.5

TOWN OF CORNELIUS

THIS MUNICIPAL AGREEMENT is made and entered into on the last date executed below, by and between the North Carolina Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the "Department" and the Town of Cornelius, a local government entity, hereinafter referred to as the "Municipality".

WITNESSETH:

WHEREAS, the Department is making certain improvements along I-77 within the Municipality under a Public Private Partnership (P3) Project, in Mecklenburg County; and,

WHEREAS, the Department and the Municipality have agreed that the municipal limits, as of the date of the awarding of the contract for the construction of the above-mentioned project, are to be used in determining the duties, responsibilities, rights and legal obligations of the parties hereto for the purposes of this Agreement; and,

WHEREAS, the Department has procured the P3 Project under the authority of General Statutes of North Carolina (NCGS) Section 136-18(39); and,

WHEREAS, this Agreement is made under the authority granted to the Department by the North Carolina General Assembly, including but not limited to, the following legislation: General Statutes of North Carolina (NCGS), Section 136-66.1, Section 160A-296 and 297, Section 136-18, and Section 20-169, to participate in the planning and construction of a Project approved by the Board of Transportation for the safe and efficient utilization of transportation systems for the public good; and,

WHEREAS, the parties to this Agreement have approved the construction of said Project with cost participation and responsibilities for the Project as hereinafter set out.

NOW, THEREFORE, the parties hereto, each in consideration of the promises and undertakings of the other as herein provided, do hereby covenant and agree, each with the other, as follows:

SCOPE OF THE PROJECT

1. The Project consists of improvements along I-77 and includes the construction of Noise Walls #15, #15A, #16 and #17 in the Town of Cornelius. The Municipality has requested betterments beyond the standard NCDOT Noise Walls. The betterment to Noise Walls #15, #15A, #16, and #17 consists of a red brick color (#30100) that will be rolled onto the brick, leaving the spaces between the bricks unpainted. Both sides of these walls will also have roughly 12% of the bricks painted (#30097) so as to produce a random flashing pattern. Roughly half of the flashing bricks will be painted solid with the flashing brick color. The remaining half of flashing bricks will be painted with two vertical stripes that are asymmetrical, non-uniform, and not in the same location on each brick using the flashing brick color.

PLANNING AND DESIGN

2. The Department has prepared the environmental and/or planning document. The Department shall prepare or cause to be prepared the P3 project plans and specifications and obtain any environmental permits needed to construct the Project. All work shall be done in accordance with departmental standards, specifications, policies and procedures.

RIGHT OF WAY

3. The Department shall be responsible for acquiring any needed right of way required for the Project. Acquisition of right of way shall be accomplished in accordance with the policies and procedures set forth in the North Carolina Right of Way Manual.
4. It is understood by both parties that all work for the betterments shall be performed within the existing right of way. However, should it become necessary, the Municipality, at no expense or liability whatsoever to the Department, shall provide any needed right of way and or construction easements for the construction of the betterments, and remove from said rights of way all obstructions and encroachments of any kind or character. Acquisition of any needed right of way shall be performed in accordance with the following state and federal policies and procedures, "Right of Way Acquisition Policy and Land Acquisition Policy, contained in the Federal-Aid Policy Guide, Part 712, Subpart B", and the North Carolina Right of Way Manual (Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). The Department shall be indemnified and held harmless from any and all damages and claims for damages associated with the acquisition of any construction easements and/or right of way.

UTILITIES

5. The Department shall be responsible for any necessary utility coordination, adjustments or relocations necessary for construction of the project. Any cost responsibility of the Municipality for utility relocations will be handled under a separate agreement.

CONSTRUCTION

6. The Department shall construct, or cause to be constructed, the P3 Project in accordance with the plans and specifications of said P3 Project as filed with, and approved by, the Department. The Department shall administer the construction contract for said P3 Project.

MAINTENANCE

7. Upon completion of the Project:
 - A. The Department shall maintain the structure aspect of the Noise Walls. The Municipality shall maintain the painted effect of the Noise Walls.

BETTERMENT COSTS AND FUNDING

8. The Municipality shall participate in the Betterment costs of the Project as follows:
 - A. The cost for the Noise Wall Betterments is \$294,700. The betterment costs shall be funded by the Corridor Landscaping and Aesthetics Allowance within the P3 contract.
 - B. In the event the Municipality fails for any reason to pay the Department in accordance with the provisions for payment herein above provided, NCGS § 136-41.3 authorizes the Department to withhold so much of the Municipality's share of funds allocated to said Municipality by NCGS § 136-41.1 until such time as the Department has received payment in full under the reimbursement terms set forth in this Agreement

ADDITIONAL PROVISIONS

9. It is the policy of the Department not to enter into any agreement with another party that has been debarred by any government agency (Federal or State). The Municipality certifies, by signature of this agreement, that neither it nor its agents or contractors are presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from participation in this transaction by any Federal or State Department or Agency.

10. To the extent authorized by state and federal claims statutes, each party shall be responsible for its respective actions under the terms of this agreement and save harmless the other party from any claims arising as a result of such actions.
11. The other party to this Agreement shall comply with Title VI of the Civil Rights Act of 1964 (Title 49 CFR, Subtitle A, Part 21) and related nondiscrimination authorities. Title VI and related authorities prohibit discrimination on the basis of race, color, national origin, disability, gender, and age in all programs or activities of any recipient of Federal assistance.
12. All terms of this Agreement are subject to available departmental funding and fiscal constraints.
13. This Agreement contains the entire agreement between the parties and there are no understandings or agreements, verbal or otherwise, regarding this Agreement except as expressly set forth herein.
14. The parties hereby acknowledge that the individual executing the Agreement on their behalf is authorized to execute this Agreement on their behalf and to bind the respective entities to the terms contained herein and that he has read this Agreement, conferred with his attorney, and fully understands its contents.
15. A copy or facsimile copy of the signature of any party shall be deemed an original with each fully executed copy of the Agreement as binding as an original, and the parties agree that this Agreement can be executed in counterparts, as duplicate originals, with facsimile signatures sufficient to evidence an agreement to be bound by the terms of the Agreement.
16. By Executive Order 24, issued by Governor Perdue, and N.C. G.S. § 133-32, it is unlawful for any vendor or contractor (i.e. architect, bidder, contractor, construction manager, design professional, engineer, landlord, offeror, seller, subcontractor, supplier, or vendor), to make gifts or to give favors to any State employee of the Governor's Cabinet Agencies (i.e., Administration, Commerce, Environmental Quality, Health and Human Services, Information Technology, Military and Veterans Affairs, Natural and Cultural Resources, Public Safety, Revenue, Transportation, and the Office of the Governor).

IT IS UNDERSTOOD AND AGREED upon that the approval of the Project by the Department is subject to the conditions of this Agreement.

IN WITNESS WHEREOF, this Agreement has been executed, in duplicate, the day and year heretofore set out, on the part of the Department and the Municipality by authority duly given.

L.S. ATTEST:

TOWN OF CORNELIUS

BY: _____ BY: _____

TITLE: _____ TITLE: _____

DATE: _____ DATE: _____

N.C.G.S. § 133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this procurement, you attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

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

(SEAL)

BY: _____
(FINANCE OFFICER)

Federal Tax Identification Number

Remittance Address:

Town of Cornelius

DEPARTMENT OF TRANSPORTATION

BY: _____
(CHIEF ENGINEER)

DATE: _____

APPROVED BY BOARD OF TRANSPORTATION ITEM O: _____ (Date)

I-77 Noise Walls



REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:

There are 4 items on this budget amendment:

1. Increases to the Police budget by \$4,796 and increases to the Public Works budget by \$18,560 for insurance proceeds related to vehicle accidents.
2. Recognize the receipt of \$5,709 in donations to purchase motorcycle helmets for the Cornelius Police Department.
3. Recognize the receipt of a \$12,439 grant from the State of North Carolina Department of Public Safety for Cellebrite grant for cellphone investigative software.
4. Recognize the receipt of a \$50,000 grant from the NC Department of Environmental Quality for Upper McDowell Creek Stream restoration.

Manager's Recommendation:

Approve an Ordinance to amend the FY20 operating budget.

ATTACHMENTS:

Name:	Description:	Type:
 Amend_FY20_#6.pdf	FY20 Operating Budget Amendment	Cover Memo

TOWN OF CORNELIUS
AN ORDINANCE AMENDING
THE OPERATING BUDGET FOR
FISCAL YEAR 2019-2020

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF THE TOWN OF CORNELIUS:**

SECTION 1. The following amounts are hereby authorized for all appropriations, expenditures and inter-fund transfers necessary for the administration and operation of the Town of Cornelius for the fiscal year beginning July 1, 2019 and ending June 30, 2020 in accordance with the following schedule of accounts heretofore established for this Town:

SCHEDULE A: GENERAL FUND

	Original Budget	Previous Amendment 3/16/2020	This Amendment 5/4/2020	Change
General Fund Revenues				
Ad Valorem Taxes	\$ 16,090,128	\$ 16,090,128	\$ 16,090,128	
Local Option Sales Tax	3,841,700	\$ 3,841,700	\$ 3,841,700	
Utility Franchise Tax	1,905,280	\$ 1,905,280	\$ 1,905,280	
Powell Bill Allocation	777,233	\$ 777,233	\$ 777,233	
Other Taxes and Licenses	554,333	\$ 554,333	\$ 554,333	
Unrestricted Intergovernmental	1,269,370	\$ 1,269,370	\$ 1,269,370	
Restricted Intergovernmental	731,108	\$ 731,108	\$ 781,108	\$ 50,000
Permits and Fees	828,100	\$ 828,100	\$ 828,100	
Sales and Services	186,460	\$ 186,460	\$ 186,460	
Investment earnings	250,500	\$ 250,500	\$ 250,500	
Donations	20,000	\$ 20,000	\$ 20,000	
Micellaneous	19,300	\$ 51,286	\$ 92,790	\$ 41,504
Debt Issued	1,000,000	\$ 1,000,000	\$ 1,000,000	
Appropriated Fund Balance	(1,381,129)	\$ (207,050)	\$ (207,050)	
Total General Fund Revenues	\$26,092,383	\$27,298,448	\$27,389,952	\$91,504
General Fund Expenditures				
Governing Board	\$ 77,931	\$ 77,931	\$ 77,931	
General Government	1,804,186	\$ 2,075,586	\$ 2,075,586	
General Services	650,506	\$ 962,426	\$ 962,426	
Police	7,119,938	\$ 7,424,324	\$ 7,447,268	\$ 22,944
Communications	693,463	\$ 693,463	\$ 693,463	
Fire Operations	1,759,241	\$ 1,759,241	\$ 1,759,241	
Animal Control	194,627	\$ 194,627	\$ 194,627	
Public Works	1,358,085	\$ 1,458,085	\$ 1,476,645	\$ 18,560
Powell Bill	970,500	\$ 1,188,859	\$ 1,188,859	
Solid Waste/Recycling	2,099,390	\$ 2,099,390	\$ 2,099,390	
Stormwater	336,000	\$ 336,000	\$ 386,000	\$ 50,000
Planning / Land Development	627,660	\$ 627,660	\$ 627,660	
Tourism	444,064	\$ 444,064	\$ 444,064	
Art Center	620,505	\$ 620,505	\$ 620,505	
Parks, Arts, Recreation, and Culture	3,066,800	\$ 3,066,800	\$ 3,066,800	
Transfer to Capital Project Funds/ 911 Fund	1,072,874	\$ 1,072,874	\$ 1,072,874	
Debt Service	3,196,613	\$ 3,196,613	\$ 3,196,613	
Total General Fund Expenditures	\$26,092,383	\$27,298,448	\$27,389,952	\$91,504

SCHEDULE B: ELECTRIC FUND

Electric Fund Revenues

	Original Budget	Previous Amendment 3/16/2020	This Amendment 5/4/2020	Change
Sales and Services	\$ 6,692,359	\$ 6,692,359	\$ 6,692,359	
Fund Balance	-	\$ -	\$ -	
Miscellaneous	10,000	\$ 15,055	\$ 15,055	
Total Electric Fund Revenues	\$ 6,702,359	\$ 6,707,414	\$ 6,707,414	\$ -

Electric Fund Expenditures

Electric Department	\$6,702,359	\$6,707,414	\$6,707,414	
Total Electric Fund Expenditures	\$ 6,702,359	\$ 6,707,414	\$ 6,707,414	\$ -

SCHEDULE C: 911 FUND

911 Fund Revenues:

911 Fee Revenue	\$115,182	\$115,182	\$115,182	
Fund Interest Earnings	\$1,650	\$1,650	\$1,650	
911 Appropriated Fund Balance	\$0	\$0	\$0	
Total 911 Fund Revenues	\$ 116,832	\$ 116,832	\$ 116,832	\$ -

911 Fund Expenditures:

911 Department	\$116,832	\$116,832	\$116,832	
Total 911 Fund Expenditures	\$ 116,832	\$ 116,832	\$ 116,832	\$ -

SECTION 2. An ad valorem tax rate of \$.222 per \$100 of assessed valuation is hereby established as the official tax rate for the Town of Cornelius for the fiscal year 2019-20. This rate is based on an estimated valuation of \$7,156,768,213 and an estimated 98.5% percent collection rate, which is at least the collection rate expected during the 2018-19 fiscal year.

SECTION 3. In accordance with G.S. §159-9 and G.S. §159-15, the Town Manager shall serve as the budget officer and is hereby authorized to reallocate appropriations among the objects of expenditure under the following conditions:

- a. The Town Manager may transfer amounts between line-item expenditures even among departments as believed to be necessary and prudent.
- b. He may not transfer any amounts between funds, except as approved by the Board of Commissioners in the Budget Ordinance as amended.

Adopted this the 4th day of May, 2020.

Woody T. Washam Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager




Action Requested:

Continue to review and discuss the FY21 operating budget.

Manager's Recommendation:

Continue discussion.

ATTACHMENTS:

Name:	Description:	Type:
 May_4_2020_Electric_Rate_Presentation.pdf	FY21 ElectriCities	Presentation
 COVID_One_Document_FY_2021-May_4th.pdf	Budget Documents	Backup Material
 Residency_Presentation_May_4_2020.pdf	Residency Incentive Program	Presentation



Town of Cornelius Cost of Service Study

May 4, 2020

- **Cost of Service Study**
 - Use System Study Capital Requirements
 - Develop Fund Balance Minimum and Target Levels
 - Determine if Existing Rates are Properly Recovering Costs
 - Review if Rates can be Adjusted to Cost Basis
 - Project Rate Path/Financing to Meet Future Requirements



Recommendations



- No Rate Changes FY20/21
- Residential- 4.9% Increase Annually FY21/22-FY25/26
- Small Commercial- Approx. 4.0% Increase Annually FY21/22-FY25/26
- Medium Commercial- Approx. 4.5% Increase Annually FY21/22-FY25/26
- Medium Industrial- Currently No Customers in this Rate- Adopt Same Rate as Huntersville.
- Majority of Rate Increases in Basic Charge



Residential Basic Charge Comparison

Residential -Basic Charge							
	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	
Cornelius	\$11.54	\$14.00	\$15.50	\$16.50	\$17.50	\$18.50	
Huntersville	\$16.20						
Energy United	\$37.00						
Duke Energy	\$14.00						



Residential 1000 KWH Comparison

Residential -Bill 1000 KWH						
	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius	\$113.81	\$118.79	\$124.36	\$130.35	\$136.70	\$143.29
Huntersville	\$124.34					
Energy United	\$129.97					
Duke Energy	\$115.77					



Small Commercial Basic Charge Comparison

Small Commercial - Basic Charge

	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius Single Phase	\$14.71	\$17.75	\$19.75	\$21.75	\$23.75	\$25.75
Huntersville	\$26.77					
Energy United	\$37.00					
Duke Energy	\$19.39					

Small Commercial - Basic Charge

	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius Three Phase	\$19.95	\$26.25	\$29.75	\$31.75	\$33.75	\$35.75
Huntersville	\$37.48					
Energy United	\$70.00					
Duke Energy	\$19.39					



Small Commercial 2000 KWH Comparison

Small Commercial - Bill < 30 KW 2000 KWH

	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius Single Phase	\$266.90	\$275.50	\$289.41	\$300.97	\$317.45	\$328.15
Huntersville	\$314.60					
Energy United	\$221.07					
Duke Energy	\$273.68					



Medium Commercial Basic Charge Comparison

Medium Commercial - Basic Charge						
	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius Three Phase	\$37.62	\$60.50	\$80.50	\$100.50	\$120.50	\$140.50
Huntersville	\$140.68					
Energy United	\$300.00					
Duke Energy	\$23.91					



Medium Com. 150 KW; 50,000 KWH Comparison

Medium Commercial - 150 KW- 50,000 KWH						
	Current	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26
Cornelius Three Phase	\$4,335.87	\$4,511.05	\$4,708.82	\$4,883.23	\$5,110.25	\$5,343.51
Huntersville	\$4,677.12					
Energy United	\$4,244.94					
Duke Energy	\$4,180.04					

Summary

- No Rate Increases FY 20/21
- Annual Rate Increases FY21/22-FY25/26
 - Residential—4.9%
 - Small Commercial – 4.0%
 - Medium Commercial – 4.5%



Questions ?

Town of Cornelius
Projected Sales and Revenues
Test Year Ending June 30, 2019

Description	Current Rate	Proposed Rate FY19/20	% Increase	Proposed Rate FY20/21	% Increase	Proposed Rate FY21/22	% Increase	Proposed Rate FY22/23	% Increase	Proposed Rate FY23/24	% Increase	Proposed Rate FY24/25	% Increase	Proposed Rate FY25/26	% Increase
Residential Service															
Consumers															
Single-Phase	\$11.54	\$11.54	0.00%	\$11.54	0.00%	\$14.00	21.32%	\$15.50	10.71%	\$16.50	6.45%	\$17.50	6.06%	\$18.50	5.71%
Energy															
Summer															
All kWh	\$0.1033	\$0.1033	0.00%	\$0.1033	0.00%	\$0.1057	2.39%	\$0.1098	3.83%	\$0.1148	4.59%	\$0.1202	4.69%	\$0.1259	4.73%
Winter															
All kWh	\$0.0895	\$0.0895	0.00%	\$0.0895	0.00%	\$0.0916	2.36%	\$0.0951	3.85%	\$0.0995	4.61%	\$0.1042	4.66%	\$0.1091	4.74%
Average Monthly kWh per Consumer	787														
Average Cost per kWh (w/o Repts & Taxes)	\$0.1098	\$0.1098	0.00%	\$0.1098	0.00%	\$0.1152	4.90%	\$0.1209	4.90%	\$0.1268	4.90%	\$0.1330	4.90%	\$0.1395	4.90%
Small Commercial															
Consumers															
Single-Phase	\$14.71	\$14.71	0.00%	\$14.71	0.00%	\$17.75	20.67%	\$19.75	11.27%	\$21.75	10.13%	\$23.75	9.20%	\$25.75	8.42%
Three-Phase	\$19.85	\$19.85	0.00%	\$19.85	0.00%	\$26.25	32.24%	\$29.75	13.33%	\$31.75	6.72%	\$33.75	6.30%	\$35.75	5.93%
Demand															
First 30 kW	\$0.00	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Over 30 kW	\$4.97	\$4.97	0.00%	\$4.97	0.00%	\$5.00	0.60%	\$5.00	0.00%	\$5.25	5.00%	\$5.25	0.00%	\$5.35	1.90%
Energy															
Summer															
First 3,000 kWh	\$0.1154	\$0.1154	0.00%	\$0.1154	0.00%	\$0.1179	2.17%	\$0.123400	4.66%	\$0.1278	3.53%	\$0.1345	5.28%	\$0.1385	2.96%
Over 3,000 kWh	\$0.0770	\$0.0770	0.00%	\$0.0770	0.00%	\$0.0791	2.73%	\$0.079500	0.51%	\$0.0820	3.14%	\$0.0822	0.20%	\$0.0870	5.89%
Winter															
First 3,000 kWh	\$0.1154	\$0.1154	0.00%	\$0.1154	0.00%	\$0.1179	2.17%	\$0.123400	4.66%	\$0.1278	3.53%	\$0.1345	5.28%	\$0.1385	2.96%
Over 3,000 kWh	\$0.0760	\$0.0760	0.00%	\$0.0760	0.00%	\$0.0781	2.76%	\$0.078500	0.51%	\$0.0810	3.18%	\$0.0812	0.20%	\$0.0860	5.96%
Average Monthly kWh per Consumer	1,746														
Average Cost per kWh (w/o Repts & Taxes)	\$0.1157	\$0.1157	0.00%	\$0.1157	(0.02%)	\$0.1203	4.00%	\$0.1252	4.01%	\$0.1302	4.01%	\$0.1354	4.05%	\$0.1410	4.07%
Medium Commercial															
Consumers															
Three-Phase	\$37.62	\$37.62	0.00%	\$37.62	0.00%	\$60.50	60.82%	\$80.50	33.06%	\$100.50	24.84%	\$120.50	19.90%	\$140.50	16.60%
Demand															
Summer															
All kW	\$5.85	\$5.85	0.00%	\$5.85	0.00%	\$6.00	2.56%	\$6.00	0.00%	\$6.25	4.17%	\$6.25	0.00%	\$6.25	0.00%
Energy															
Summer															
First 3,000 kWh	\$0.0856	\$0.0856	0.00%	\$0.0856	0.00%	\$0.0890	3.97%	\$0.0961	7.98%	\$0.0991	3.12%	\$0.1088	9.79%	\$0.1150	5.70%
Over 3,000 kWh	\$0.0631	\$0.0631	0.00%	\$0.0631	0.00%	\$0.0640	1.39%	\$0.0660	3.13%	\$0.0686	3.88%	\$0.0686	0.00%	\$0.0710	3.56%
Winter															
First 3,000 kWh	\$0.0856	\$0.0856	0.00%	\$0.0856	0.00%	\$0.0890	3.97%	\$0.0961	7.98%	\$0.0991	3.12%	\$0.1088	9.79%	\$0.1150	5.70%
Over 3,000 kWh	\$0.0477	\$0.0477	0.00%	\$0.0477	0.00%	\$0.0511	7.26%	\$0.0526	2.93%	\$0.0555	5.43%	\$0.0575	3.60%	\$0.0608	5.74%
Average Monthly kWh per Consumer	49,745														
Average Cost per kWh (w/o Repts & Taxes)	\$0.0791	\$0.0791	0.00%	\$0.0792	0.04%	\$0.0827	4.48%	\$0.0865	4.52%	\$0.0904	4.52%	\$0.0946	4.61%	\$0.0988	4.49%
Medium Industrial Service															
Consumers															
Three-Phase	\$357.54	\$357.54	0.00%	\$375.00	4.88%	\$400.00	6.67%	\$400.00	0.00%	\$425.00	6.25%	\$425.00	0.00%	\$425.00	0.00%
Excess Demand															
All kW	\$2.52	\$2.52	0.00%												
Maximum Demand															
All kW				\$4.80	n/a	\$7.05	46.88%	\$7.05	0.00%	\$9.30	31.91%	\$9.30	0.00%	\$9.30	0.00%
On-Peak Demand															
Summer															
All kW	\$17.88	\$17.88	0.00%	\$16.60	(7.16%)	\$16.80	1.20%	\$16.80	0.00%	\$17.00	1.19%	\$17.00	0.00%	\$17.00	0.00%
Winter															
All kW	\$3.57	\$4.40	23.25%	\$4.40	0.00%	\$4.60	4.55%	\$4.60	0.00%	\$4.80	4.35%	\$4.80	0.00%	\$4.80	0.00%
Energy															
Summer															
On-Peak kWh	\$0.0626	\$0.0626	0.00%	\$0.0626	0.00%	\$0.0670	7.11%	\$0.0670	0.00%	\$0.0727	8.41%	\$0.0727	0.00%	\$0.0727	0.00%
Off-Peak kWh	\$0.0457	\$0.0457	0.00%	\$0.0457	0.00%	\$0.0490	7.11%	\$0.0490	0.00%	\$0.0531	8.41%	\$0.0531	0.00%	\$0.0531	0.00%
Winter															
On-Peak kWh	\$0.0558	\$0.0558	0.00%	\$0.0558	0.00%	\$0.0598	7.09%	\$0.0598	0.00%	\$0.0648	8.41%	\$0.0648	0.00%	\$0.0648	0.00%
Off-Peak kWh	\$0.0418	\$0.0418	0.00%	\$0.0418	0.00%	\$0.0447	7.11%	\$0.0447	0.00%	\$0.0485	8.43%	\$0.0485	0.00%	\$0.0485	0.00%
Average Monthly kWh per Consumer															
Average Cost per kWh (w/o Repts & Taxes)															

Town of Cornelius
Projected Reserves w/ Annual Rate Increases beginning in July 2021
Revenue & Expenses Reported w/o Reps or Sales Tax

Scenario 4		FY 2018/2019	FY 2019/2020	FY 2020/2021	FY 2021/2022	FY 2022/2023	FY 2023/2024	FY 2024/2025	FY 2025/2026
Rate Increase				0.00%	4.42%	4.44%	4.45%	4.47%	4.49%
Electric Sales Revenue		\$6,155,256	\$6,118,826	\$6,233,634	\$6,534,001	\$6,958,706	\$7,410,428	\$7,882,562	\$8,392,477
Other Revenue	0.0%	\$204,672	\$110,000	\$114,000	\$114,000	\$114,000	\$114,000	\$114,000	\$114,000
Total Revenue		\$6,359,927	\$6,228,826	\$6,347,634	\$6,648,001	\$7,072,706	\$7,524,428	\$7,996,562	\$8,506,477
Power Cost		\$4,476,991	\$4,551,393	\$4,802,612	\$4,853,060	\$4,918,752	\$5,081,399	\$5,244,580	\$5,656,285
NCMPA1 Refund		\$0	(\$742,202)	(\$1,107,000)	\$0	\$0	\$0	\$0	\$0
Salaries and Benefits	0.0%	\$509,906	\$600,267	\$738,400	\$738,400	\$738,400	\$738,400	\$738,400	\$738,400
Contracted Services	0.0%	\$98,331	\$305,960	\$225,800	\$225,800	\$225,800	\$225,800	\$225,800	\$225,800
Other Operating Expenses	0.0%	\$285,616	\$304,830	\$414,000	\$414,000	\$414,000	\$414,000	\$414,000	\$414,000
System Improvements	0.0%	\$469,143	\$414,408	\$1,091,500	\$1,901,000	\$1,828,000	\$765,000	\$707,000	\$940,000
Non-Operating Expenses	0.0%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost of Service		\$5,839,987	\$5,434,656	\$6,165,312	\$8,132,260	\$8,124,952	\$7,224,599	\$7,329,780	\$7,974,485
Margins		\$519,940	\$794,170	\$182,322	(\$1,484,259)	(\$1,052,245)	\$299,828	\$666,782	\$531,993
Cumulative		\$519,940	\$1,314,110	\$1,496,432	\$12,173	(\$1,040,072)	(\$740,243)	(\$73,461)	\$458,531
Projected Reserves		\$2,828,368	\$3,622,538	\$3,804,860	\$2,320,601	\$1,268,356	\$1,568,184	\$2,234,966	\$2,766,959
Recommended Reserves			\$2,766,959	\$2,766,959	\$2,766,959	\$2,766,959	\$2,766,959	\$2,766,959	\$2,766,959
kWh Sold		57,418,987	57,026,182	58,118,910	58,372,599	59,682,328	60,998,236	62,247,008	63,570,405
\$ per kWh		\$0.10720	\$0.10730	\$0.10726	\$0.11194	\$0.11660	\$0.12149	\$0.12663	\$0.13202
			-0.7%	1.9%	0.4%	2.2%	2.2%	2.0%	2.1%
kWh Purchased		59,960,922	59,530,964	60,671,689	60,936,521	62,303,777	63,677,484	64,981,107	66,362,631
\$ per kWh		\$0.07467	\$0.07645	\$0.07916	\$0.07964	\$0.07895	\$0.07980	\$0.08071	\$0.08523
			-0.7%	1.9%	0.4%	2.2%	2.2%	2.0%	2.1%
Losses		4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%	4.2%

FY 2020

Local Unit	Merit/COLA/Market
Davidson	4.00%
Cornelius	3.25%
Huntersville	3.50%
Matthews	4.00%
Mint Hill	4.50%
Pineville	4.00%
Mecklenburg County	5.50%
Charlotte	3%-6%

Charlotte Region Local Unit Survey

Local Unit	Merit/COLA/Market
Huntersville	4%
Charlotte	4.5% (step 2.5-5% 1st responders)
Concord	4%-6%
Cornelius	3%
Davidson	3%, sometime in FY 21
Kannapolis	4.5%-6%
Matthews	3%
Mint Hill	5.5%-6%
Mooresville	6% over 18 months
Pineville	5%
Mecklenburg County	3%
All NC Munis. 25,000 + population	4.33%

2019 Actual	2020 Est Yr End Changes	%	2020 Est Yr End	2021 Budget Changes	%	2021 Proposed Budget
	259,265	3.34%		212,970	2.44%	each % costs 76
	419,000	5.40%				
	53,500	0.69%		186,930	2.14%	FD Town emplo
	69,230	0.89%		53,500	0.61%	HR Director hal
				17,000	0.19%	Total Cost PT A
	9,000	0.12%				
				5,400	0.06%	Communication
	11,362	0.15%				
				18,000	0.21%	5% Probationar
	19,485	0.25%				
	122,459	1.58%		139,814	1.60%	State raised ret
				16,000	0.18%	Recruitment/Re
	20,750	0.27%				
				3,200	0.04%	Intermediate La
	<u>984,051</u>	<u>12.69%</u>		<u>652,814</u>	<u>7.47%</u>	
7,753,882	984,051	12.69%	\$ 8,737,933	652,814	7.47%	\$ 9,455,398

Town Hall/Public Safety/Public Works Building Maint. Reserve Fund*

DEPT	DESCRIPTION	Funds Source	2021	2022	2023	2024	2025	Future	Total
PARC	Bailey Road Park Tennis & Pickleball Complex	Debt	-	1,000,000	-	-	-	-	1,000,000
PW	Old Canal Stabilization and South St. Bridge Erosion Control (Powell Bill Funds)	FB Powell	800,000	-	-	-	-	-	800,000
Fire	Replace Engine 3, 4, and 5	Debt	750,000	-	750,000	-	-	-	1,500,000
PARC	Bailey Road Park Athletic Facility Lighting Replacement	Debt	720,000	810,000	-	-	90,000	-	1,620,000
PD	Police Vehicles	Fund Bal	400,000	550,000	500,000	505,000	510,000	-	2,465,000
PW	Street Resurfacing (Powell Bill Funds)	FB Powell	200,000	-	800,000	-	800,000	-	1,800,000
PW	Stream Restoration- Willow Pond + Upstream & Downstream	Fund Bal	300,000	200,000	-	-	-	-	500,000
PW	DDI Landscaping	Fund Bal	-	200,000	-	-	-	-	200,000
PD	Police air handling units *	Fund Bal	90,000	-	-	-	-	-	-
PW	Public Works Equipment	Fund Bal	60,000	65,000	-	-	-	-	125,000
PARC	Legion Park Major Renovations	Fund Bal	50,000	475,000	-	200,000	-	-	725,000
Fire	Fire Staion #2 Window Replacement*	Fund Bal	40,000	-	-	-	-	-	40,000
PW	2013 Road Bond Project Estimated Cost Increases	Bonds	-	5,500,000	-	-	-	-	5,500,000
PARC	Community Art Center	Bonds	-	4,000,000	-	-	-	-	4,000,000
PW	Jetton Extension	Debt	-	2,100,000	-	-	-	-	2,100,000
PW	Westmoreland Interchange- Town Contribution	Bonds	-	2,000,000	-	-	-	-	2,000,000
PW	Hwy 115- Hickory St. Intersection Improvements	Bonds	-	1,040,782	-	-	-	-	1,040,782
PARC	Smithville JV Washam Elementary Linear Park	Debt	-	1,000,000	1,000,000	500,000	-	3,200,000	5,700,000
PW	Gem Street Extension Surface Parking Cost	Fund Bal	-	400,000	-	-	-	-	400,000
PARC	Torrence Chapel Park Major Renovations	Fund Bal	-	350,000	-	-	-	550,000	900,000
PARC	Bailey Road Park Major Renovations	Fund Bal	-	250,000	-	250,000	710,000	900,000	2,110,000
PW	Sidewalk (Powell Bill Funds)	FB Powell	-	200,000	-	200,000	-	-	400,000
PARC	Field Maintenance Equipment	Fund Bal	-	159,700	-	-	-	-	159,700
PW	West Catawba Phase II- STI- Local Funding Contribution	Bonds	-	-	1,200,000	-	-	-	1,200,000
Fire	Training Center Land	Fund Bal	-	-	500,000	-	-	-	500,000
PARC	Robbins Park Development	Debt	-	-	200,000	-	2,450,000	2,300,000	4,950,000
Admin	Town Hall cooling tower replacement*	Fund Bal	-	-	150,000	-	-	-	150,000
PD	Police Roof*	Fund Bal	-	-	125,000	-	-	-	125,000
PW	Festival Street- Catawba Avenue	Debt	-	-	-	2,750,000	-	-	2,750,000
PARC	Smithville Multi-Purpose Synthetic Turf Field	Debt	-	-	-	900,000	-	-	900,000
PARC	Smithville Park Major Renovations	Fund Bal	-	-	-	190,000	-	-	190,000
PARC	Jetton Park Major Renovations	Fund Bal	-	-	-	-	650,000	-	650,000
PARC	Caldwell Station Creek South Greenway Phase II	Debt	-	-	-	-	315,000	1,900,000	2,215,000
PARC	Mini Park	Debt	-	-	-	-	315,000	1,305,000	1,620,000
Fire	Fire Staion #2 Roof*	Fund Bal	-	-	-	-	195,000	-	195,000
PARC	Plum Creek- South Bailey Rady Greenway Construction Phase II	Fund Bal	-	-	-	-	140,000	-	140,000
PW	West Catawba Phase II- Bike-Ped Accommodations, Street Lights and Mast Arms	Bonds	-	-	-	-	-	5,833,800	5,833,800
PARC	Southeast Cornelius Neighborhood Park	Debt	-	-	-	-	-	5,050,000	5,050,000
PARC	Bailey Road North Neighborhood Park	Debt	-	-	-	-	-	4,475,000	4,475,000
Fire	Fire Station #3	Debt	-	-	-	-	-	4,000,000	4,000,000
PARC	Village Center Neighborhood Park	Debt	-	-	-	-	-	3,200,000	3,200,000
PARC	Westmoreland McDowell Creek Park	Debt	-	-	-	-	-	3,200,000	3,200,000
PW	Hwy 115- North Corridor (Washam Potts to Potts St) Bike-Ped Accommodations, Aesthetics	Debt	-	-	-	-	-	3,150,000	3,150,000
PARC	North Bailey Road Greenway	Debt	-	-	-	-	-	2,730,000	2,730,000
PARC	Plum Creek- South Bailey Rady Greenway Construction Phase III	Debt	-	-	-	-	-	2,700,000	2,700,000
PARC	Waterfront Park	Debt	-	-	-	-	-	2,620,000	2,620,000
PARC	Victoria Bay Greenway	Debt	-	-	-	-	-	2,520,000	2,520,000
PARC	Downtown Cornelius to Statesville Road Greenway	Debt	-	-	-	-	-	2,270,000	2,270,000
PW	Hwy 21 Widening (A)	Bonds	-	-	-	-	-	1,700,000	1,700,000
PARC	Washam-Eco Park	Debt	-	-	-	-	-	1,500,000	1,500,000
PARC	Westmoreland Park Greenway	Debt	-	-	-	-	-	1,350,000	1,350,000
PARC	North Bailey Road to Bailey Road Greenway	Debt	-	-	-	-	-	1,100,000	1,100,000
PW	Hwy 73 West- Bike-Ped Accommodations	Fund Bal	-	-	-	-	-	1,100,000	1,100,000
PW	I-77 Service Road to Westmoreland	Debt	-	-	-	-	-	1,088,062	1,088,062
PW	Caldwell Station to Bailey Extension	Debt	-	-	-	-	-	1,000,000	1,000,000

Fire	Replace Ladder Truck 4	Debt	-	-	-	-	-	1,000,000	1,000,000
PARC	Stratford Forest Greenway	Fund Bal	-	-	-	-	-	760,000	760,000
PARC	Glen Oak Green Park Greenway	Fund Bal	-	-	-	-	-	600,000	600,000
PARC	Nantz Rd Connector Greenway	Fund Bal	-	-	-	-	-	575,000	575,000
PARC	Spray Park	Fund Bal	-	-	-	-	-	525,000	525,000
PW	Westmoreland Road Widening	Fund Bal	-	-	-	-	-	525,000	525,000
PW	Stream Restoration- Upper McDowell Creek	Fund Bal	-	-	-	-	-	300,000	300,000
PD	Police Substation	Fund Bal	-	-	-	-	-	300,000	300,000
PW	Hwy 21 Dual Roundabouts- Local Match and Betterments (BA)	Bonds	-	-	-	-	-	-	-
PW	Hwy 115-Potts St.-Davidson St. Intersection Improvement Project and Betterments (BA)	Bonds	-	-	-	-	-	-	-
PW	Northcross Dr. Extension-Local Match and Roundabout and Betterments (BA)	Bonds	-	-	-	-	-	-	-
PW	Torrence Chapel Rd. West Cat. Ave. Intersection Impv- Local Match and Betterments (BA)	Bonds	-	-	-	-	-	-	-
			3,410,000	20,300,482	5,225,000	5,495,000	6,175,000	65,326,862	105,842,344

TOWN OF CORNELIUS, NORTH CAROLINA
GENERAL FUND LONG-TERM FINANCIAL PLAN
AS OF JUNE, 2020

	<u>FY 2017 ACTUAL</u>	<u>FY 2018 ACTUAL</u>	<u>FY 2019 Actual</u>	<u>FY 2020</u>	<u>FY 2020 EYE</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Beginning Fund Balance	18,073,909	17,181,392	19,273,176	19,542,188	21,612,509	25,864,812	26,459,127	26,869,073	26,161,866	24,957,109
Revenues:			3,744,677	17,389						
Property tax	13,416,474	13,745,899	14,093,129	15,732,608	16,164,000	16,258,038	17,072,328	17,324,311	17,323,082	17,578,826
Sales tax	3,237,518	3,736,084	3,983,699	3,841,700	3,841,700	3,168,019	3,263,060	3,360,951	3,461,780	3,565,633
Franchise tax	1,790,002	1,840,317	1,887,891	1,905,280	1,900,000	1,694,776	1,742,230	1,791,012	1,841,161	1,892,713
Powell Bill allocation	751,187	761,210	771,445	777,231	778,252	778,252	778,252	778,252	778,252	778,252
All others	3,434,651	3,887,689	2,789,454	3,346,693	4,408,174	2,931,082	2,975,048	3,019,674	3,064,969	3,110,944
Total Revenues	22,629,832	23,971,199	23,525,618	25,603,512	27,092,126	24,830,167	25,830,917	26,274,200	26,469,243	26,926,368
Expenditures:										
Personnel	7,193,011	7,710,073	7,753,882	9,086,784	8,634,088	9,455,398	10,175,445	10,735,094	11,271,849	11,835,442
Operating	8,500,850	8,710,804	8,428,175	8,851,612	8,993,001	8,822,427	9,175,324	9,542,337	9,924,031	10,320,992
TH/PS/PW/Bldg Maint. Rsv Fund		-	-	-	-	30,000	-	-	-	-
Cain Center (land, operating)	-	245,000	365,000	323,000	323,000	300,000	309,000	318,270	327,818	337,653
Existing Debt service	4,773,616	2,233,243	2,402,706	3,052,063	2,625,107	2,473,510	2,317,543	2,206,409	2,113,581	1,764,691
Powell Bill/Stormwater Capital	-	197,450	766,235	871,500	281,000	1,050,000	400,000	800,000	200,000	800,000
Other Capital	3,039,441	1,757,329	312,178	1,892,874	2,013,627	1,989,967	2,249,700	1,275,000	1,145,000	2,205,000
New debt svc	-	-	-	-	-	144,550	793,960	2,104,296	2,691,722	3,044,355
Transfers	6,735	1,060,000	1,229,722	-	-	-	-	-	-	-
Use of Cap Reserve	8,696	(34,484)	(71,613)	(30,000)	(30,000)	(30,000)	-	-	-	-
Total Expenditures	23,522,349	21,879,415	21,186,285	24,047,833	22,839,823	24,235,852	25,420,972	26,981,407	27,674,001	30,308,132
Net	(892,517)	2,091,784	2,339,333	1,555,679	4,252,303	594,315	409,946	(707,206)	(1,204,757)	(3,381,764)
Ending Fund Bal	17,181,392	19,273,176	21,612,509	21,097,867	25,864,812	26,459,127	26,869,073	26,161,866	24,957,109	21,575,345
Capital Reserve	-	-	-	-	-	-	-	-	-	-
Total Fund Balance	17,181,392	19,273,176	21,612,509	21,097,867	25,864,812	26,459,127	26,869,073	26,161,866	24,957,109	21,575,345
Available Fund Balance		17,481,748	19,808,064	19,097,867	23,170,988	23,765,303	24,175,249	23,468,042	22,263,285	18,881,521
End Bal as % of Exps Total	73%	88%	102%	88%	113%	109%	106%	97%	90%	71%
End Bal as % of Exps Available		80%	93%	79%	101%	98%	95%	87%	80%	62%

TOWN OF CORNELIUS, NORTH CAROLINA
GENERAL FUND LONG-TERM FINANCIAL PLAN
AS OF JUNE, 2020

	<u>FY 2017 ACTUAL</u>	<u>FY 2018 ACTUAL</u>	<u>FY 2019 Actual</u>	<u>FY 2020</u>	<u>FY 2020 EYE</u>	<u>FY 2021</u>	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Tax Assumptions:										
Value	5,241,399,464	5,431,908,611	5,499,814,530	5,552,131,900	5,552,131,900	7,353,051,835	7,530,530,059	7,643,488,010	7,758,140,330	8,689,117,170
% increase growth	3.635%	1.250%	0.951%	0.00%	2.74%	2.41%	1.5%	1.5%	0.0%	1.5%
% Change reval	0%	0%	0%	28.9%	28.9%	0%	0%	0%	12%	0%
New Value	5,431,908,611	5,499,814,530	5,552,131,900	7,156,768,213	7,353,051,835	7,530,530,059	7,643,488,010	7,758,140,330	8,689,117,170	8,819,453,927
Collection rate	97.8%	97.8%	99.0%	99.0%	99.0%	97.25%	99.0%	99.0%	99.0%	99.0%
Rate	0.255	0.255	0.255	0.2220	0.2220	0.2220	0.2220	0.2220	0.1982	0.1982
Tax produced	13,546,637	13,715,987	14,016,357	15,732,608	16,164,000	16,258,038	16,798,858	17,050,841	17,049,612	17,305,356
Revenue assumptions:										
Sales tax							3.0%	3.0%	3.0%	3.0%
Franchise tax							2.8%	2.8%	2.8%	2.8%
Powell Bill							0.0%	0.0%	0.0%	0.0%
Other							1.5%	1.5%	1.5%	1.5%
Expense assumptions:										
Personnel							5.50%	5.50%	5.00%	5.00%
Operating							4.00%	4.00%	4.00%	4.00%
Debt issuance variable:										
Beginning Debt Outstanding	16,370,722	12,436,983	11,439,504	11,360,602	11,302,036	9,137,202	8,541,848	23,137,008	24,493,894	26,887,660
Principal retired	(4,345,739)	(1,908,658)	(1,944,800)	(2,112,280)	(2,164,834)	(2,065,354)	(1,855,622)	(1,793,114)	(1,756,234)	(1,455,361)
Principal issued	412,000	911,179	1,807,332	23,308,292	-	1,470,000	16,450,782	3,150,000	4,150,000	3,170,000
Ending Debt Outstanding	12,436,983	11,439,504	11,302,036	32,556,614	9,137,202	8,541,848	23,137,008	24,493,894	26,887,660	28,602,299

There will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected,



Town of Cornelius

Residency Incentive Program

Police

Personnel Committee

- Community benefits for having law enforcement living in our community.
- Incentive should be material to offset Cornelius housing costs.
- Endorsed the Implementation of the One Vehicle per Officer Policy.
 - Agreed with stated benefits
 - Recruiting and retention tool
 - Aligns our policy with that of our competitors
 - Extends the service life of the vehicle
 - Promotes officer visibility throughout the Town
 - Improves officer satisfaction
 - Improves vehicle appearance and mechanical condition over the life of the vehicle
 - Agreed that Cornelius residents should have priority

Fire

Personnel Committee

- An incentive that encourages residency will provide benefits to emergency responses from on-call personnel and help fill part-time shifts
- Since members are part-time and/or on-call, incentive should be commensurate with the potential law enforcement incentive provided to full-time employees (e.g., $\frac{1}{2}$ incentive on a sliding scale for average hours worked in a week).

Market Study – Salary and Benefits

Personnel Committee

- Endorsed outside consultant performing in FY21 to keep salaries at market
- Committee will work with consultant again on the study

Staffing Study

Personnel Committee

- Endorsed the staffing study for:
 - FY 21 Parks, Public Works, and Finance
 - FY 22 Planning and Admin.

Manager's Recommendations

- Due to COVID-19 impact to revenues, reconsider Law Enforcement and Fire Residency incentive for FY22.
- Redevelopment committee to consider workforce housing residency incentive for all non-sworn employees.
- Start phasing in One Vehicle per Officer Policy in FY21.
- Conduct Market Study in FY21.
- Reconsider staffing study for FY22.

Residency Incentive

Davidson

- Incentive - \$5,000.00
- Only available for sworn officers
- In place prior to 2002, no current employees are aware of the date of origin
- Incentive increased from \$2,500 to \$5,000 in 2007
- All sworn officers, including the Chief of Police receive the incentive
- Total sworn staff benefiting – 16%

Huntersville

- Incentive - \$2,500.00
- Only available to sworn officers
- In place prior to 2000, no current employees are aware of the date of origin
- With the exception of the Chief of Police, all sworn officers are eligible for the incentive
- Total sworn staff benefiting – 20%

Cornelius Police Take Home Vehicle Policy

- Employees of the Cornelius Police Department shall be eligible for a take home vehicle when following guidelines are met:
 - The employee must live within 20 miles of the town limits of Cornelius. This does not apply to Executive Command Staff and officers assigned to positions deemed operationally necessary (K9 and Investigations).
 - The employee must have their current address updated in the employee file in the Spillman Records Management program.
 - The vehicle is to be parked at the employee's residence only. No off-site parking is allowed.
 - The vehicle must be secured at all times, with both windows and doors locked.

Cornelius Police Take Home Vehicle Policy

- Unauthorized individuals are not allowed to operate or be a passenger in the vehicle assigned to the employee. Examples of unauthorized individuals are:
 - Spouses
 - Children
 - Others not associated with the Town or Town business
- The vehicle may be used for transportation to and from:
 - Work at the Cornelius Police Department
 - Court-related activities
 - Department-approved training
 - Department meetings
 - Other police-related activities that have been previously approved by a supervisor
- Using the vehicle for personal business is prohibited.
- The vehicle must always remain in a state of readiness to be utilized by the department as the need arises.

Current Policy – Administration and Effect

- Administration
 - Initial assignments are made based on availability of vehicles.
 - Sworn staff living within the city limits of Cornelius have priority.
 - Previously assigned out of town vehicles are NOT recalled and re-issued to newly hired personnel living within the city limits of Cornelius.
 - All newly hired personnel meeting the eligibility requirements are placed on a waiting list and will be issued a vehicle based on seniority and vehicle availability.
- Effect
 - Sworn staff without a take home vehicle – 16 (25%)
 - 13 – no available vehicles
 - 3 – beyond mileage range

Implementation of a One Vehicle Per Officer Policy

- Administration
 - The program would follow the guidance of our existing Take Home Vehicle Policy.
 - An additional requirement to the current policy would include the completion of field training prior to the issuance of a take home vehicle.
- Implementation
 - Complete implementation requires the addition of 13 vehicles.
 - Requires four years for full implementation
 - Retain unmarked, mechanically sound vehicle for an additional one to two years beyond current recommended surplus interval.
 - Focus on purchasing marked patrol vehicles
 - Purchase one additional patrol vehicle per year (9 total vehicles).

Four Year Projection

Budget Year	Surplus	Purchase	Net
FY20	8	9	1
FY21	5	9	4
FY22	2	9	7
FY23	8	9	1
Total	23	36	13

Resident Firefighters

- Currently there are 72 firefighters on the roster
- 41 firefighters that live within the town limits of Cornelius
 - 3 of these are not yet certified but will be soon
 - 3 are Junior firefighters (under 18) and would not be eligible for a stipend
- 13 firefighters have moved out of Cornelius in the last two years due to the high cost of living (property value, property taxes, etc.)
- There are 11 officers including the Fire Chief, three Deputy Chiefs and seven Captains. All Officers are required to live within the town limits per the Fire Department bylaws

How do Cornelius Firefighters Earn Income?

- We have 5 members that are “on call” firefighters only meaning they do not work part time shifts. These members earn on call money by answering calls throughout the year, pulling duty shifts at the fire station and obtaining required training. The total number of hours spent “on call” on incidents are totaled at the end of the year. Members can also pull a duty shift (a period of 10 hours at the station) and receive credit basically paying them for three hours of time. Firefighter only members are paid for up to 36 hours of required training. Firefighter/EMT’s are paid for up to 60 hours of training. Firefighter certification only is \$14.00 and FF/EMT is \$15.00.
- 3 members are Junior Firefighters under the age of 18 – this is like an Explorer program and they do not receive any compensation.
- The remaining 32 are a mixture - all work part time shifts as well as serve in the “on call” role in the event they are needed. Their part time shifts are paid on a monthly basis. Their “on call” numbers are figured the same way as the “on call” only firefighters above and paid annually. They are labeled as Part Time on the spreadsheet

Pay Scale and Frequency

- Base pay for part time Firefighter/EMT is \$15.00
- Fire Boat Operators earn an additional .50 per hour. Firefighter/EMT/FB Operator is \$15.50
- Captains earn \$16.00 and are required by our bylaws to live inside the Town Limits – Captains that are boat operators make \$16.50
- Deputy Chiefs earn \$17.00 and are required by our bylaws to live inside the Town Limits – Deputy Chiefs that are boat operators make \$17.50
- Fire Chief earns \$19.00 an hour
- Part Time shifts are paid on a monthly basis
- All “on call” monies earned are paid on an annual basis.

Average Hours Working & On Call

- Our members averaged working part time shifts 70hrs a month in FY20.
- On Call Hours - 6,201.896 hours paid; after pay is broken out that is 516.824667 hours p/ year. That p/ mo is 11.7460152 (or roughly 9.94 hours p/ week—basically one 10 hr shift p/ week) hours that members contribute on an “on call” basis.

Recommended Incentive

- My recommendation would be to help these firefighters offset the cost of property taxes to live in the Town of Cornelius and Mecklenburg County as well as fuel used to travel to the fire station throughout the year.
- \$1,800 p/yr real estate property tax
- \$600 p/yr automotive property tax/fee's/etc.
- \$600 p/yr fuel expenses (which is \$25.00-50 for a tank 1-2 tanks of fuel to respond in a month)
- Those figures total to \$3,000 p/ year.

Pay Plan

Salary Grade	Job Title	FLSA Status	Minimum	Maximum
11	PW Maintenance Technician	NE	\$28,224	\$44,100
	Receptionist	NE	\$28,224	\$44,100
12	Parks Maintenance Technician	NE	\$29,635	\$46,305
	Police Records Clerk	NE	\$29,635	\$46,305
	Recreation Program Assistant	NE	\$29,635	\$46,305
	Equipment Operator	NE	\$29,635	\$46,305
13	Administrative Assistant	NE	\$31,117	\$48,620
	Animal Control Officer	NE	\$31,117	\$48,620
	Financial Assistant	NE	\$31,117	\$48,620
14	IT Technician	NE	\$32,673	\$51,051
	Telecommunicator	NE	\$32,673	\$51,051
15	Animal Shelter Manager	NE	\$34,307	\$53,604
	Police Records Manager	NE	\$36,022	\$56,284
	Senior Telecommunicator	NE	\$34,307	\$53,604
16	Crew Leader	NE	\$36,022	\$56,284
17		NE	\$37,823	\$59,098
18	Planner	NE	\$39,714	\$62,053
	Telecommunications Supervisor	NE	\$39,714	\$62,053
	Arts Center Program Manager	NE	\$39,714	\$62,053
	Recreation Ctr Program Manager	NE	\$39,714	\$62,053
19	Police Officer	NE	\$41,700	\$65,155
	Police Analyst	NE	\$41,700	\$65,155
	Athletic Program Manager	NE	\$41,700	\$65,155
	Special Events Manager	NE	\$41,700	\$65,155
20	Accountant	NE	\$43,785	\$68,413
	Benefits/Payroll Coordinator	NE	\$43,785	\$68,413
	Police Corporal	NE	\$43,785	\$68,413
	Police Detective	NE	\$43,785	\$68,413
21	Recreation Superintendent	E	\$45,974	\$71,834
22	Town Clerk	NE	\$48,272	\$75,425
	Public Works Supervisor	NE	\$48,272	\$75,425
23	Senior Planner	NE	\$50,686	\$79,196
	Police Sergeant	NE	\$50,686	\$79,196
24			\$53,220	\$83,156
25	Police Lieutenant	E	\$58,675	\$91,680
26			\$58,675	\$91,680
27	IT Manager	E	\$61,609	\$96,264
	Assistant Planning Director	E	\$61,609	\$96,264
	Park & Recreation Assist. Director	E	\$61,609	\$96,264
28	Captain	E	\$67,924	\$106,131
29	Public Works Director	E	\$67,924	\$106,131
30	Parks & Recreation Director	E	\$71,320	\$111,438
	Planning Director	E	\$71,320	\$111,438
	Police Major	E	\$71,320	\$111,438
31			\$74,886	\$117,010
32	Finance Director	E	\$78,630	\$122,860
	Assistant Town Manager/PW	E	\$78,630	\$122,860
33			\$82,562	\$129,003
34	Chief of Police	E	\$86,690	\$135,453
35			\$91,025	\$142,226
36	Deputy Town Manager	E	\$95,576	\$149,337

Sworn Police

Job Title	Salary Grade	Home Department	Annual Salary	YOS	Annual Incentive	Benefits	New Annual
Police Patrol Officer	19	Police Department	43,576	0.6	2,000	456	46,032
School Resource Officer	19	Police Department	53,957	11.9	2,000	456	56,413
Police Sergeant	23	Police Department	59,653	10.5	1,500	342	61,495
Police Sergeant	23	Police Department	65,417	17.0	1,500	342	67,259
Police Lieutenant	25	Police Department	77,615	15.8	1,000	228	78,843
Police Lieutenant	25	Police Department	82,265	24.0	1,000	228	83,493
					9,000 *	2,052	

Salary Grade		
20 or less	100%	\$2,000
21-23	75%	\$1,500
24-26	50%	\$1,000
27-28	25%	\$500

* \$12,000 if no sliding scale. (+ \$2,736 benefits)

Employees in Cornelius

Job Title	Salary Grade	Home Department	Annual Salary	YOS	Annual Incentive	Benefits	New Annual
PW- Street Maintenance	11	Public Works	30,743	3.3	2,000	456	33,199
PW- Street Maintenance	11	Public Works	32,278	5.3	2,000	456	34,734
Park Maintenance Tech	12	PARC- FT	34,304	4.0	2,000	456	36,760
Financial Assistant	13	General Government	36,660	4.4	2,000	456	39,116
Animal Control Officer	13	Animal Control	46,651	17.5	2,000	456	49,107
Sr. Telecommunicator	15	Communication	49,975	22.0	2,000	456	52,431
PW- Crew Leader	16	Public Works	52,101	29.2	2,000	456	54,557
Telecommunications Supervisor	18	Communication	46,608	16.0	2,000	456	49,064
Recreation Supervisor	18	PARC- FT	51,139	16.9	2,000	456	53,595
Planner	18	Planning & Zoning	40,998	1.4	2,000	456	43,454
Athletic Supervisor	19	PARC- FT	50,191	2.7	2,000	456	52,647
Police Patrol Officer	19	Police Department	43,576	0.6	2,000	456	46,032
School Resource Officer	19	Police Department	53,957	11.9	2,000	456	56,413
PW Supervisor	22	Public Works	75,405	27.4	1,500	342	77,247
Police Sergeant	23	Police Department	59,653	10.5	1,500	342	61,495
Police Sergeant	23	Police Department	65,417	17.0	1,500	342	67,259
Police Lieutenant	25	Police Department	77,615	15.8	1,000	228	78,843
Police Lieutenant	25	Police Department	82,265	24.0	1,000	228	83,493
					32,500 *	7,410	

Salary Grade		
20 or less	100%	\$2,000
21-23	75%	\$1,500
24-26	50%	\$1,000
27-28	25%	\$500

* \$36,000 if no sliding scale. (+ \$8,208 benefits)

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk

Action Requested:

Review the minutes from Apr. 20th - Regular Meeting.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 04-20-20_Regular_Meeting_draft.pdf	Regular Minutes	Backup Material



BOARD OF COMMISSIONERS

April 20, 2020
MINUTES

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:00PM.

2. DETERMINATION OF QUORUM

All commissioners verbally acknowledged their presence via roll call by Mayor Washam and participated electronically using Zoom.

3. APPROVAL OF AGENDA

Commissioner Miltich made a motion to approve the agenda as presented.

Commissioner Sisson seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Washam led the pledge after a moment of silence was observed.

5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Duke reported on the following:

- Exchanged emails with Don Mitchell from ElectriCities regarding a utility oversight committee.

Commissioner Ross reported on the following:

- Go to www.visitlakenorman.org for information on ways to support our local businesses. They have a virtual tip jar to support and thank area service workers.

Commissioner Bilodeau reported on the following:

- Participated in a virtual Arts and Science Council (ASC) Board meeting on Apr. 15th. Their revenue struggles continue even through COVID-19 but they have created a Mecklenburg Creative Resiliency Fund that will award up to \$500 to artists that may have personal emergencies or have lost income due to the pandemic. The Foundation for the Carolinas through their COVID Crisis Fund has awarded ASC a \$50K grant.
- Thanked the frontline essential workers, first responders and healthcare workers for the great job they are doing.

Commissioner Miltich reported on the following:

- Participated in a Zoom webinar on Apr. 17th with the Chamber's Focus Friday regarding the COVID response by Mecklenburg County Commissioner Elaine Powell, as well as the SBA's efforts in getting the economy built back up.

Commissioner Sisson reported on the following:

- Chamber COVID-19 resources are available at www.lakenormanchamber.org. The comprehensive guide provides links to all of the different resources a small business might need: COVID-19 information; how to support the local business economy; business resources (PPP and Emergency Loan process); local labor guides; Chamber programs; and quick links to virtual programs like a Regional Business Approach to COVID-19, a webinar on CARES Act, Focus Friday sessions, Operation Feed Lake Norman and Operation Shop Lake Norman.
- Chamber virtual events – In the Huddle coaching sessions for preparing and planning post COVID-19 are available every Monday and Friday at 11AM through Zoom; Diet Myths Fact or Fiction webinar hosted by Tara Fiano will be held on Apr. 24th at noon; Leading Through Crisis final session webinar hosted by John Maxwell will be held on Apr. 21st at noon; and WSIC radio (105.9FM) will co-host with U.S. Sen. Thom Tillis on Apr. 27th at 8AM.
- National Small Business Week is May 4th – 8th.

Manager Grant reported on the following:

- COVID-19 updates and reminders – the County reports 1,212 confirmed cases and 29 deaths to date; the Stay at Home order has been extended until Apr. 29th to match Gov. Cooper's statewide mandate; the County is encouraging that simple cloth masks be worn when people go out in public; the State's mandates for essential businesses now include limiting the number of people in a store at one time, marking the 6' distancing at checkout areas, and specified cleaning measures; and the County is warning that some of the local rapid tests may give misleading results so if you are experiencing COVID-19 symptoms contact Mecklenburg County Public Health at 980-314-9400.
- Help for small businesses – loan applications are now available at www.mecknc.gov for small and micro businesses impacted by COVID-19. Mecklenburg County has committed \$6M for the loans to small businesses with less than 60 employees and micro businesses with less than 5 employees.
- Public Works employees get recognition – the residents of Cornelius are thanking the Town's Public Works staff for stepping up and doing yard waste collections when Republic Services suspended the service.
- Cornelius Police Department promotion – Officer John Lineberger was promoted to Corporal on Apr. 20th and has been employed by the Town since 2012.
- Cornelius Police Department new hires – Officer Christian Bunce was sworn in on Apr. 20th and April Beckman was hired as the new Records Manager on Mar. 2nd.

Mayor Washam reported on the following:

- Social media video updates to the Cornelius residents continue.
- Continue to support the local restaurants by ordering curb side service.
- The Easter bunny made its way through the streets of Cornelius escorted by CPD.
- "We're all in this together" video message was created from the County's elected officials.
- EDC update –there are a total of 40 projects with 6 projects in the region.

6. CITIZEN CONCERNS/COMMENTS

Mayor Washam stated that the Board would hear public comment by email to TownofCornelius@cornelius.org. Please include your name and address and your comment will be read into the record upon receipt.

Town Clerk Lori Harrell reported that there were no comments to be read.

7. CONSIDERATION OF APPROVAL

A. McDowell Creek Greenway, Phase II – Supplemental Funding

PARC Director Troy Fitzsimmons gave an overview of the Town's 2015 Greenway Master Plan and identified phase two of the McDowell Creek Greenway project that is eligible for additional NCDOT grant funding. He outlined the \$3.88M in construction costs associated with the project, the existing funding of \$2.6M and the \$1.281M funding need. After bids were received, a request for supplemental funding through CRTPO was made, approved and sent to NCDOT. NCDOT has agreed to a \$1,025,566 supplemental agreement with a Town match of \$256,932. In 2019, the Town received a \$100K grant from Carolina Thread Trail, so that \$100K will go towards the Town's match of the supplemental agreement and the remaining balance is tied to the 2013 Park Bond funds.

Commissioner Bilodeau asked what the likelihood was for some of the grant funding to go away due to revenue shortfalls as a result of COVID-19. Mr. Fitzsimmons stated that he has not received any indication from NCDOT that the pandemic will impact funding for this project.

Commissioner Bilodeau made a motion to approve the supplemental funding agreement pending NCDOT's final approval and authorize the Town Manager and Town Attorney to finalize the terms and execute the agreement. Commissioner Miltich seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

B. McDowell Creek Greenway, Phase II – Construction Contract

PARC Director Troy Fitzsimmons gave an overview of the construction contract bid process for McDowell Creek Greenway, Phase II. There were four contractors that submitted bids and J.D. Goodrum was determined to be the lowest bidder. Upon the Board's approval, construction is anticipated to begin in May or June.

Commissioner Sisson made a motion to approve a contract with J.D. Goodrum for the construction of the McDowell Creek Greenway, Phase II and authorize the Town Manager and Town Attorney to finalize the terms and execute it, contingent upon NCDOT's final approval of supplemental funding. Commissioner Duke seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

Commissioner Sisson made a motion to approve Resolution #2020-00961 authorizing the Town Manager to execute the contract with J.D. Goodrum and any change orders on behalf of the Town. Commissioner Miltich seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

Resolution #2020-00961 is hereby made part of the minutes by reference.

C. Cornelius-Mecklenburg County Memorandum of Understanding for Antiquity Greenway

PARC Director Troy Fitzsimmons gave an overview the MOU for the maintenance of the Antiquity Greenway. He explained that all Town developed greenways have been turned over to the County for operation management because they have the expertise and resources to adequately maintain the greenway assets. The agreement is for 10 years and can be renewed annually in 2030.

Commissioner Sisson said she has noticed that erosion cleanup across the pathways at Ramsey Creek Park has not been done and questioned if Mecklenburg County's maintenance schedule has changed due to the crisis. Mr. Fitzsimmons stated that he could not speak to the scheduling, but he does know that the park maintenance employees are still employed. He said that he would follow up with the County regarding her concerns.

Commissioner Bilodeau stated that Jetton Park is being well maintained and referenced the debris cleanup that was completed within a day after the most recent storm. He asked if the Town would have any alternative options if the County would decide to close the greenways during the pandemic. Mr. Fitzsimmons stated that based on the agreement, the County would make the ultimate decision; however, they would most likely consult with the Town before making that decision. Commissioner Bilodeau stated that there have been unintended consequences with the County closing their parking lots to the parks as now local streets have become the new parking lots. Mr. Fitzsimmons stated that the County will police their area and Cornelius PD will address the off-premise issues, if they arise.

Commissioner Miltich stated that he hopes the County considers re-opening the parks and boat ramps to provide people with as much outdoor activity as safely possible. He voiced his thoughts to County Commissioners Elaine Powell and Pat Cotham.

Commissioner Miltich made a motion to approve the MOU between the Town and Mecklenburg County for the management of the Antiquity Greenway and authorize the Town Manager and Town Attorney to finalize the terms and execute the MOU. Commissioner Duke seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

8. OLD BUSINESS

A. FY21 Budget Discussion-cont'd

Manager Grant stated that the items to be covered include: a follow up on ElectriCities; FY20 revenues and expenditures; and the Fire Service District tax.

Don Mitchell with ElectriCities presented five different rate schedule scenarios for the Board to consider in an effort to fund the maintenance, capital items and provide a good fund balance. Scenario #1 will have equal rate increases in July 2021 and July 2023 (8.6% overall rate increases). Scenario #2 will have rate increases in July 2021, July 2023 and July 2025 (7.6% overall rate increases). Scenario #3 will have rate

increases in January 2021 (1.84% overall rate increase), July 2021 and each July through 2025 (3.75% overall rate increases). Scenario #4 will have rate increases in July 2022 through July 2026 (4.42% overall rate increases). Scenario #5 will have rate increases in January 2021 (2% overall rate increase), July 2021 and each July through 2026 (gradual rate increases between 2.70% - 5.53%).

Commissioner Duke asked Mr. Mitchell and Manager Grant which scenario they would recommend. Manager Grant stated that he wanted to receive feedback from the Board; however, he would recommend moving forward in FY21 with the maintenance plan and begin the capital projects but delay the actual rate increases till FY22 and use Scenario #4. If the Board desires doing just a couple of increments, then he would recommend using Scenario #1. Commissioner Duke agreed with Manager Grant on using Scenario #4. Commissioner Bilodeau said that he agreed with Scenario #4 as well.

Mayor Washam asked what the other utilities typically do with rate increases. Mr. Mitchell stated that most of the municipalities have rate increases that go along with their wholesale power cost changes, so it varies from town to town.

Commissioner Bilodeau stated that the Town is in a “catch up” position to make up for past delays. Mayor Washam agreed with Commissioner Bilodeau.

Mr. Mitchell gave an overview of the rates for average homeowners, the differences between residential and commercial rates and the seasonal rates. Manager Grant stated as a next step, Booth and Associates will break out what the new rate structures will look like, seasonal rates, and basic charges for residential and commercial customers. Manager Grant stated that the rate projections will need to be revisited periodically to ensure they still cover the systems costs.

Manager Grant asked the Board if everyone was comfortable with Scenario #4. All commissioners were in support of Scenario #4 as it seems to be the best option for the residents.

Manager Grant gave an overview of the FY20 revenue items and expenditures that have been reassessed due to the COVID-19 pandemic. Commissioner Bilodeau asked if we have asked the sponsors about hanging on to their sponsorship funds for next year. Mr. Fitzsimmons stated that he is trying to keep them on board. Commissioner Bilodeau asked about the athletic sponsors. Mr. Fitzsimmons stated that athletic sponsorships are pay as you go.

Manager Grant gave an overview of the assessed values located in the Town’s ETJ (Extra Territorial Jurisdiction) and within the ETJ, there is a Fire Service District with a tax associated to it that is set by Mecklenburg County. Every year the County will ask town managers for their recommendations on the tax rates. Recently an error was discovered in the FY20 assessed values that impacted the revenue neutral rate; therefore, he will be recommending to the County a revenue neutral rate that will produce revenues similar to FY19.

9. CONSENT AGENDA

- A. Approve Minutes – Special Meeting Mar. 31st (Approved 5-0)
B. Approve Minutes – Regular Meeting Apr. 6th (Approved 5-0)

Commissioner Miltich made a motion to approve the Consent Agenda as presented. Commissioner Ross seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

10. COMMISSIONER CONCERNS

A. County Parks in Cornelius

Commissioner Bilodeau suggested making a formal appeal to the County to reopen the parking lots of their parks in Cornelius so that cars are not lining the local streets and nearby parking lots to access the park. Manager Grant said that he would take the concerns to the Emergency Management group for their feedback.

B. COVID-19

Commissioner Miltich explained that he continues to follow the IHME COVID modeling which is pretty consistent with the actual numbers and is showing social isolation can be reduced around May 15th and perhaps even sooner. He encouraged everyone to keep washing their hands and keeping their distance. Mayor Washam stated that he understands the timing, but residents are starting to get restless. Manager Grant stated that the #1 barrier is adequate testing when considering how and when to get things back up and running again.

11. ADJOURNMENT

There being no further business to discuss, Commissioner Sisson made a motion to adjourn at 9:00PM. Commissioner Miltich seconded the motion and it passed unanimously, 5-0 (individual verbal vote was obtained).

Approved this 4th day of May, 2020.

ATTEST:

Lori A Harrell, Town Clerk

Woody Washam, Mayor

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: May 4, 2020

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director



Action Requested:

Please find the attached two lists of proposed refunds based upon the information received from the County Assessor. The lists are necessary as a result of value adjustments as performed by the Mecklenburg County Assessor and/or Board of Equalization and Review and corrections as determined by the Mecklenburg County Assessor. Those refunds total = \$4,138.75 (tax) + \$120.91 (interest) = \$4,259.66. The refunds range in value from \$10.87 to \$1,618.43. As required by Statute, please approve refunds. There are no Board member refunds in this group.

Manager's Recommendation:

Approve tax refunds.

ATTACHMENTS:

Name:	Description:	Type:
 050520T1_Cornelius_no_interest_refunds_2020_03_15.pdf	County List #1	Cover Memo
 050520T2_Cornelius_refund_with_interest_2020_03_15.pdf	County List #2	Cover Memo

Tax Year	Bill Number	Source Type	Adj #	Adj Reason	Date of Adj.	Refund Recipient Name	Refund Amount (\$)
2019	0001567545-2019-2014-0000-00	BUS	585541	Informal Appeal	3/9/20	CHAMPION TIRE & WHEEL INC	\$ 126.06
2019	0001567545-2019-2015-0000-00	BUS	585540	Informal Appeal	3/9/20	CHAMPION TIRE & WHEEL INC	\$ 97.38
2019	0001567545-2019-2016-0000-00	BUS	585543	Informal Appeal	3/9/20	CHAMPION TIRE & WHEEL INC	\$ 265.76
2019	0001567545-2019-2017-0000-00	BUS	585539	Informal Appeal	3/9/20	CHAMPION TIRE & WHEEL INC	\$ 106.16
2019	0001567545-2019-2018-0000-00	BUS	585542	Informal Appeal	3/9/20	CHAMPION TIRE & WHEEL INC	\$ 698.46
							\$ 1,293.82

Tax Year	Bill Number	Parcel #	Source Type	Adj #	Adj Reason	Date of Adj.	Refund Recipient Name	Additional Owners	Refund	Interest	Total
2019	0001447695-2019-2019-0000-00	00541223	REI	585689	BER Decision	03/11/20	ALLEN, T BRIAN		\$ 107.01	\$ 4.55	\$ 111.56
2019	0001416641-2019-2019-0000-00	00159147	REI	585582	BER Decision	03/10/20	COX, DAYMOND A	COX, ROSE ANN	\$ 196.24	\$ 8.34	\$ 204.58
2019	0001412415-2019-2019-0000-00	00146701	REI	585692	BER Decision	03/11/20	FRANCIS, MARK CHARLES	FRANCIS, DENIS F	\$ 181.82	\$ 7.73	\$ 189.55
2019	0001411442-2019-2019-0000-00	00143129	REI	584728	BER Decision	03/10/20	HALL, DONALD D JR R/L/T		\$ 323.46	\$ 13.75	\$ 337.21
2019	0001404475-2019-2019-0000-00	00110401	REI	585126	BER Decision	03/10/20	HPA BORROWER 2017-1 LLC		\$ 27.75	\$ 1.18	\$ 28.93
2019	0001441293-2019-2019-0000-00	00526101	REI	585122	BER Decision	03/10/20	HPA BORROWER 2018-1 LLC		\$ 10.43	\$ 0.44	\$ 10.87
2019	0001446402-2019-2019-0000-00	00538830	REI	585593	BER Decision	03/10/20	JORDAN, STEPHEN K II		\$ 18.87	\$ 0.80	\$ 19.67
2019	0001438946-2019-2019-0000-00	00514312	REI	585594	BER Decision	03/10/20	JUNG, DUANE	JUNG, ANDREA	\$ 71.26	\$ 3.03	\$ 74.29
2019	0001412558-2019-2019-0000-00	00147122	REI	584325	BER Decision	03/10/20	KARRES GUS N	GUS N KARRES REVOABLE LIVING; HONDROS FAMILY LLC; KAPERONIS DEMETRIOS G	\$ 1,552.45	\$ 65.98	\$ 1,618.43
2019	0001410578-2019-2019-0000-00	00131252	REI	585600	BER Decision	03/10/20	TRAVIS, CHARLES L III	TRAVIS, JANICE C	\$ 176.49	\$ 7.50	\$ 183.99
2019	0001407691-2019-2019-0000-00	00115165	REI	585606	BER Decision	03/10/20	WILLIAMSEN, ROBERT N SR	WILLIAMSEN, CHRISTINE J	\$ 179.15	\$ 7.61	\$ 186.76
									\$ 2,844.93	\$ 120.91	\$ 2,965.84