



TOWN OF CORNELIUS

Cornelius Town Hall

BOARD OF COMMISSIONERS

June 19, 2017

Agenda

PRE-MEETING - 5:45 PM

- Closed Session - Litigation Matter

TOWN BOARD - 7:00 PM

1. CALL TO ORDER
2. DETERMINATION OF QUORUM
3. APPROVAL OF AGENDA
4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
5. MAYORAL PROCLAMATIONS
 - A. Margaret Harmon's 100th Birthday
6. MAYOR/COMMISSIONERS/MANAGER REPORTS
7. CITIZEN CONCERNS/COMMENTS
8. PUBLIC HEARING AND CONSIDERATION OF APPROVAL
 - A. ANNEX 01-17 Circle K
9. CONSIDERATION OF APPROVAL
 - A. Schedule of Fee Changes
 - B. FY17 Operating Budget Amendment
 - C. Resolution for Stream Restoration Grant Funding
10. COMMISSIONER CONCERNS
11. ADJOURNMENT

Please note that to speak during **CITIZENS CONCERNS/COMMENTS** or **PUBLIC COMMENT**, please use the signup sheet provided before the Board meeting and list your name, address and topic. Each speaker will be allowed 3 minutes to speak. A "hard stop" will occur after 3 minutes for each speaker. Any information displayed must be submitted to the Town Clerk within 48 hours prior meeting.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Action Requested:

Hold a Closed Session to discuss a potential litigation matter under attorney-client privilege.

Manager's Recommendation:

Hold a Closed Session.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager


Action Requested:

Mayor Travis will recognize MamMaw Harmon's 100th birthday to be celebrated on July 1st.

Manager's Recommendation:

Execute proclamation.

ATTACHMENTS:

Name:	Description:	Type:
 Margaret_Harmon_Day.doc	Margaret Harmon's 100th Birthday	Backup Material

MAYORAL PROCLAMATION MARGARET HARMON'S BIRTHDAY

WHEREAS, Miss Margaret Harmon (a.k.a. MamMaw), has been a resident of Cornelius for 55 years; and

WHEREAS, she is a life time member of First Baptist Church in Cornelius and has raised her 2 sons; and

WHEREAS, on June 29th MamMaw will turn 100 years old and will celebrate her birthday with family and friends on July 1st.

NOW, THEREFORE, I, Charles L. Travis, III, Mayor of the Town of Cornelius, do hereby proclaim June 29, 2017 as

MamMaw Harmon's Day

in the Town of Cornelius and wish MamMaw a very Happy 100th Birthday.

Charles L. Travis, III
Mayor

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 19th day of June, 2017.

REQUEST FOR BOARD ACTION

 Print

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners
From: Wayne Herron, AICP
Director of Planning

Action Requested:

Circle K Stores Inc. has petitioned the Town of Cornelius to voluntarily annex 9.01 acres of property located on the southwest corner of the intersection of Bailey Road and N.C. Highway 115 (Old Statesville Road).

At the May 15th Town Board Meeting the Town Clerk was directed to investigate the sufficiency of the application for annexation. Staff has included the Town Clerk's certificate of sufficiency as required by North Carolina General Statute.

At this time, the Board is asked to conduct the required public hearing and consider adoption of the ordinance for annexation.

Manager's Recommendation:

Hold public hearing and approve annexation ordinance.

ATTACHMENTS:

Name:	Description:	Type:
Petition.pdf	ANNEX 01-17 Petition - Circle K	Backup Material
ANNEX_01-17_Circle_K_-_PLAT.pdf	ANNEX 01-17 Circle K PLAT	Backup Material
ANNEX_01-17_Certificate_of_Sufficiency.pdf	ANNEX 01-17 Certificate of Sufficiency	Backup Material
01-17_Circle_K_Annex.pdf	ANNEX 01-17 Zoning Map	Backup Material
ANNEX_01-17_-_ORDINANCE_TO_EXTEND_THE_CORPORATE_LIMITS_OF_THE_TOWN_OF_CORNELIUS__NORTH_CAROLINA.docx	ANNEX 01-17 Ordinance to Extend Corporate Limits - Circle K	Ordinance

ANNEXATION PETITION
Town of Cornelius
Mecklenburg County – North Carolina

WE THE UNDERSIGNED OWNERS of the real property as contained in the METES AND BOUNDS DESCRIPTION with PLAT ATTACHED hereto, respectfully request that the area described below be annexed and made part of the Town of Cornelius, North Carolina.

Items below are required in order to complete your application and shall be submitted when your application is filed.

- 1. A complete copy of the last deed of record (a written metes and bounds description is required if the description contained in the deed is different from the boundary survey of the property to be annexed), and
- 2. One of the following: *see "Calculated acreage..." below
 - a copy of the plat outlining in red the property to be annexed (if property is split according to Mecklenburg County Tax Map parcels), or
 - a copy of the Mecklenburg County Tax Map 1"=200' scale or 1"=100' inserts (if the property is entire Tax Map/Parcels).

PROPERTY INFORMATION – Please complete (print or type) all of the following:

Mecklenburg County Real Estate Identification	Deed Book & Page Number	Acreage Annexed	Existing Population	Assessed \$
00533124	DB 60 Pg. 971	2.86 acres		
00533102	DB 60 Pg. 971	6.15 acres		

*Calculated acreage within parcel(s), including rights-of-way fronting the properties within, as calculated per 2. above or by staff.

(Rd) 9.01 Acres (Rd) _____ Acres
Fire District Cornelius Rural

Circle K Stores Inc. 2550 W. Tyvola Rd., Suite 200, Charlotte, NC 28217 (478) 494-1828
Property Owner Current Address Phone
Property Owner Current Address Phone

Has any vested right under NC General Statute 160A 385.1 been established for the property subject to this annexation petition by any county of municipality? No

SIGNATURES – Please complete one of the following sections:

PROPERTY OWNED BY INDIVIDUALS (Both husband & wife must sign)

Signature _____ Date _____
Signature _____ Date _____
Signature _____ Date _____

PROPERTY OWNED BY CORPORATION

The area to be amended is owned by a corporation property registered with the State of North Carolina.

THE PRESIDENT IS DAG ROGER RINDE

THE SECRETARY IS Brittany L Moore

Signature of President [Signature] Date 4/20/17

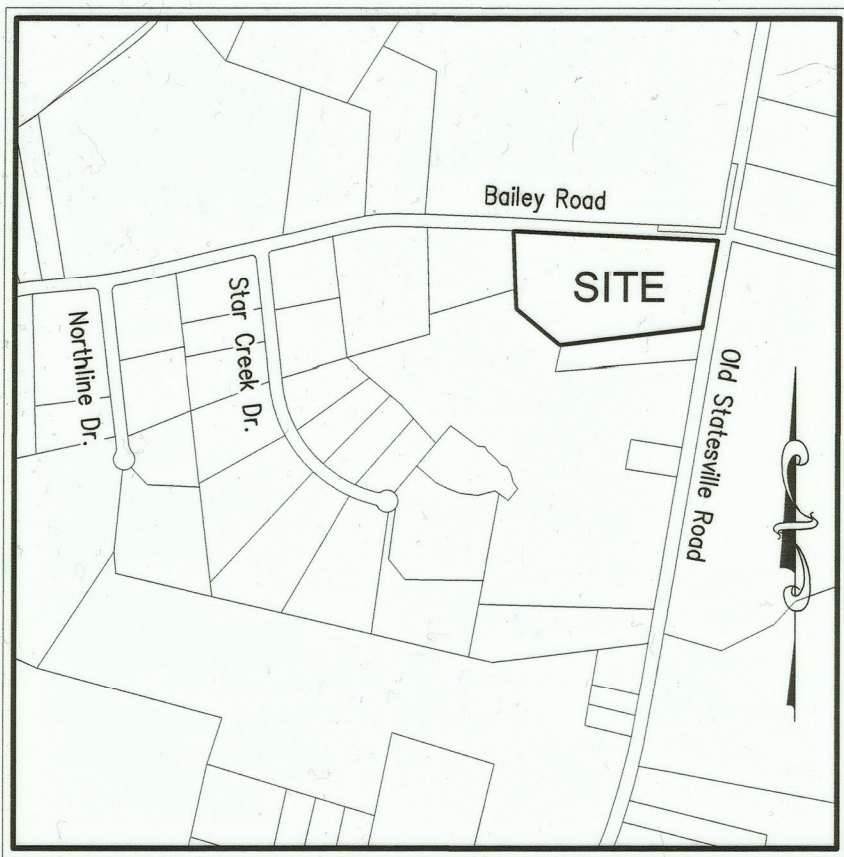
Signature of Secretary Brittany L Moore Date 4/20/17

Notary Brittany L Moore Commission Expires 1-4-2022

Notary Seal
Brittany L Moore
Notary Public
Cleveland County, NC
My Commission Expires:
1-4-2022
Brittany L Moore

OFFICE USE ONLY

Petition # A _____ Date Filed _____
Amount Paid _____ Receipt # _____
Date Paid _____ Received By _____



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Mecklenburg County North Carolina, Community Panel Number 3710464200K, dated 09/02/2015, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

Certificate of Survey and Accuracy
State of North Carolina, Union County
I, F. Donald Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 66, Page 300); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended. This survey is a recombination of existing parcels, a court ordered survey or other exception to the definition of subdivision.
Witness my original signature, registration number and seal this the

26 day of April, A.D., 2017
F. Donald Lawrence
F. Donald Lawrence, NCPLS L-1290



Certificate of Approval for Recording:
I hereby certify that the subdivision plat shown hereon is exempt from the subdivision provisions of the Cornelius Land Development Code, and is therefore exempt from its provisions. The plat has been found to comply with the zoning regulations of the Cornelius Land Development Code, and has been approved by the Town of Cornelius for recording in the Office of the Register of Deeds of Mecklenburg County.

Date _____ Planning Director, Cornelius, North Carolina

State of North Carolina, County of Mecklenburg

_____, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all the statutory requirements for recording.

Date _____ Review Officer

Town Board Approval for Recording:

The Town Board of the Town of Cornelius, meeting in regular session on the ____ day of _____, 2017, Approved the extension of the corporate limits of the Town of Cornelius as shown on this plan and recorded in Minute Book _____, Page _____

Town Clerk _____ or _____ Mayor

NOTES

1. Areas computed using coordinate geometry.
2. This map was prepared without the benefit of a title search.
3. Survey subject to full title search.
4. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
5. All distances shown are horizontal ground distances.
6. No recoverable NCGS Horizontal Control Monument located within 2000 feet of subject property.
7. Rebar set at all corners unless otherwise noted.
8. Broken lines indicate property lines not surveyed.
9. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
10. Other underground utilities may exist but their locations are not known.
11. Area to be annexed: PID 05-033-102 & 05-033-124 392,562 sf. or 9.01 acres

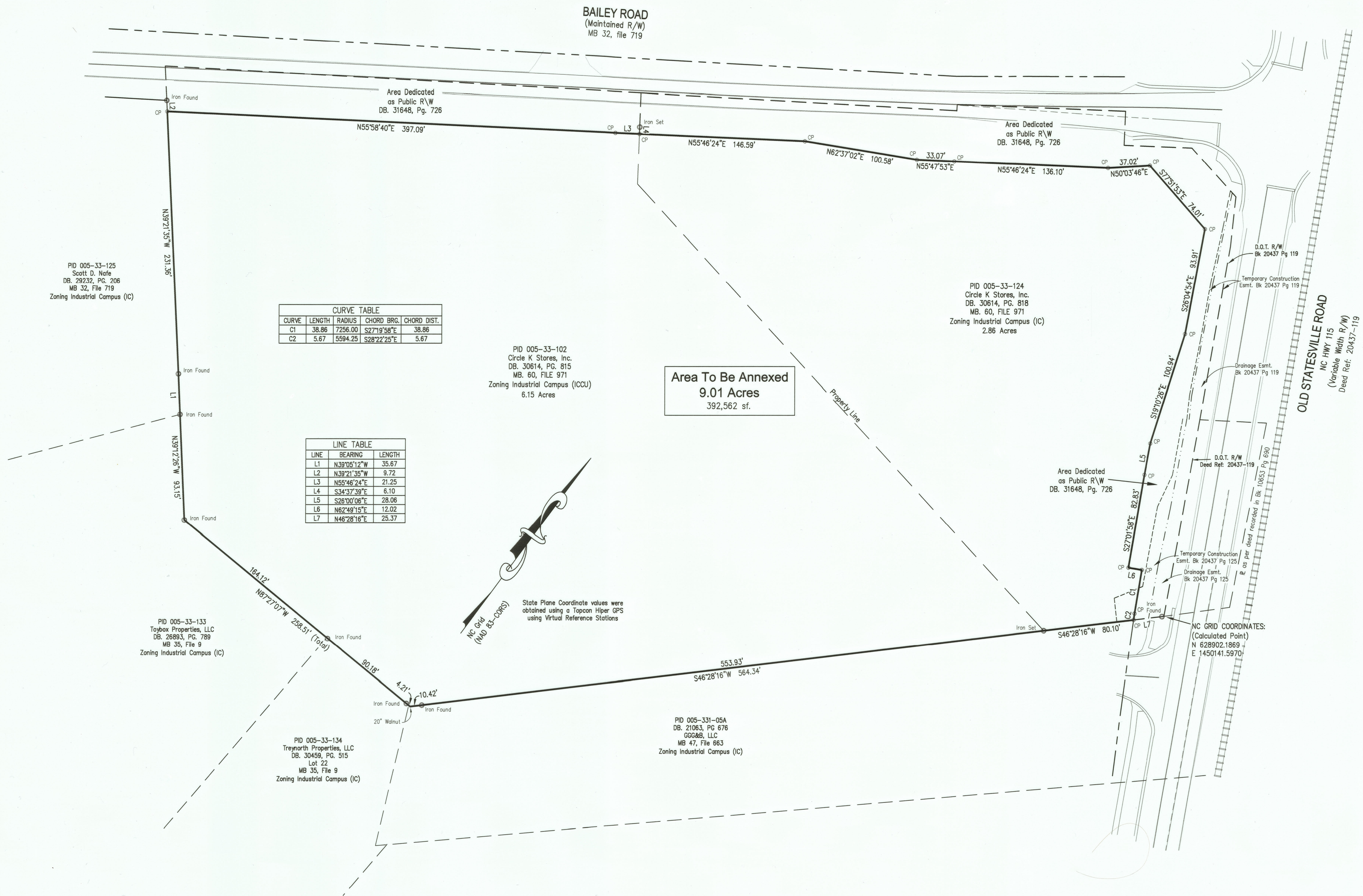
Parcel ID: 005-33-102, 005-33-104 & 005-33-124

Zoning: CZ

Setbacks:

- 25' - Front
- 0' - Side
- 0' - Rear

Tract 1 - 6.15 Acres
Tract 2 - 2.86 Acres

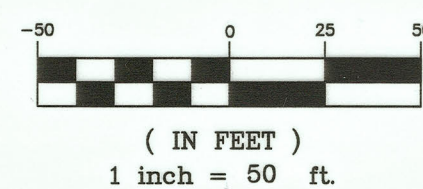


CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEG.	CHORD END.
C1	38.86	7256.00	S27°19'58"E	38.86
C2	5.67	5594.25	S28°22'25"E	5.67

LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°05'12"W	35.67
L2	N39°21'35"W	9.72
L3	N55°46'24"E	21.25
L4	S34°37'39"E	6.10
L5	S28°00'06"E	28.06
L6	N62°49'15"E	12.02
L7	N48°28'16"E	25.37

OWNER INFORMATION:

Circle K Stores, Inc.
2440 Whitehall Park Drive, Suite 800
Charlotte, NC 28273



The purpose of this plat is to extend the corporate limits of the Town of Cornelius

LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 F 704-283-9035 www.lawrenceassociates.com Firm License Number: C-2856	Annexation Boundary Survey for Circle K Circle K Stores, Inc. Property Town of Cornelius Deweese Township, Mecklenburg County, NC		REVISIONS <table><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>				
Orig. scale: 1" = 50'	Date: September 6, 2016	Drawn By: J.L.H.					
Job No. 4048							
Drawing file: 4048-Circle K Annexation Map.dwg							
Drawing no. 17/082							

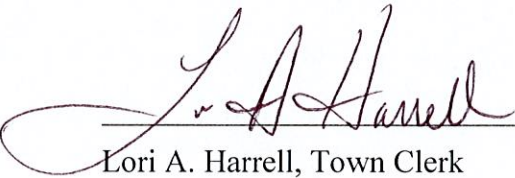
CERTIFICATE OF SUFFICIENCY

ANNEX 01-17 CIRCLE K STORES, INC.

To the Board of Commissioners of the Town of Cornelius, North Carolina:

I, Lori A. Harrell, Town Clerk, do hereby certify that I have investigated the petition referenced above and attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Cornelius, this 5th day of June, 2017.


Lori A. Harrell, Town Clerk



TOWN OF CORNELIUS

North Carolina

Annexation 01-17

Circle K

Parcels: 00533124 & 00533102

+/- 9.01 Ac

Bailey Rd / Highway 115

Legend

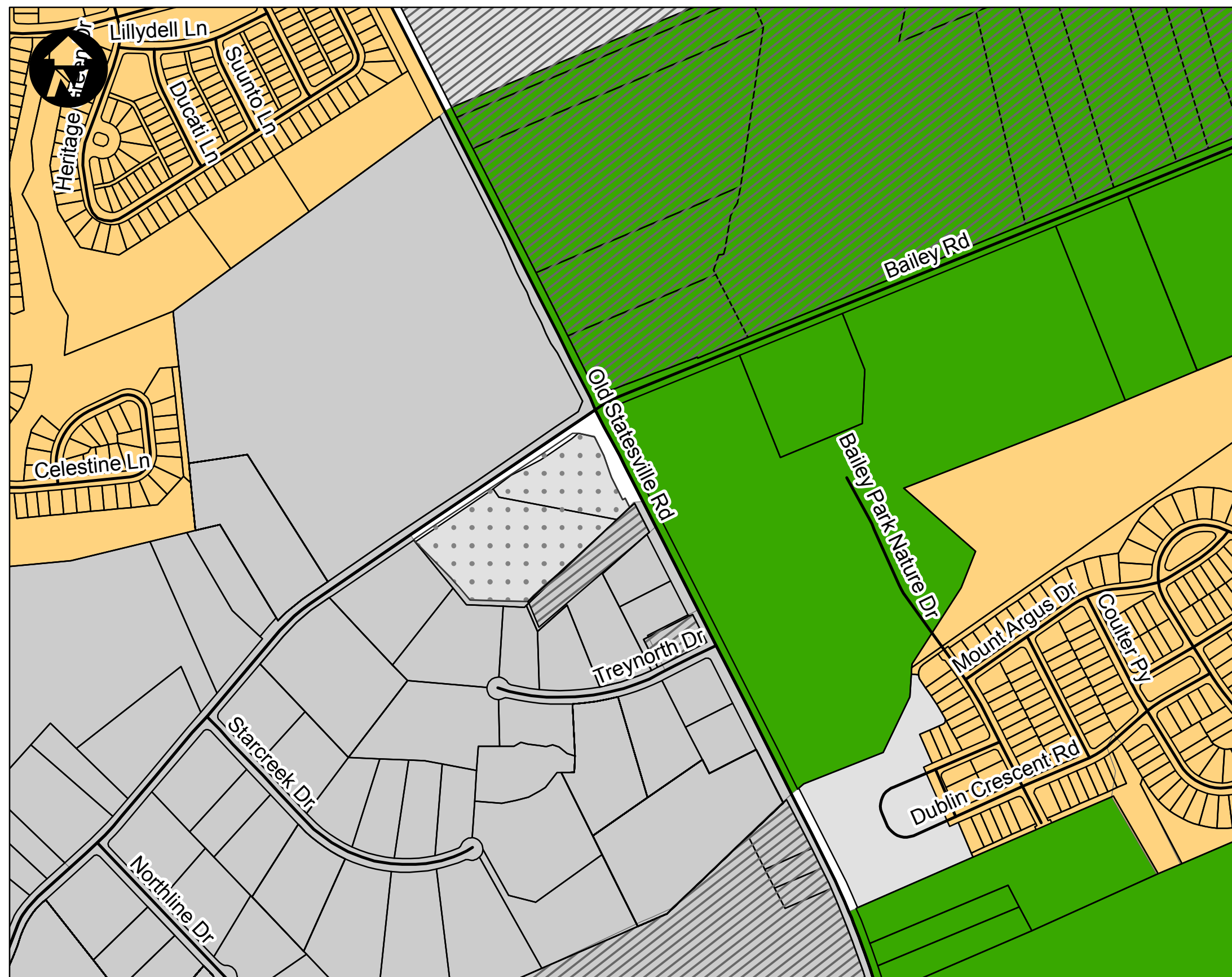
- Not In Town Limits
- Area To Be Annexed

Cornelius Zoning

- NR
- RP
- IC

0 500 1,000
Feet

This map was created using Mecklenburg County parcel data for the purpose of illustrating the extension of the corporate boundary of the Town of Cornelius. This map is not to be used for the transfer of property, easements, or conveyances.



**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
TOWN OF CORNELIUS, NORTH CAROLINA**

ANNEX 01-17: CIRCLE K STORES INC.

WHEREAS, the Board of Commissioners has been petitioned under G.S. 160A-31 to annex the area described below; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Town Hall at 7:00 PM on June 19, 2017, after due notice by the Charlotte Observer on June 4, 2017; and

WHEREAS, the Board of Commissioners finds that the petition meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius, North Carolina that:

Section I. By virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Cornelius as of June 19, 2017:

BEGINNING at a point on the westerly right-of-way of Old Statesville Road and being a point on the common line of the Circle K Stores, Inc. property as recorded in Map Book 60 at Page 971 in the Mecklenburg County Registry and the GGG&B, LLC property as recorded in Map Book 47 at Page 663; Said BEGINNING point being located S 46-28-16 W a distance of 25.37 feet from an iron found within the right-of-way of Old Statesville Road and having a North Carolina Grid Coordinate value of Northing 628902.1869, Easting 1450141.5970. Thence from said Beginning point and running with the common line of the aforementioned GGG&B, LLC property S 46-28-16 W a distance of 80.10 feet to an iron set; Thence continuing S 46-28-16 W a distance of 564.34 feet, passing an iron found at 553.93 feet, to a 20" walnut tree, being the common corner with the Treynorth Properties, LLC property as recorded in Map Book 35 at Page 9. Thence running with the line of the aforementioned Treynorth Properties, LLC property N 87-27-07 W a distance of 90.18 feet to an iron found and being the common corner with the Toybox Properties, LLC; Thence running with line of the aforementioned Toybox Properties, LLC, N 87-27-07 W a distance of 164.12 feet to an iron found and continuing N 39-12-26 W, passing an iron found at 4.21', a total distance of 94.39 feet to an iron found, being the common corner of the Scott D. Nafe property as recorded in Map Book 32 at Page 719; Thence running with line of the aforementioned Scott D. Nafe property N 39-05-12 W a distance of 35.67 feet to an iron found and continuing N 39-21-35 W a distance of 231.36 feet to a point on the southerly right-of-way of Bailey Road; Thence running with the southerly right-of-way of Bailey Road the following eight (8) calls:

- 1) N55-58-40 E a distance of 397.09 feet to a point;*
- 2) N 55-46-24 E a distance of 21.25 feet to a point;*
- 3) N55-46-24 E a distance of 146.59 feet to a point;*
- 4) N 62-37-02 E a distance of 100.58 feet to a point;*
- 5) N 55-47-53 E a distance of 33.07 feet to a point;*
- 6) N 55-46-24 E a distance of 136.10 feet to a point;*
- 7) N 50-03-46 E a distance of 37.02 feet to a point;*

8) S 77-51-53 E a distance of 74.01 feet to a point, being the intersection with the westerly margin of the right-of-way of Old Statesville Road;
Thence running with the westerly right-of-way of Old Statesville Road to following seven (7) calls:

- 1) S26-04-54 E a distance of 93.91 feet to a point;
- 2) S 19-10-26 E a distance of 100.94 feet to a point;
- 3) S 26-00-06 E a distance of 28.06 feet to a point;
- 4) S 27-01-58 E a distance of 82.83 feet to a point;
- 5) N 62-49-15 E a distance of 12.02 feet to a point;
- 6) thence along a curve to the LEFT, having a radius of 7256.00 feet, an arc length of 38.86 feet and a chord bearing of S 27-19-58 E and chord distance of 38.86 feet;
- 7) thence along a curve to the LEFT, having a radius of 5594.25 feet, an arc length of 5.67 feet and a chord bearing of S 28-22-25 E and chord distance of 5.67 feet to the point of beginning.

Containing 392,562 square feet or 9.01 acres, more or less, subject to any and all easements, reservations, restrictions and conveyances of record.

Section II. Upon and after June 19, 2017, the above described territory and its citizens and the property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Cornelius and shall be entitled to the same privileges and benefits as other parts of the Town of Cornelius. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section III. The Mayor of the Town of Cornelius shall cause to be recorded in the office of the Register of Deeds of Mecklenburg County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section I above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the County Board of elections, as required by G.S. 163-288.1.

Section IV. Notice of adoption of this ordinance shall be published once, following the effective date of annexation, in a newspaper having general circulation in the Town of Cornelius.

Adopted this 19th day of June, 2017.

Charles L. Travis, III, Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners
From: Julie Niswonger, Finance Director
Troy Fitzsimmons, PARC Director
Wayne Herron, Planning Director

Action Requested:

We amend our fee schedule independent of our budget document, so that mid-year budget amendments do not require the 5-page schedule of fees. Attached is the proposed schedule of fees that will remain in effect until new board action.

The attached schedule shows two columns on the right: "Amount Current" and "Proposed Change." If the "Amount Current" column is in black, there is no change from the prior schedule. The "Proposed Change" column notes any new or revised fee with this board action.

- Planning Department has recommended changes to zoning verification letters, demolition permits, and wording regarding types of permits.
- Annually, PARC staff and the PARC Commission review PARC fees and recommend changes based on use patterns, comparison with other agencies, and new services. The attached schedule has been vetted with the PARC Commission and recommended unanimously.

Examples of PARC fee changes include: Increase in resident and non-resident field rental, gym rental, and rec center room rental fees.

- As discussed with the Board at May 1st and May 15th board meetings, there are no electric fee changes related to basic facility charge and energy charges. The state legislature has changed REPS Rider monthly fees as presented in red in the fee schedule, a one-cent increase per month for residential customers. Commercial and industrial changes are attached and are also minimal.

Manager's Recommendation:

Approve the Schedule of Fees amendment as presented.

ATTACHMENTS:

Name:	Description:	Type:
 Town_Fees.pdf	Schedule of Fees	Cover Memo

**Town of Cornelius
Schedule of Fees**

		AMOUNT CURRENT	PROPOSED CHANGE
FINANCE			
	Returned check fees	25.00	
	Copies	0.15	
Town Hall: (Community Room, per hour)			
	Security Deposit	250.00	
	Cancellation Fee	50.00	
	Kitchen Use Fee	30.00	
Resident			
	Non-Profit Users	50.00	
	For Profit Users	65.00	
Non-Resident			
	Non-Profit Users	60.00	
	For Profit Users	75.00	
PLANNING AND LAND DEVELOPMENT			
SUBDIVISION APPLICATIONS			
	Sketch plan	500.00	
	Construction Documents (Major subdivision only)	250.00	
Preliminary subdivision plat			
	5 - 99 units or lots	500.00	
	100 + units or lots	1,000.00	
Major / minor subdivision plat			
	Major subdivision final plat	100.00	
	Minor subdivision final plat	50.00	
	Final plat revisions	50.00	
	Phased plat	50.00	
	Recombination plat	50.00	
SITE PLAN			
	Applications:		
	Mixed use or commercial:		
	Under 15,000 square feet	250.00	
	15,000 - 30,000 square feet	350.00	
	Over 30,000 square feet	500.00	
	Residential only (including multi-family)		
	Up to 30 units	250.00	
	Over 30 units	500.00	
ZONING PERMIT APPLICATIONS			
	Sign permit		
	single business site	25.00	
	Multi-tenant building	50.00	
	Banner Permit	50.00	
Residential zoning permit:			
	New home construction	25.00	
	Home addition/expansion	25.00	
	Pier	10.00	
	Demolition	25.00	10.00
	Accessory Structures	25.00	
	Upfit renovations	10.00	
	House move on/off (\$1000 Bond required)	150.00	
	Zoning compliance letter	50.00 Minimum	
	Single Family Residence	-	50.00
	Commercial	-	100.00
	Home occupation	35.00	
	Transient Occupancy:	100.00	

**Town of Cornelius
Schedule of Fees**

		AMOUNT CURRENT	PROPOSED CHANGE
Temporary use		25.00	
BOARD REQUESTS:			
Rezoning petition and processing			
	Residential	500.00	
	Mixed use	1,000.00	
	Commercial	1,000.00	
Conditinal Zoning		1,250.00	
Text amendment		250.00	
Variance request		250.00	
Watershed variance		500.00	
Appeal of zoning decision		250.00	
Special use permit		500.00	
Special use permit amendment or revocation		250.00	
Vesting application fee (amendment)		250.00	
Architectural Variations			
	Minor	100.00	
	Major	250.00	
TRAFFIC IMPACT ANALYSIS			TBD Pursuant to Town Ordinance 2015-00607
PUBLICATIONS			
Base Map			
	Color maps or plans		
	1:1100 scale (34" x 44")	15.00	
	1:1600 scale (22: x 34")	10.00	
	<i>Land Development Code</i> Book	25.00	
	<i>Mailed Code</i> Book	30.00	
Miscellaneous:			
	24" x 36" copy, per page	1.00	
	CD	5.00	
POLICE			
Police reports		2.00	
Finger print fees (Cornelius residents)		No charge	
Finger print fees (Cornelius non-residents)		10.00	
ANIMAL SHELTER			
Reclaim		25.00	
Boarding (after first 24 hours)		10.00 per day	
Rabies Vaccination		15.00	
Transportation		10.00	
Dog Adoption		95.00	
Cat Adoption		85.00	
Microchip (Impound only)		10.00	
Surrender Fee		25.00	
ALARM FEES			
Alarm registration fee		10.00	
Alarm annual renewal fee		10.00 annually	
Additional charges will be assessed as follows:			
a. False Alarms 1, 2			No charge (registered)

**Town of Cornelius
Schedule of Fees**

		AMOUNT CURRENT	PROPOSED CHANGE
b. False Alarms 3, 4, 5		\$50.00 per response	
c. False Alarms 6, 7		\$100.00 per response	
d. False Alarms 8, 9		\$250.00 per response	
e. False Alarms 10+		\$500.00 per response	
f. Audible Alarm over 15 minutes		\$100 per response	
Failure to register an alarm		\$100.00	
PARKS & RECREATION			
Baseball/Softball Practice/Game Fees (fees based on one hour of facility use)			
Resident	Field, Natural	17.50	18.00
	Field Lights	15.00	15.50
	Field Prep (Basic) per Practice/Game	20.00	21.00
	Field Prep (Full) per Practice/Game	30.00	31.00
	Admission Remittance, All Facilities	100.00/day	
Non-Resident	Field, Natural	35.00	36.00
	Field Lights	30.00	31.00
	Field Prep (Basic) per Practice/Game	30.00	31.00
	Field Prep (Full) per Practice/Game	50.00	52.00
	Admission Remittance, All Facilities	100.00/day	
Multi-Purpose Practice/Game Fees (fees based on one hour of facility use)			
Resident	Field, Natural	17.50	18.00
	Field Lights	15.00	15.50
	Admission Remittance, All Facilities	100.00/day	
Non-Resident	Field, Natural	35.00	36.00
	Field Lights	30.00	31.00
	Admission Remittance, All Facilities	100.00/day	
Synthetic Turf Practice/Game Fees (fees based on one hour of facility use)			
Resident	Field	45.00	46.00
	Field Lights	15.00	15.50
Non-Resident	Field	90.00	93.00
	Field Lights	30.00	31.00
Baseball/Softball Tournament Fees (rates based on use of field per day [8am-8pm])			
	Baseball/Softball Field	150.00	
	Tournament Deposit	350.00	
	Field Lights Tournament	40.00	41.00
	Concession Use	Contract	
	Admission Remittance, All Facilities	100.00/day	
	Field Prep (Basic)	30.00	31.00
	Field Prep (Full)	50.00	52.00
	Temporary Fence Fee (per field/per day)	60.00	62.00
Multi-purpose fees/Tournament			
	Tournament Deposit	350.00	
	Field Lights Tournament	80.00	82.00
	Field Rental	50.00	52.00
	Concessions	20% gross	
	Admission Remittance	100.00/day	
Gym Fees/Tournament (rates based on use of gym per day [8am-8pm])			
	Tournament Deposit	350.00	
	Team Fee	80.00/hour	
	Admission Remittance, All Facilities	100.00/day	
Tennis Court Rental (fees based on one hour of facility use)			
Resident	Court Rental	5.00	
Non-Resident	Court Rental	10.00	
Gym Rental (fees based on one hour of facility use)			
Resident	Gym Rental	40.00	41.00
Non-Resident	Gym Rental	80.00	82.00

**Town of Cornelius
Schedule of Fees**

			AMOUNT CURRENT	PROPOSED CHANGE
Admission Remittance, All Facilities			100.00/day	
Shelter Rental (fees based on one hour of facility use)[3-hour minimum rental]				
Resident	Picnic Shelter		10.00	
	Picnic Shelter (30-50 people)		15.00	
Non-Resident	Picnic Shelter		15.00	
	Picnic Shelter (30-50 people)		25.00	
Other (fees based on one hour of facility use)				
Resident	Outdoor Courts (Pickleball, Gaga, Volleyball, Basketball		5.00	
	Bailey Road Track		17.50	
	Rec Center Rooms		25.00	26.00
	Admission Remittance, All Facilities		100.00/day	
Non- Resident	Outdoor Courts (Pickleball, Gaga, Volleyball, Basketball		10.00	
	Bailey Road Track		35.00	
	Rec Center Rooms		50.00	51.50
	Admission Remittance, All Facilities		100.00/day	
ELECTRIC SERVICE (applicable sales tax rates additional)				
Residential (some non-electric appliances):				
Basic facilities charge			11.54	
Energy charge				
	June - September (per kilowatt hour)		0.10327	
	October - May (per kilowatt hour)		0.08950	
Small Commercial				
Basic facilities charge			14.71	
3-Phase basic facilities charge			19.85	
Demand charge:				
	First 30 kW of billing demand per month		No charge	
	All over 30 kW of billing demand per mo		4.97	
Energy charge:				
	June - September			
	First 3,000 kWh		0.11540	
	Over 3,000 kWh		0.07700	
	October - May			
	First 3,000 kWh		0.11540	
	Over 3,000 kWh		0.07600	
Medium Commercial				
3-Phase basic facilities charge			37.62	
Demand charge for all billing demand per month			5.85	
Energy charge:				
	June - September			
	First 100 kWh per kW		0.08560	
	Over 100 kWh per kW		0.06312	
	October - May			
	First 100 kWh per kW		0.08560	
	Over 100 kWh per kW		0.04768	
Medium Industrial				
3-Phase basic facilities charge			357.54	
Demand charge:				
	Monthly billing demand			
	Summer (June-Sept.) per kW		17.88	
	Winter (Oct.-May) per kW		3.57	
	Excess Demand (all months) per kW		2.52	
Energy charge:				
	Summer (June-Sept.)			

**Town of Cornelius
Schedule of Fees**

	AMOUNT CURRENT	PROPOSED CHANGE
On-Peak per kWh	0.06258	
Off-Peak per kWh	0.04573	
Winter (Oct.-May)		
On-Peak per kWh	0.05583	
Off-Peak per kWh	0.04177	
REPS Rider		
Residential	0.61	0.62
Commercial	2.95	3.39
Industrial	30.41	34.92
RECR-1 Rider		
Wind and Biomass Energy Credit (\$ Per kWh):		
On-peak energy:		
Variable	0.028	
5 Years	0.0315	
10 Years	0.0337	
15 Years	0.0361	
Off-peak energy:		
Variable	0.0103	
5 Years	0.0108	
10 Years	0.011	
15 Years	0.0117	
Solar Photovoltaic Energy Credit (\$ Per kWh):		
All Energy:		
Variable	0.0304	
5 Years	0.0336	
10 Years	0.0359	
15 Years	0.0383	
Return Check Fee:	25.00	
Late payment charge		
2% or \$7.50, whichever is greater		
Reconnect fee		
prior to 5pm	\$40	
after 5pm	\$60	
Meter Tamper Fee	\$150	
Electric Connection/New Service Fee	\$25	
Underground Service Fee	\$150	

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:

This item amends the General Fund, Electric Fund, and 911 Fund for several items:

The first item recognizes the remaining donations received for the 911 Monument in the amount of \$63,611 in FY 2017.

The second item amends the budget to recognize insurance proceeds for the Police Department in the amount of \$5,978 and for the Electric Fund in the amount of \$12,454 with no impact to General or Electric Fund balance.

Also, there is a transfer of \$6,735, from General Fund to the 911 Fund for expenditures that were previously recognized in the 911 Fund. The Town is not incurring additional expense; this transfer allows for the accounting recognition of the expense in general rather than 911.



The VFD also needs to return Engine 5 back to service after issues resulting from an ice storm related accident that eventually caused mechanical problems with the transmission (\$13,844), the foam unit (\$9,400), and the hydraulic generator (\$15,200), for a total of \$38,444 in repairs needed to place Engine 5 back in service with confidence.

The Electric Fund also needs an amendment in purchased power as a result of Curtis Screw staying on the system longer than originally budgeted. The total amount of the needed amendment is \$450,000, however, only \$150,000 will come from Electric Fund balance and the remaining \$300,000 needed will come from offsetting revenue.

Manager's Recommendation:

Approve an Ordinance to amend the FY17 operating budget.

ATTACHMENTS:

Name:	Description:	Type:
 06-01-2016_E-5_Repairs.pdf	VFD Engine 5 Memo	Cover Memo
 Amendment_#8.pdf	FY 17 Operating Budget Amendment	Cover Memo

Cornelius – Lemley Fire Rescue

PO Box 311

Cornelius, NC 28031

Station 1, 19729 S. Main Street

Station 2, 19230 Charles Towne Lane

Sta. 1: (704) 892-1544 • Fax: (704) 892-3370

Sta. 2: (704) 892-8307 • Fax: (704) 892-6618



Request for Maintenance & Repairs to Engine 5

This Engine is a 2005 pumper that serves as the first out unit at Station #1. This truck also serves as the departments foam unit as well as responding to all general Fire and EMS calls. Several years back E-5 was involved in an accident during an ice storm which resulted in significant damage. Some damage went unnoticed, took on additional wear and tear, while some parts began breaking down from lack of use while it was out of service. Three large component items have begun to significantly deteriorate or are no longer operable. These items include:

Truck Transmission—currently the truck does shift through the gears and run; however, the teeth are not lining up and it is shifting hard and will result in further damage if not repaired. Most troubling is that the truck will no longer engage into pump gear which prevents the truck from flowing water during normal fire suppression. The transmission repair has been sent for bids/quotes to various sources. They include having a remanufactured one and a new one installed. Due to the type/size and amount of time required they do not recommend rebuilding the current one. We recommend using a remanufactured one installed by Clarke Power Systems for **\$13,843.50.**

The foam unit—this unit serves as the primary system in applying chemicals/foam to suppress different types of materials that are burning. It often used and the system has proved invaluable in many instances every year. We believe that during the period of time the truck was out of service the pump for the foam unit either froze or gummed up and was operating on a limited basis when it came back into service and is now no longer operable. To make these repairs the best cost of parts and labor are **\$9,400.00.**

Hydraulic Generator—this piece of equipment is used during almost all night calls and powers fans, other scene lights, tools, etc. When this unit quit working we looked into replacing it with a diesel generator, which would cost close to \$28,000 to replace given the current size and configuration needed. Currently we are unable to use the generator and are dependent on another truck or department to power this type of need. The cost to repair and replace the worn out items totals **\$15,200.00.**

In total we are needing **\$38,443.50** to return Engine 5 back to service with the confidence that it can response to an emergency and operate with confidence. Without E-5 responding as the front line unit for Station 1, it significantly strains resources and limits the department's ability to respond. The truck can be placed back into service by July if we can authorize these repairs.

TOWN OF CORNELIUS
AN ORDINANCE AMENDING
THE OPERATING BUDGET FOR
FISCAL YEAR 2016-2017

**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, 2016 and ending June 30, 2017 in accordance with the following schedule of accounts heretofore established for this Town:

SCHEDULE A: GENERAL FUND

	Original Budget	Previous Amendment 4/17/2017	This Amendment 6/19/2017	Change
General Fund Revenues				
Ad Valorem Taxes	\$ 13,569,495	13,569,495	13,569,495	-
Local Option Sales Tax	2,976,700	2,976,700	2,976,700	-
Utility Franchise Tax	1,747,600	1,747,600	1,747,600	-
Powell Bill Allocation	760,000	760,000	760,000	-
Other Taxes and Licenses	552,200	552,200	552,200	-
Unrestricted Intergovernmental	990,100	990,100	990,100	-
Restricted Intergovernmental	733,770	828,110	828,110	-
Permits and Fees	708,288	745,288	745,288	-
Sales and Services	140,000	140,000	140,000	-
Investment earnings	45,500	45,500	45,500	-
Donations	20,000	40,400	104,011	63,611
Micellaneous	10,100	11,818	17,796	5,978
Debt Issued	442,600	442,600	442,600	-
Appropriated Fund Balance	29,500	4,111,694	4,150,138	38,444
Total General Fund Revenues	\$22,725,853	\$26,961,505	\$27,069,538	\$ 108,033
General Fund Expenditures				
Governing Board	\$ 80,702	80,702	80,702	-
General Government	1,524,073	1,524,073	1,587,684	63,611
General Services	372,030	372,030	365,295	(6,735)
Police	6,222,376	6,314,594	6,320,572	5,978
Communications	590,324	590,324	590,324	-
Fire Operations	1,500,559	1,500,559	1,539,003	38,444
Animal Control	173,361	173,361	173,361	-
Public Works	1,706,935	1,714,213	1,714,213	-
Powell Bill	924,000	924,000	924,000	-
Solid Waste/Recycling	2,034,404	2,034,404	2,034,404	-
Stormwater	220,000	220,000	220,000	-
Planning / Land Development	620,857	752,197	752,197	-
Tourism	558,601	776,199	776,199	-
Art Center	352,980	1,873,380	1,873,380	-
Parks, Arts, Recreation, and Culture	2,075,222	2,225,222	2,225,222	-
Transfer to Capital Project Funds/ 911 Fund	765,000	765,000	771,735	6,735
Debt Service	3,004,429	5,121,247	5,121,247	-
Total General Fund Expenditures	\$22,725,853	\$26,961,505	\$27,069,538	\$ 108,033

	Original	Previous	This	
	Budget	Amendment	Amendment	Change
		4/17/2017	6/19/2017	

SCHEDULE B: ELECTRIC FUND

Electric Fund Revenues

Sales and Services	\$ 5,928,239	5,928,239	6,228,239	300,000
Fund Balance	467,657	467,657	617,657	150,000
Miscellaneous	10,000	75,692	88,146	12,454
Total Electric Fund Revenues	\$ 6,405,896	\$ 6,471,588	\$ 6,934,042	\$ 462,454

Electric Fund Expenditures

Electric Department	\$6,405,896	\$6,471,588	\$6,934,042	462,454
Total Electric Fund Expenditures	\$ 6,405,896	\$ 6,471,588	\$ 6,934,042	\$ 462,454

SCHEDULE C: 911 FUND

911 Fund Revenues:

911 Fee Revenue	\$141,796	141,796	141,796	-
Fund Interest Earnings	1,200	1,200	1,200	-
911 Appropriated Fund Balance	51,489	194,359	194,359	-
Total 911 Fund Revenues	\$ 194,485	\$ 337,355	\$ 337,355	\$ -

911 Fund Expenditures:

911 Department	\$194,485	337,355	337,355	-
Total 911 Fund Expenditures	\$ 194,485	\$ 337,355	\$ 337,355	\$ -

SECTION 2. An ad valorem tax rate of \$.255 per \$100 of assessed valuation is hereby established as the official tax rate for the Town of Cornelius for the fiscal year 2016-17. This rate is based on an estimated valuation of \$5,258,437,557 and an estimated 98.6% percent collection rate, which is at least the collection rate expected during the 2015-16 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 19th day of June, 2017.

Charles L. Travis III, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 19, 2017

To: Mayor and Board of Commissioners

From: Andrew Grant, Asst. Town Manager

Action Requested:

Resolution for Stream Restoration Grant Funding from the NC Department Of Environmental Quality Division of Water Resources.

The Town is developing a joint project that will restore significantly impaired streams (approximate length is one mile, including restoring the stream underneath the existing Willow Pond pond) along McDowell Creek in the McDowell Creek Watershed, along with constructing the Smithville Park to JV Washam Elementary Greenway along the stream restoration limits. \$1.2M of TAP grant funds have been secured to construct the greenway. The stream restoration is anticipated to cost a total of \$900,000. The Town is seeking \$400,000 of grant funds (maximum grant funds allowed) from two different funding sources managed by the NC Dept. of Environmental Quality Division of Water Resources. The attached resolution is in support of the Town's application for one of those funding sources (\$200,000 of grant funds requested).

The Town anticipates receiving grant notification from the grant agency in Fall/Winter later this year. The joint project would be designed and constructed jointly, likely saving overall costs from this merger, and avoiding the reconstruction of work completed if the projects are constructed separately. It will take approximately 18 – 24 months to design, permit, and acquire easements. Construction would commence approx. Fall/Winter 2019, and will last approx. 12 months.

Manager's Recommendation:

Approve a Resolution for Stream Restoration Grant Funding as presented.

ATTACHMENTS:

Name:	Description:	Type:
 McDowell_Creek_Stream_Restoration.pdf	McDowell Creek Restoration	Presentation
 RES-Storm_Water.pdf	McDowell Creek Restoration	Resolution Letter

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. Some droplets are at the top, some at the bottom, and some in the middle. They have highlights and shadows, giving them a 3D appearance.

MCDOWELL CREEK STREAM RESTORATION PROJECT

existing conditions



willow pond stream restoration project

Kimley-Horn



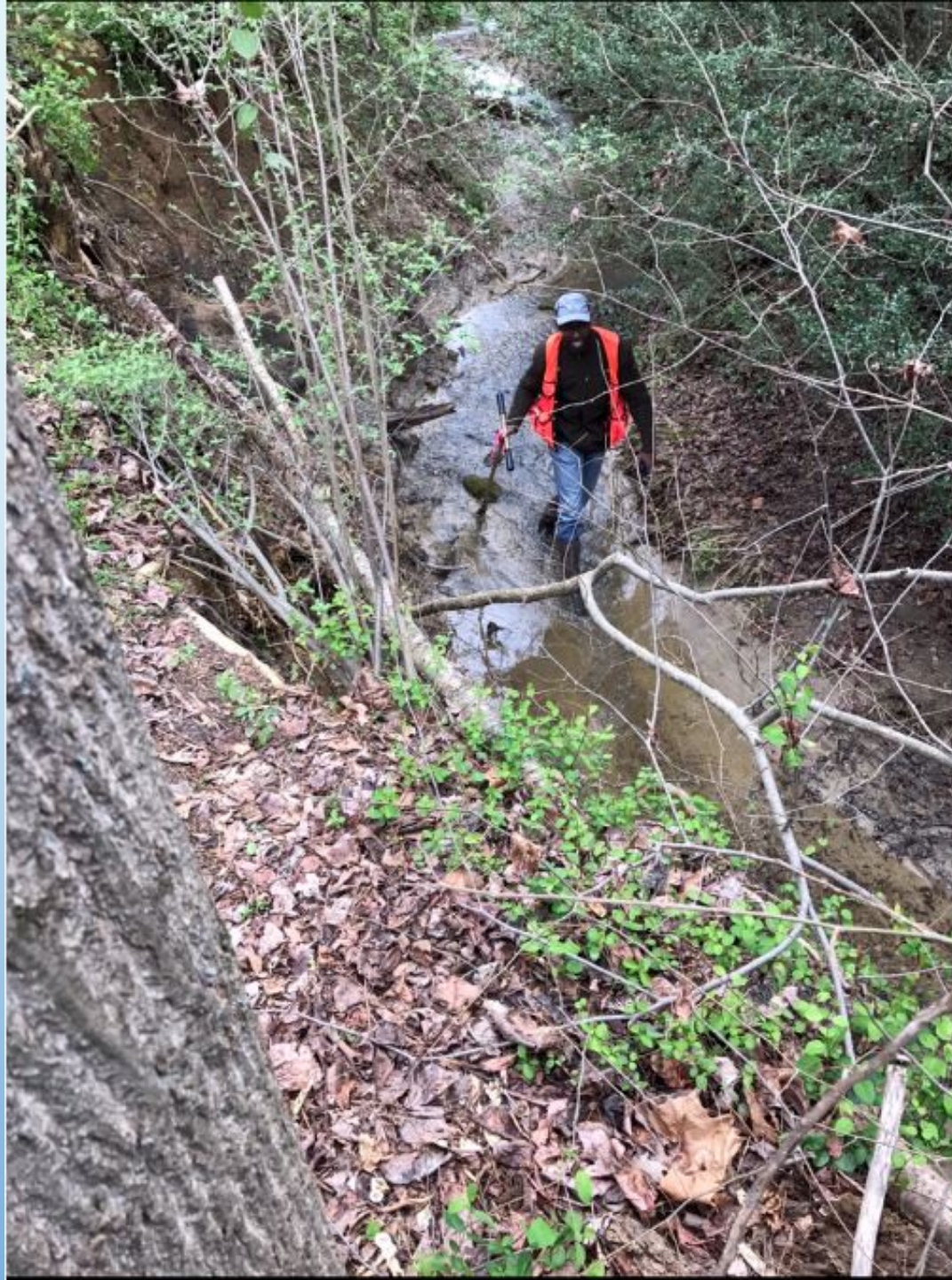




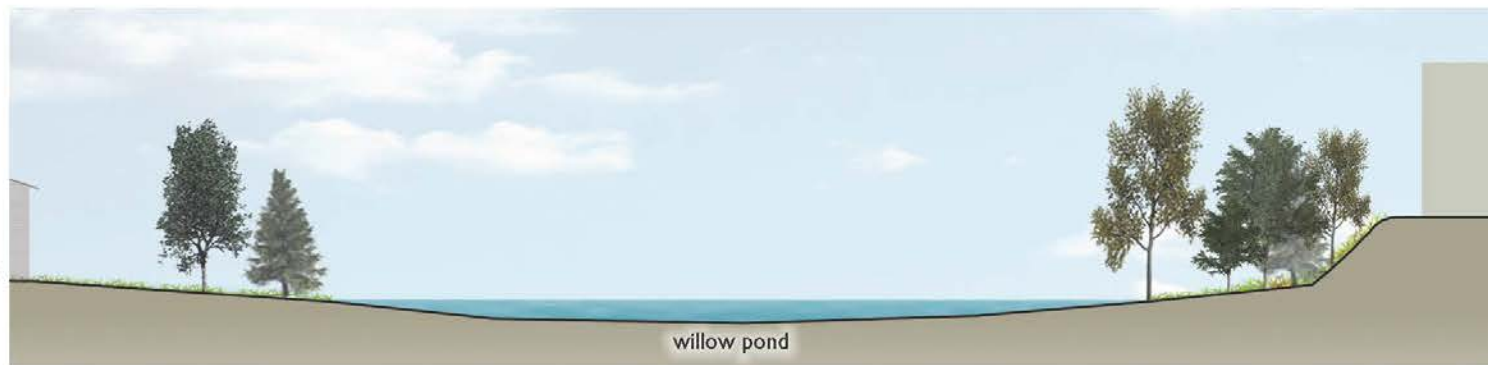




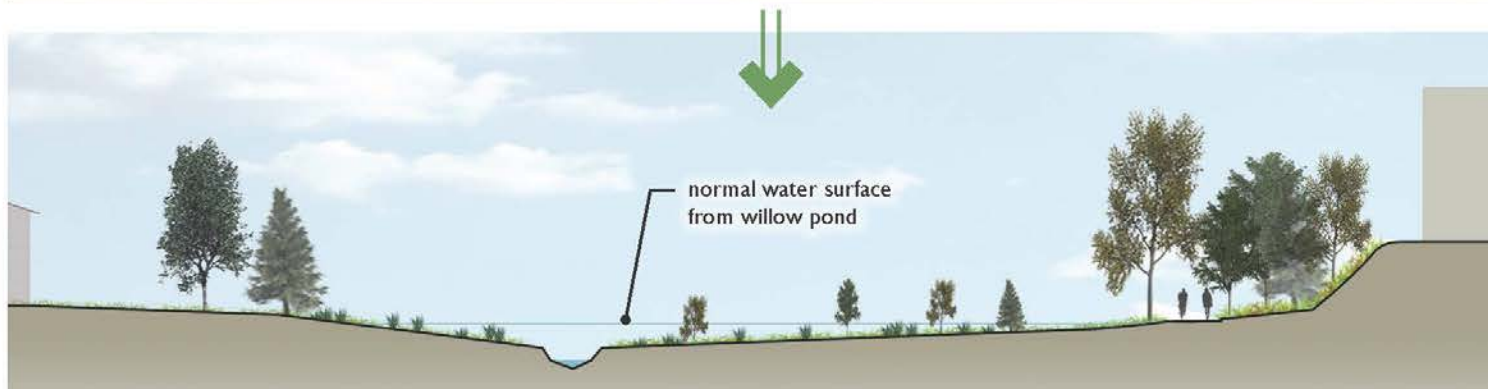




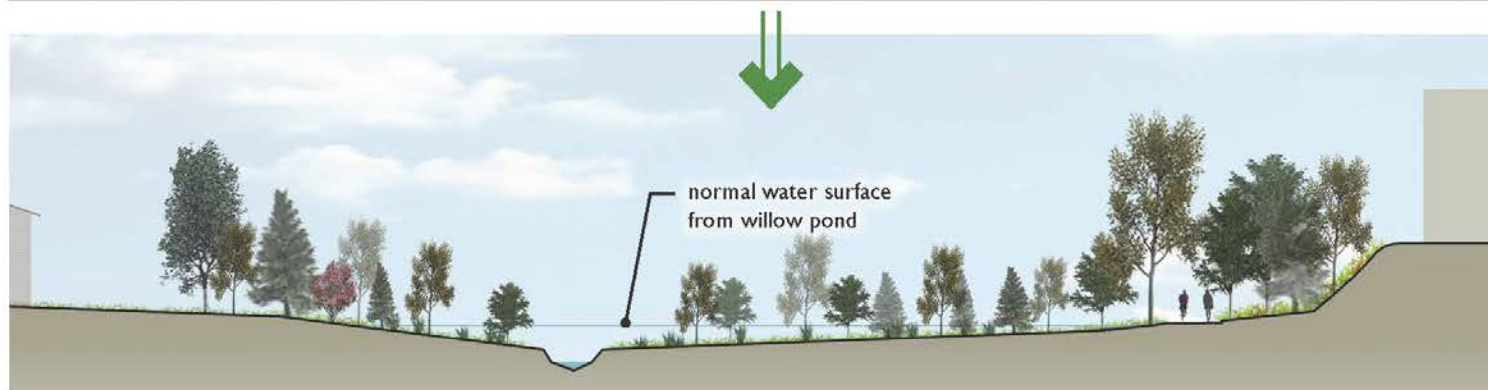
cross section a
existing



cross section a
proposed



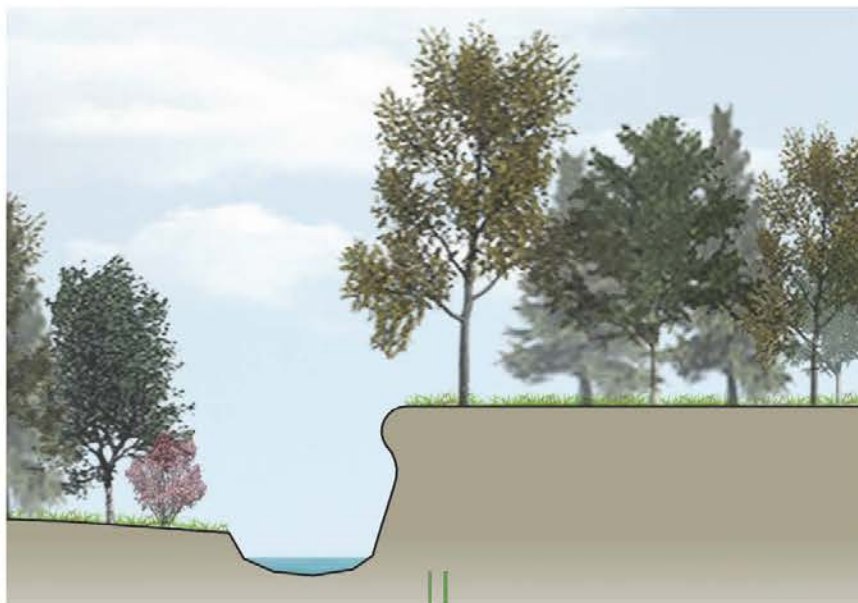
cross section a
proposed 5 year growth



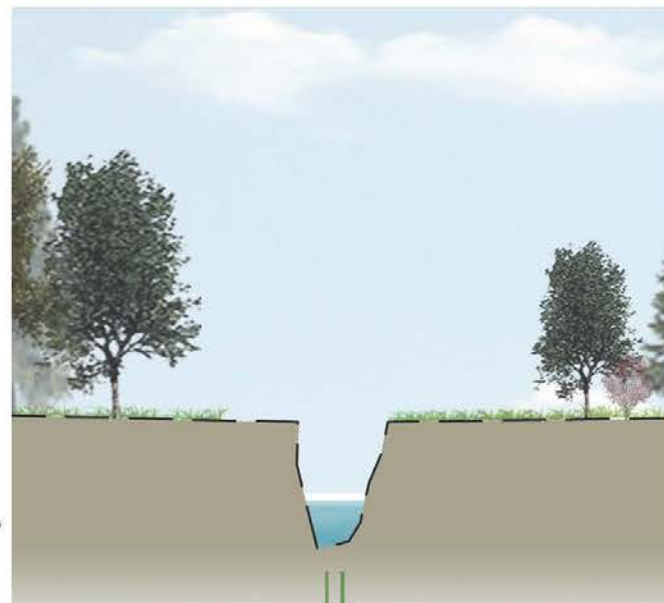
willow pond stream restoration project

Kimley»Horn

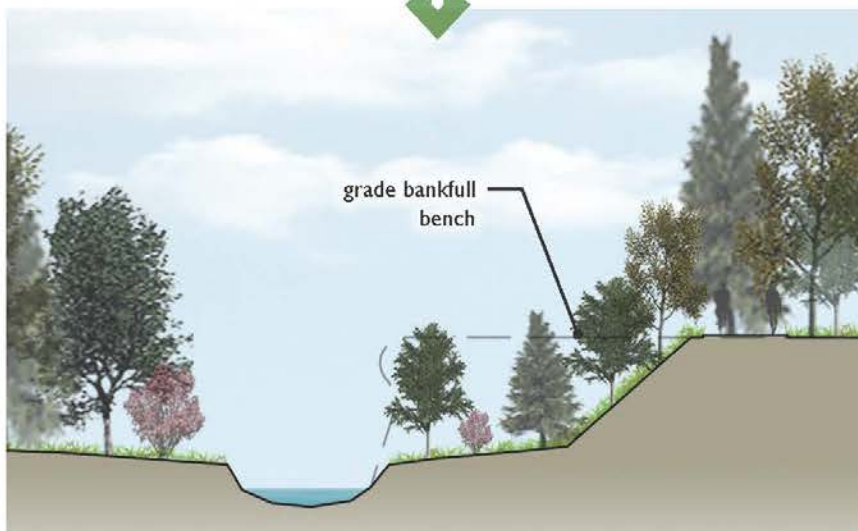
cross section b
existing



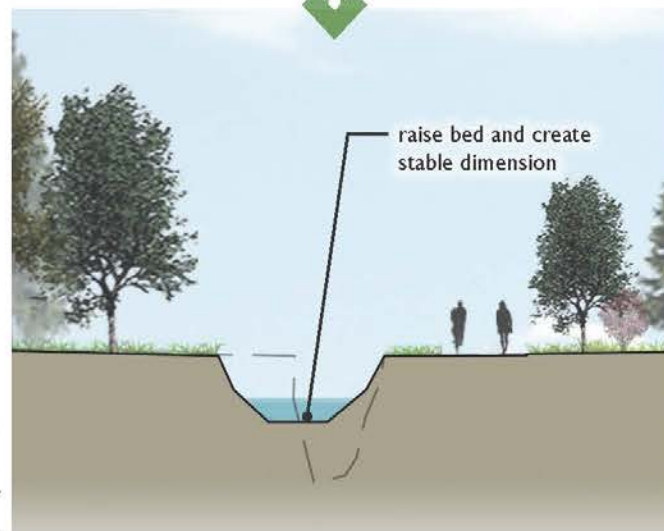
cross section c
existing



cross section b
proposed



cross section c
proposed



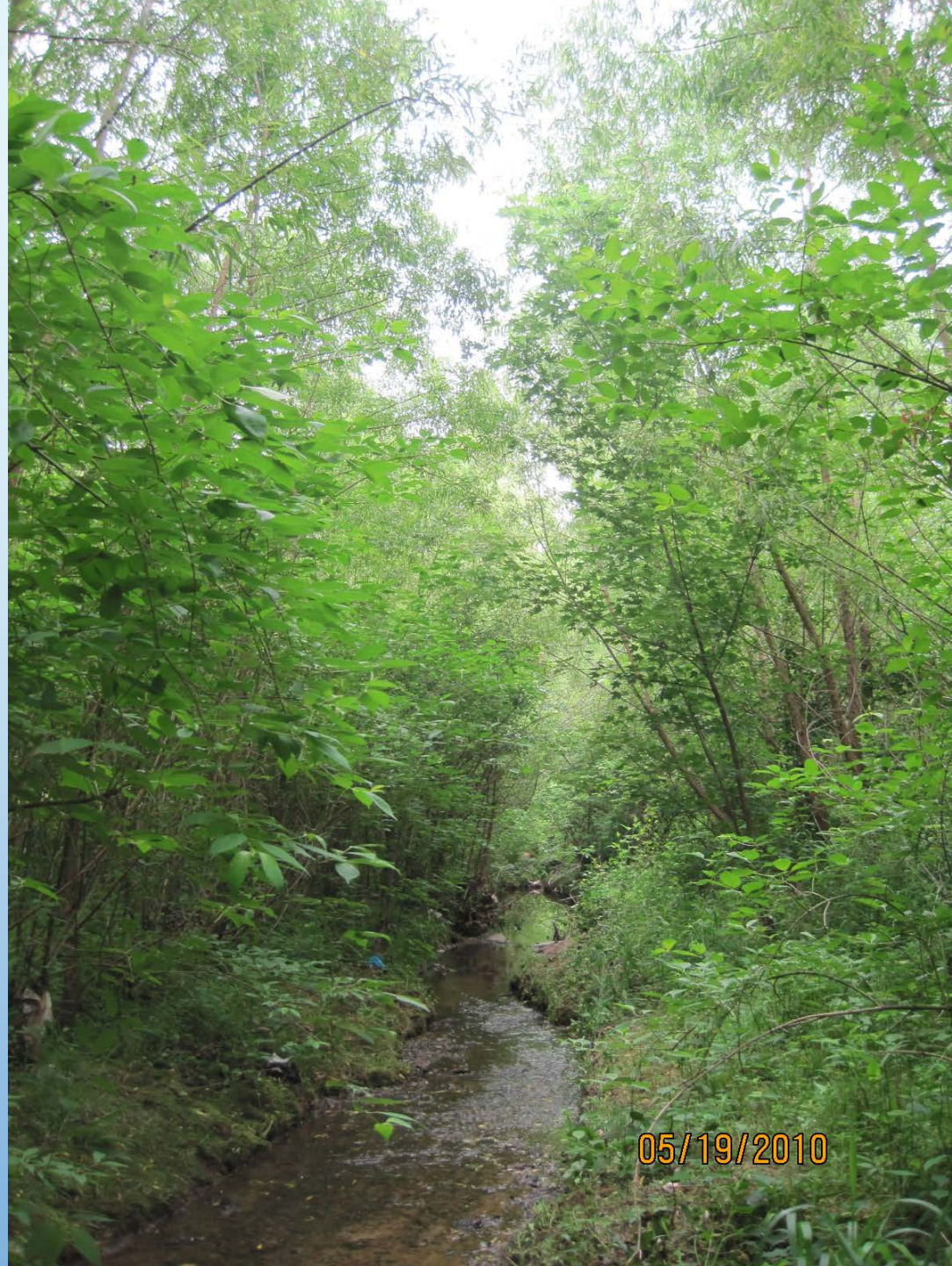
willow pond stream restoration project

Kimley»Horn

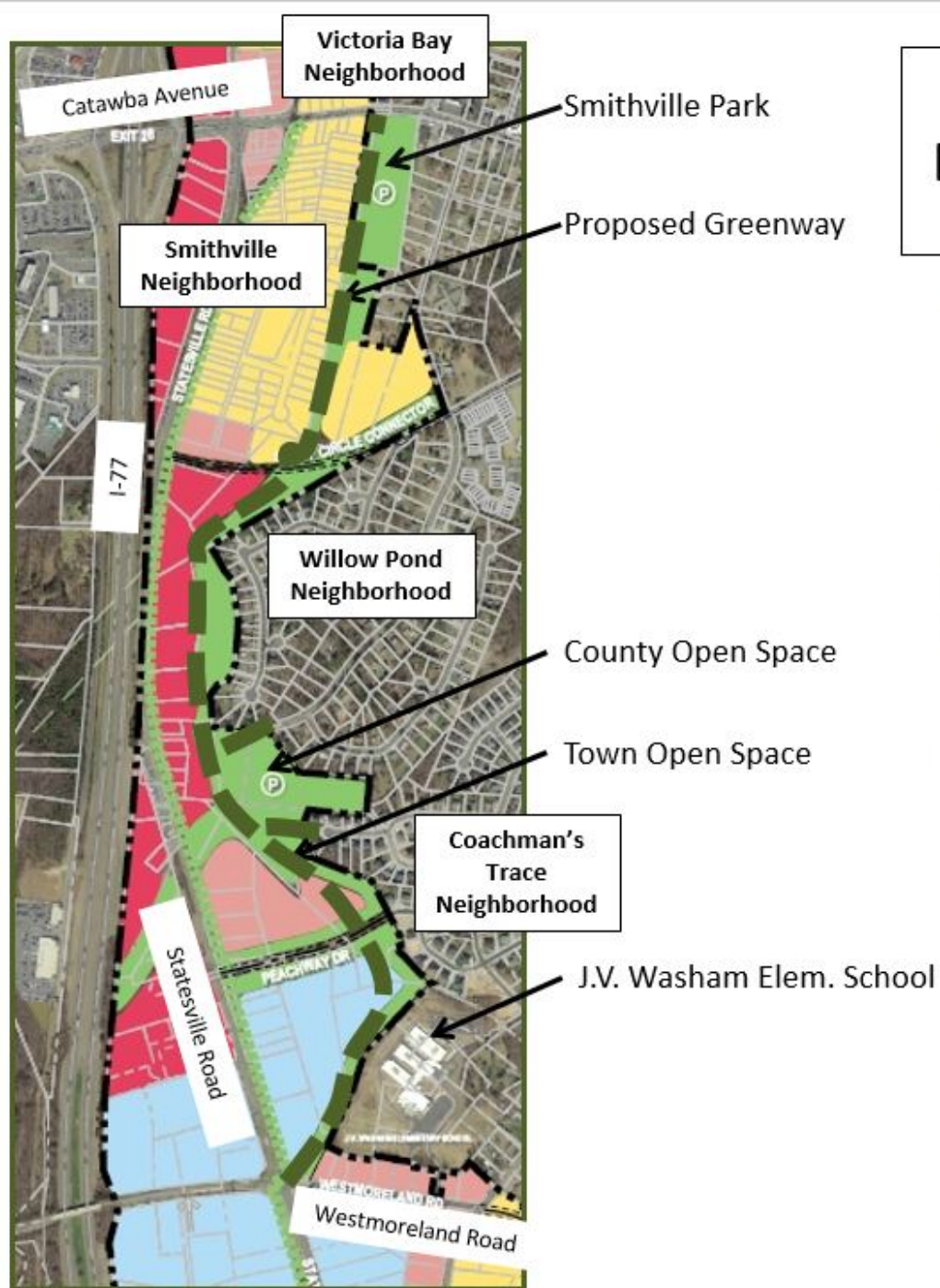


04/25/2013



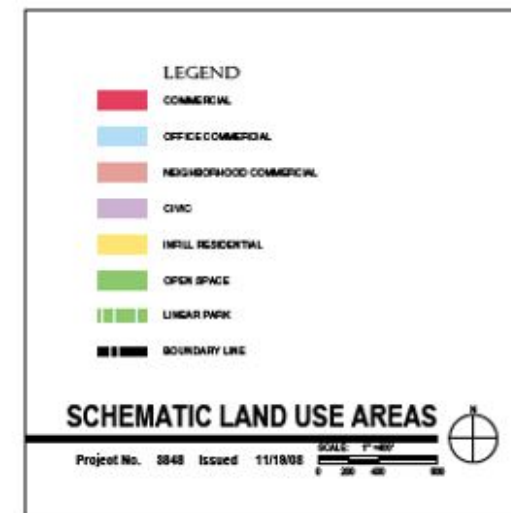


05/19/2010

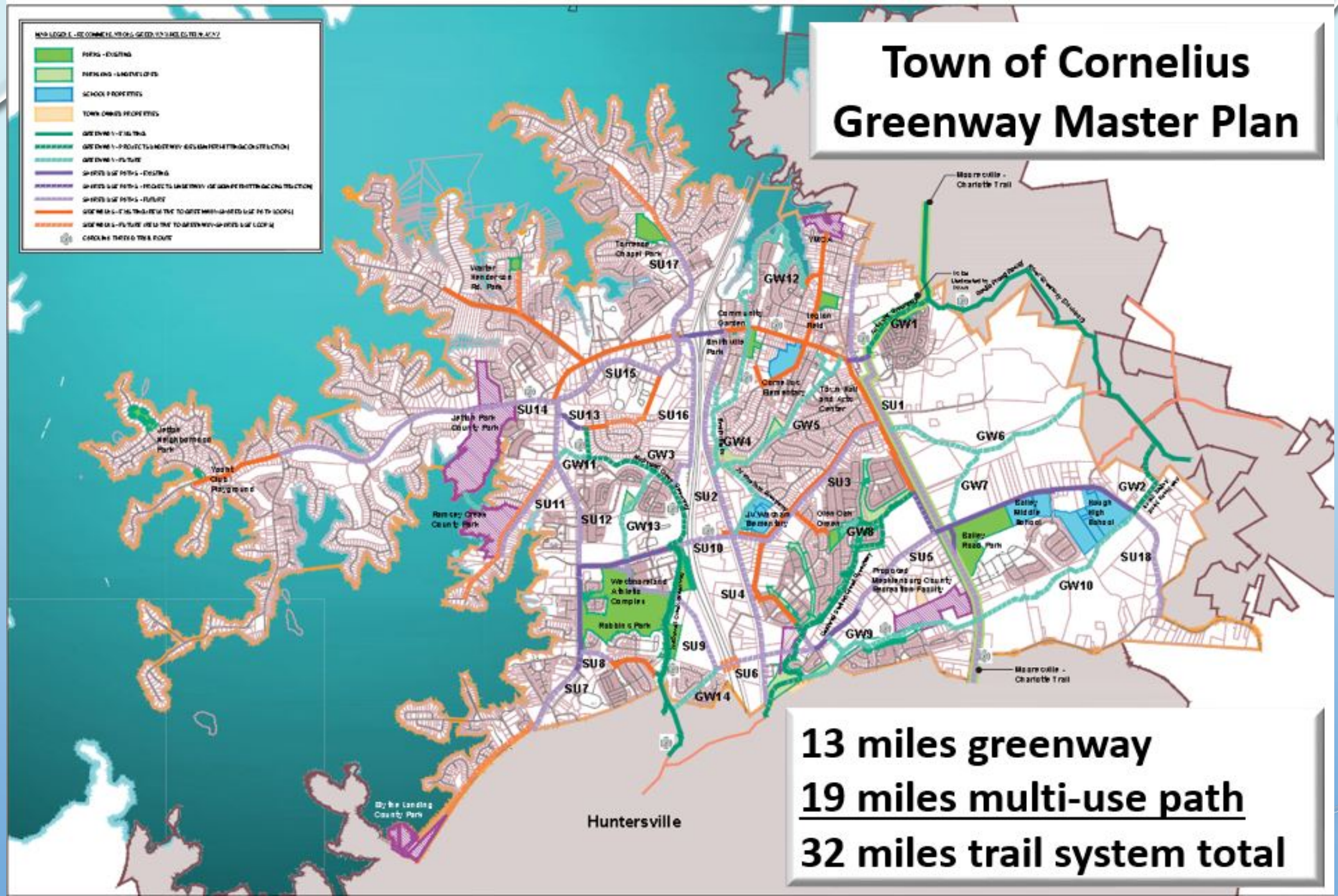


Smithville Park/JV Washam Elementary School Greenway

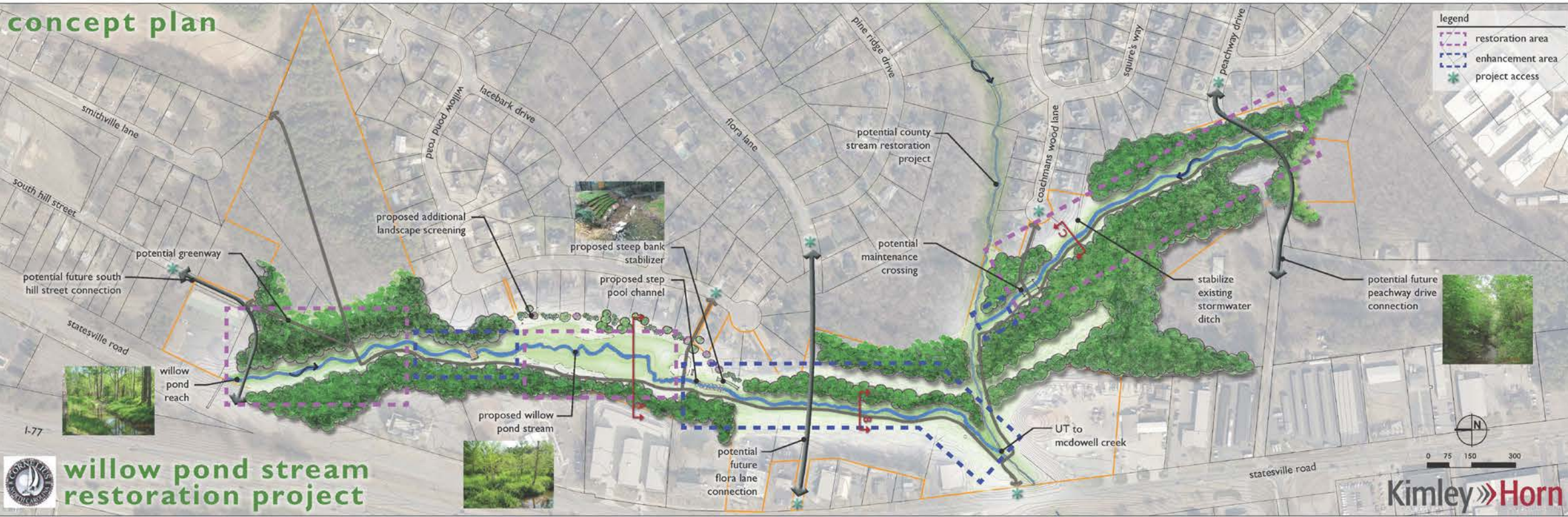
1.6 miles



13 miles greenway
19 miles multi-use path
32 miles trail system total



concept plan



willow pond stream restoration project

Kimley»Horn

**RESOLUTION FOR STREAM RESTORATION GRANT FUNDING FROM THE
NC DEPARTMENT OF ENVIRONMENTAL QUALITY
DIVISION OF WATER RESOURCES**

WHEREAS, the Cornelius Town Board of Commissioners desires to sponsor a project to remove Willow Pond and restore the resulting stream to create a natural channel and riparian corridor. The project will provide aquatic habitat in a biologically impaired watershed and remove an aging dam and create a free flowing natural stream in its place.

NOW, THEREFORE, BE IT RESOLVED THAT:

- 1) The Board of Commissioners requests the state of North Carolina to provide financial assistance to the Town of Cornelius for the Willow Pond Stream Restoration Project in the amount of \$200,000 or 50 percent of project construction cost, whichever is the lesser amount;
- 2) The Board of Commissioners assumes full obligation for payment of the balance of project costs;
- 3) The Board of Commissioners will obtain all necessary State and Federal permits;
- 4) The Board of Commissioners will comply with all applicable laws governing the award of contracts and the expenditure of public funds by local governments.
- 5) The Board of Commissioners will supervise construction of the project to assure compliance with permit conditions and to assure safe and proper construction according to approved plans and specifications;
- 6) The Board of Commissioners will obtain suitable spoil disposal areas as needed and all other easements or rights-of-way that may be necessary for the construction and operation of the project without cost or obligation to the State;
- 7) The Board of Commissioners will assure that the project is open for use by the public on an equal basis with no restrictions;
- 8) The Board of Commissioners will hold the State harmless from any damages that may result from the construction, operation and maintenance of the project;
- 9) The Board of Commissioners accepts responsibility for the operation and maintenance of the completed project.

Adopted this 19th day of June, 2017.

SEAL

Charles L. Travis, III
Mayor

ATTESTED:

APPROVED AS TO FORM:

Lori A. Harrell
Town Clerk

Karen Wolter
Town Attorney