

**ZEBULON
BOARD OF COMMISSIONERS
SPECIAL CALLED MEETING
AGENDA
May 20, 2020
7:00pm**

I. PLEDGE OF ALLEGIANCE

II. APPROVAL OF AGENDA

III. PUBLIC HEARING

A. AN 2020-01 – Taryn Lakes Phase 3

IV. PUBLIC COMMENT PERIOD

All wishing to speak must submit comments, 400 words or less, to Lisa Markland (lmarkland@townofzebulon.org) by 3:00pm May 20, 2020. No speaker can speak on a public hearing item or any item that would need to be discussed under closed session.

V. CONSENT

A. Minutes

1. March 2, 2020 – Regular Meeting
2. March 18, 2020 – Work Session

B. Finance

1. Monthly Items
 - a. Tax Report – February and March 2020
 - b. Financial Report as of May 4, 2020

VI. NEW BUSINESS

A. Planning

1. Ordinance 2020-43 – Taryn Lakes Phase 3 Annexation

B. Public Works

1. Resolution 2020-09-A – Beaverdam Creek Greenway Construction Bid

C. Budget Presentation FY 2020-2021

VII. BOARD COMMENTS

VIII. MANAGER'S REPORT

IX. CLOSED SESSION

As permitted by NC GS § 143-318.11(a)(6)
For the purpose of personnel discussion




STAFF REPORT
PUBLIC HEARING
REQUEST FOR ANNEXATION
MAY 20, 2020

Topic: Taryn Lakes Phase 3

Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director

From: Michael J. Clark, AICP, CZO, Planning Director

Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director

Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider the voluntary annexation petition received for Taryn Lakes Phase 3.

Background:

North Carolina General Statute §160A-31 states the governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. There has been a recommendation from the Board of Commissioners to expedite processes for development. The request is to annex approximately 17.4 acres located adjacent to Taryn Meadows. The Town has proactively certified sufficiency for the annexation request prior to the Public Hearing.

Zebulon Board of Commissioners
Minutes
March 2, 2020

Present: Robert S. Matheny, Beverly Clark, Annie Moore, Larry Loucks, Shannon Baxter, Glenn York, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Ray-Public Works, Tim Hayworth-Police, Chris Perry-Fire, Sheila Long-Parks & Recreation, Bobby Fitts-Finance, Michael Clark-Planning, Eric Vernon-Town Attorney

Mayor Matheny called the meeting to order at 7:00pm.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Zebulon Middle School student Logan Dreifuss.

APPROVAL OF AGENDA

Mayor Matheny asked to amend the agenda to add presentations under recognition.

Commissioner Baxter made a motion, second by Commissioner Clark to approve the agenda as amended. There was no discussion and the motion passed unanimously.

SCHOOL RECOGNITION

Mayor Matheny recognized student Logan Dreifuss and teacher Sandra Lindsey, both from Zebulon Middle School.

Mayor Matheny recognized former Commissioner Don Bumgarner for his 26 years of service. Mr. Bumgarner spoke about his service and thanked everyone.

PUBLIC COMMENT PERIOD

No one signed up to speak.

CONSENT

A. Minutes

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the February 3, 2020 meeting. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the minutes of the February 10, 2020 Joint Public Hearing. There was no discussion and the motion passed unanimously.

A. Finance

Commissioner Clark made a motion, second by Commissioner Moore to approve the tax report for December 2019. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the financial report as of February 17, 2020. There was no discussion and the motion passed unanimously.

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March 2, 2020

Commissioner Clark made a motion, second by Commissioner Moore to approve Ordinance 2020-41 – Forfeiture Funds. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the Police quarterly report. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve Resolution 2020-08 – Census Partnership. There was no discussion and the motion passed unanimously.

Commissioner Clark made a motion, second by Commissioner Moore to approve the Parks and Recreation quarterly report. There was no discussion and the motion passed unanimously.

PRESENTATION

A. Denise Nowell – Chamber of Commerce Update

Denise Nowell gave an update on the Town and Chamber partnership. The Chamber hosted a tour of Legacy Crest Court last week to promote the commercial building that was for sale. The Chamber attended a Hotel Developer Day and presented Zebulon to 10 hotel developers where one interest and toured Zebulon. The Emerging Business Roundtable was held in February. Denise Nowell gave an economic development update.

The Chamber's Annual Meeting was scheduled for March 17 at the Zebulon Community Center.

NEW BUSINESS

A. Finance

1. FY 2021 Strategic Plan Grant Applications (Non-Profit Funding Requests)

Bobby Fitts gave an update on the seven Strategic Plan Grant Applications that were received.

a. Dew4Him Ministries, Inc.

Jane Wolfe gave an overview of the program and how it met needs for workforce readiness. The non-profit would provide for community involvement by offering art classes.

Shannon White, a director at East Wake Education Foundation, spoke about the preschool program they offered. The funding would go toward Family and Child Enrichment Services ("FACES"). The program fit in with the Town's small town life of the Strategic Plan by increasing connectedness in the community.

Allison Strickland, the Chief Development Officer of Interact, thanked the Board for previous support. Interact was the only comprehensive service provider for victims of domestic violence and sexual assault for Wake County with over 52,000 people served last year. The program helped reduce barriers for people in abusive relationships. Ms. Strickland spoke about the Lethality Assessment Program and hoped to expand the program to Zebulon this year with additional funding.

Julia Walsh, Miss Zebulon 2020, spoke about the Miss Zebulon Organization and the opportunities the program provided for young women. Kailey Wadsworth, Miss Zebulon Outstanding Teen,

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March 2, 2020

spoke about her volunteer work in the community and the scholarship opportunities the organization provided.

Laura Johnson, spoke about the Martin Luther King, Jr. breakfast.

Mary Beth Carpenter, the Executive Director of Preservation Zebulon, thanked the Board for their previous contribution that funded Preservation Day in February, 2020. Future funding would go toward a historic home tour in spring 2021.

Roger Brantley, from Share His Glory, spoke about partnerships with other local nonprofits to provide meals for families in need. The youth who volunteer with Share His Glory were able to put the community service hours on their resume to help apply for scholarships and go to college. The non-profit also provided resources to parents and children in need.

B. Budget Comments

John Macon requested consideration for funding for a storm water infrastructure project which consisted of a reinforced concrete pipe. Mr. Macon explained what the project, near the intersection of West North Street and Flowers Avenue, would involve and how it would help with the drainage issue in the area.

OLD BUSINESS

A. Planning

1. Ordinance 2020-42 Chronic Violators Ordinance

Michael Clark stated this was an amendment to Chapter 95 of the UDO to provide clarity and to establish a Chronic Violators Ordinance. Mr. Clark gave a brief presentation and explained how the ordinance would be beneficial to the Town. The Planning Board gave an informal recommendation of support at the February 10, 2020 meeting and staff recommended approval.

Commissioner Baxter asked where the ordinance fell in enforcement. It was explained the ordinance would give the Town more resources to expedite the enforcement of repeat offenders. The proposed amendment allowed for stricter regulations of the code with decreased staff costs.

It was asked if the violation notice came with a fine. Staff explained a violation notice did not have a fine but was more informative about Town regulations.

Commissioner Baxter made a motion, second by Commissioner York to approve Ordinance 2020-42 Chronic Violators Ordinance to adopt the proposed text amendments to section 95.50 and 95.51 and the adoption of Section 95.56 of the Code of Ordinances as presented at the February 10, 2020 Joint Public Hearing, finding that the proposed request as consistent with the Comprehensive Master Plan and the goal statements of the 2030 Strategic Plan as adopted by the Town of Zebulon. There was no discussion and the motion passed unanimously.

2. Comprehensive Land Use Plan and Transportation Plan Presentation

Michael Clark gave a brief overview and introduced the consulting teams from Ramey Kemp & Associates and Kendig Keast Collaborative.

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March 2, 2020

Gary Mitchell, with Ramey Kemp & Associates, did a presentation of their qualifications, timeline, and information about the process. Mr. Mitchell asked the Board for their input on how Zebulon was the same from 10 years ago. Mayor Matheny stated there was not any new housing in downtown Zebulon.

The Board was asked what was different from 10 years ago. Some of the responses were more traffic, road structure changes, growth in specific areas, added greenways, upgrades to parks, and a cultural shift with new people moving to Zebulon. The context for the plan was to maintain growth while maintaining small town charm, sustain and diversify the economy, build an interconnected community, revitalize downtown, improve infrastructure, and focus on amenities and livability. The focus areas included growth capacity, land use and development, housing and neighborhoods, economic development, recreation and amenities, and special area planning. Mr. Mitchell provided an overview from the 2010 Census to show the growth in population in Zebulon.

Mr. Mitchell asked the Board for feedback on their top 10 requests for the plan to address. Some of the responses were better jobs, more stop lights to combat traffic, improved roadways and infrastructure, new and upgraded sidewalks and crosswalks.

Michael Clark reminded everyone about the first community interaction meeting at Wakefield Central Baptist fellowship hall at 6pm on March 3. The meeting was open to everyone and would primarily focus on the area north of 264 and 64. The next meeting was scheduled for March 25 at 6pm on the area south of 264 and 64 at the Zebulon Community Center. The final meeting would be community-wide on April 15 at 6pm at the Zebulon Community Center.

BOARD COMMENTS

Commissioner Baxter encouraged people to take precautions pertaining to the Coronavirus, volunteer for Meals on Wheels, and discussed daylight savings time.

Commissioner Loucks thanked staff for their work at the retreat.

Mayor Matheny stated the non-profit funding recipients would be decided at a later meeting.

MANAGER'S REPORT

The next work session was scheduled for March 18 at 7:00pm. The meeting would cover topics regarding use of the Municipal Complex facility, Parks and Recreation Master Plan, and Planned Development training.

Bobby Fitts had the following budget transfers:

Governing Body:

Moved \$1,000 from Group Insurance to FICA

Administration:

Moved \$700 from Printing & Copying to Parks & Recreation – Special Events

Police:

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March 2, 2020

Moved \$3,500 from Zebulon Night Out to Parks & Recreation – Special Events

Streets:

Moved \$1,000 from Contract Services to Parks & Recreation – Special Events

Commissioner Baxter made a motion, second by Commissioner Moore to adjourn. There was no discussion and the motion passed unanimously.

Adopted this the 20th day of May 2020.

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk

Zebulon Board of Commissioners
Work Session
Minutes
March 18, 2020

Present: Robert S. Matheny-Mayor, Beverly Clark, Annie Moore, Glenn York, Shannon Baxter, Larry Loucks, Joe Moore-Town Manager, Lisa Markland-Town Clerk, Chris Perry-Fire, Bobby Fitts-Finance, Eric Vernon-Attorney

Mayor Matheny called the meeting to order at 7:00pm.

Mayor Matheny referenced the seating arrangement to practice social distancing of six feet as recommended by the CDC.

APPROVAL OF AGENDA

Mayor Matheny stated that they needed to amend the agenda removing all new business and adding an update on the CORVID-19.

Commissioner Clark made a motion, second by Commissioner Moore to approve the agenda as amended. There was no discussion and the motion passed unanimously.

NEW BUSINESS

A. Administration

COVID-19 Update

Joe Moore stated that Chris Perry, the EOC Manager, would explain where things were currently with the Coronavirus Pandemic.

Chris Perry explained the process of how things went when they were not going well with situations like the pandemic. Chris went on to explain how an EOC operated, its purpose and how it served the community.

NOTE: Shannon Baxter came in at 7:05pm.

Departments served various roles and they somewhat mirrored the roles with Wake County so that information was pushed in both directions. It was explained that there were daily conference calls with the Wake County EOC to share any information that was relevant and to keep everyone updated and the public as safe as possible. The goal of keeping staff and expressly first responders informed and safe was very important and part of the process of trying to suppress the spread of the virus.

It was explained that the method of how police and fire responded to calls was changing and that public events were canceled, facilities were closed, teleworking was more prevalent and staggered schedules where possible.

Bobby Fitts updated the Board on the fact that there may be federal money available for the pandemic but that was not a sure thing. He went on to update the Board on the revenues and

Board of Commissioners
Minutes
March 18, 2020

expenditures that might be reimbursable and those were being tracked just in case that was possible.

Local revenues were taking a hit as there were no facility rentals, no spring athletics and possibly no camps. Sales tax revenues would approximately \$8,000 at the current time but could increase.

Mayor Matheny asked that the Board cancel the April meetings to not have more than 10 people in a room and explained that a special meeting could be called at any time.

Commissioner Loucks made a motion, second by Commissioner Moore to cancel all April 2020 meetings. There was no discussion and the motion passed unanimously.

Mayor Matheny stated that they needed a motion to go into closed session as permitted by NC GS § 143-318.11(a)(3) for the purpose of consulting with the Town Attorney.

Commissioner Baxter made a motion, second by Commissioner York to go into closed session.

NOTE: In closed session Commissioner Loucks made a motion, second by Commissioner Clark to come out of closed session. There was no discussion and the motion passed unanimously.

Commissioner Baxter made a motion, second by Commissioner York to adjourn. There was no discussion and the motion passed unanimously.

Date

Robert S. Matheny—Mayor

SEAL

Lisa M. Markland, CMC—Town Clerk



Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

GREG FORD, CHAIRMAN
VICKIE ADAMSON, VICE-CHAIR
MATT CALABRIA
SUSAN EVANS
JESSICA HOLMES
SIG HUTCHINSON
JAMES WEST

April 7, 2020

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on April 6, 2020, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in cursive script that reads "Denise Hogan".

Denise Hogan
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)



Wake County Revenue Department

Rebate Details
02/01/2020 - 02/29/2020
ZEBULON

DATE 03/04/2020
TIME 9:45:34 AM
PAGE 1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
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INDIVIDUAL PROPERTY ACCOUNTS

750188	1.77	20.00	0.18	0.00	21.95	02/28/2020	0006802475	2019	2019 000000	ELMMER TRANSPORT LLC
SUBTOTALS FOR INDIVIDUAL PROPERTY ACCOUNTS	1.77	20.00	0.18	0.00	21.95		1	1	Properties Rebated	

INDIVIDUAL REAL ESTATE ACCOUNTS

749004	266.40	0.00	0.00	0.00	266.40	02/14/2020	0000435999	2019	2019 000000	LUGO, JORGE ARIEL
SUBTOTALS FOR INDIVIDUAL REAL ESTATE ACCOUNTS	266.40	0.00	0.00	0.00	266.40		1	1	Properties Rebated	

TOTAL REBATED FOR ZEBULON	268.17	20.00	0.18	0.00	288.35		2	2	Properties Rebated for City	
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Board of Commissioners
P.O. Box 550 • Raleigh, NC 27602

TEL 919 856 6180
FAX 919 856 5699

GREG FORD, CHAIRMAN
VICKIE ADAMSON, VICE-CHAIR
MATT CALABRIA
SUSAN EVANS
JESSICA HOLMES
SIG HUTCHINSON
JAMES WEST

May 5, 2020

Ms. Lisa Markland
Town Clerk
Town of Zebulon
1003 North Arendell Avenue
Zebulon, North Carolina 27597

Dear Ms. Markland:

The Wake County Board of Commissioners, in regular session on May 4, 2020, approved and accepted the enclosed tax report for the Town of Zebulon.

The attached adopted actions are submitted for your review; no local board action is required.

Sincerely,

A handwritten signature in cursive script that reads "Denise Hogan".

Denise Hogan
Clerk to the Board
Wake County Board of Commissioners

Enclosure(s)



Wake County Tax Administration

Rebate Details
03/01/2020 - 03/31/2020
ZEBULON

DATE 04/03/2020
TIME 8:24:25 PM
PAGE 1

REBATE NUMBER	PROPERTY	CITY TAG	LATE LIST	BILLED INTEREST	TOTAL REBATED	PROCESS DATE	ACCOUNT NUMBER	TAX YEAR	BILLING YEAR	OWNER
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BUSINESS ACCOUNTS

750308	2.59	0.00	0.26	0.00	2.85	03/02/2020	0005014660	2018	2018 000000	J J ENTERPRISES INC
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SUBTOTALS FOR BUSINESS ACCOUNTS	<u>2.59</u>	<u>0.00</u>	<u>0.26</u>	<u>0.00</u>	<u>2.85</u>		1			Properties Rebated
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TOTAL REBATED FOR ZEBULON	<u>2.59</u>	<u>0.00</u>	<u>0.26</u>	<u>0.00</u>	<u>2.85</u>		1			Properties Rebated for City
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STAFF REPORT
FINANCIAL STATEMENTS UPDATE
MAY 20, 2020

Topic: FY 2020 Monthly Financial Statement Update

From: Bobby Fitts, Finance Director
Prepared by: Bobby Fitts, Finance Director
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The attached financials are for Board of Commissioners review only. See discussion below for details on statements.

Background:

The attached financials are a summary of revenues and expenditures to date. These are provided to keep the Board informed, on a monthly basis, of how revenues and expenditures are trending throughout the year.

Information:

These financial statements are through May 4, 2020. We have now received seven of twelve months of sales tax and the second of four quarterly distributions of utilities sales in FY 2020. As usual, the majority of property taxes were received in December and early January.

For FY 2020, approximately 10 months in to the new fiscal year, the Town has spent about 67.4% (approximately \$8,563,000) of its General Fund budget of \$12,695,741 with the following trends to note: 1) Fuel Expense in Police and Stormwater are trending slightly high; 2) Utilities in Buildings & Grounds, Streets and Parks & Recreation are around 90% spent; 3) Vehicle Maintenance in Police and Streets are currently at 90-95% spent; and 4) Parks & Recreation Vehicle Maintenance is 114% spent. These expenses are related to the costs of operating an older fleet of vehicles. Smaller overruns can be covered through intra-departmental transfers. Larger budget overages are resolved through interdepartmental budget transfers and require Board approval at the June meeting.

Highlights include:

Sales Tax

- Sales taxes collected in January 2020 were 9.4% (\$7,244) more than January 2019.
- Year to date collections are 8.4% (\$52,937) ahead of the YTD total for FY 2019.
- Article 39 sales tax collections in January 2020 were 10.0% (\$3,446) more than January 2019.
- Year to date collections of Article 39 receipts are 8.1% (\$23,216) ahead of FY 2019
- We should start to see the impact of COVID-19 in March's sales tax receipts.

Utilities Sales Tax (Sales tax on natural gas, electricity, telecommunication services and video programming)

- The second distribution for FY 2020 (quarter ending December 31, 2019) was received March 15.



STAFF REPORT
FINANCIAL STATEMENTS UPDATE
MAY 20, 2020

- Utilities Sales tax received for the quarter was 0.02% (\$31) more, as a whole, than the distribution received for the same quarter in FY 2019.
 - The natural gas component of the above was down 24.7% (\$271) from the same quarter in FY 2019.
 - Electricity was up 1.1% (\$1,641) from the same quarter in FY 2019.
 - Telecommunications was down 11.8% (\$1,340) from the same quarter in FY 2019.
 - These revenues are influenced by weather conditions.
- Video programming sales tax received for the quarter was 4.9% (\$337) less than the distribution received for the same quarter in FY 2019.

Property Tax

- Property taxes collected to date in FY 2020 are approximately \$6,871,000.
- This is 102.3% of budgeted revenues (\$6,716,779).
- This is 7.9% more than what was collected to date in FY 2019 (\$6,370,000).
- We will exceed our budgeted number with an estimated total of approximately \$6,900,000, and this will serve to cover anticipated short falls in sales tax receipts.

Permits & Zoning

- Permit and zoning fees collected to date in FY 2020 are \$180,572.
- This is 47.6% more than what was collected to date in FY 2019 (\$122,307).
- This is 129% of budgeted revenues (\$140,000) for the year.
- We will watch this permit activity to gauge the impact of COVID-19 on the building and real estate sectors.

Transportation Impact Fees

- Transportation Impact fees collected to date for FY 2020 are \$297,028.
- This is 146% more than what was collected to date in FY 2019 (\$120,853).
- The unaudited balance to date of Transportation Impact fees is \$541,588.
- This revenue is placed in reserve for transportation projects and spent within 10 years.
- For information, the cost to design and construct a traffic signal is approximately \$235,000.

Policy Analysis: N/A

Financial Analysis: Budgeted revenue is \$12,695,741 while year to date revenue collected is \$10,424,706 (82.1% of budgeted). As shown in the chart on the Revenue Statement, 67% of year to date revenues come from property taxes.

Staff Recommendation:

No staff recommendation or Board action is necessary. These are informational only.

Attachments:

1. General Fund Fiscal Year 2020 Expenditure Statement and Revenue Statement (as of May 4, 2020)
2. Sales Tax – FY 2020

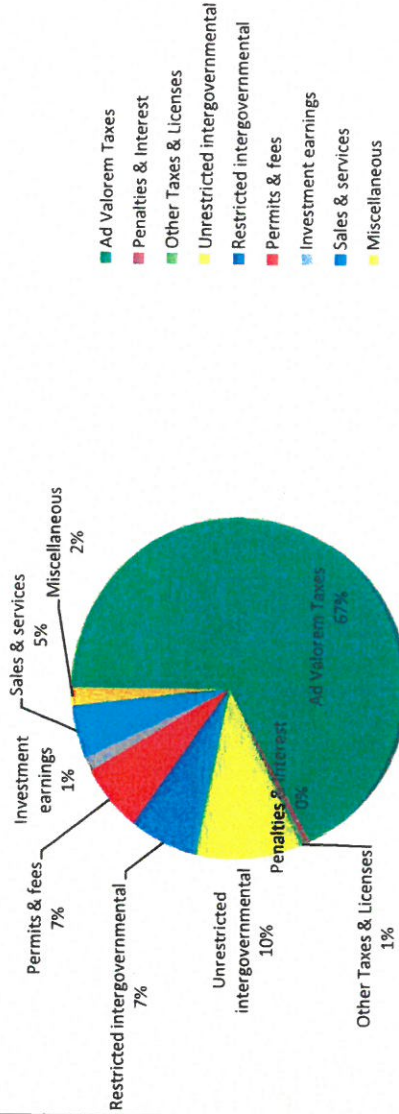


TOWN OF ZEBULON
 Revenue Statement: 2019 - 2020
 for Accounting Period 6/30/2020
 GENERAL FUND

As of 5/4/2020

<u>Revenue Categories</u>	<u>Estimated Revenue</u>	<u>Revenue YTD</u>	<u>% Collected</u>	<u>% of Total Revenue YTD</u>
Ad Valorem Taxes	\$6,770,779	\$6,974,180	103.0%	66.9%
Penalties & Interest	\$11,000	\$53,540	486.7%	0.5%
Other Taxes & Licenses	\$69,500	\$60,201	86.6%	0.6%
Unrestricted intergovernmental	\$1,796,050	\$1,042,868	58.1%	10.0%
Restricted intergovernmental	\$825,207	\$724,234	87.8%	6.9%
Permits & fees	\$262,500	\$693,830	264.3%	6.7%
Investment earnings	\$140,000	\$155,424	111.0%	1.5%
Sales & services	\$713,600	\$531,720	74.5%	5.1%
Miscellaneous	\$174,310	\$188,709	108.3%	1.8%
Fund Balance Appropriated	\$1,932,795	\$0	0.0%	0.0%
Total Revenues	\$12,695,741	\$10,424,706	82.1%	100%

Town of Zebulon General Fund % of Total Revenue To Date - FY 2020





TOWN OF ZEBULON

Expenditure Statement: 2019 - 2020
for Accounting Period 6/30/2020
GENERAL FUND

As of 5/4/2020

<u>Dept #</u>	<u>Department</u>	<u>Approp Amount</u>	<u>Expenditure YTD</u>	<u>% Exp.</u>
410	GOVERNING BODY	\$405,476	\$243,995	60.2%
420	FINANCE	\$355,900	\$285,599	80.2%
430	ADMINISTRATION	\$1,052,345	\$658,024	62.5%
450	CONTRACTED SERVICES	\$22,500	\$20,433	90.8%
470	STADIUM	\$50,550	\$35,068	69.4%
490	PLANNING AND ZONING	\$882,987	\$441,714	50.0%
500	BUILDINGS & GROUNDS	\$1,358,101	\$1,024,489	75.4%
510	POLICE	\$2,446,032	\$2,037,720	83.3%
530	FIRE	\$2,171,766	\$1,292,415	59.5%
560	STREETS AND HIGHWAYS	\$1,149,465	\$602,172	52.4%
570	POWELL BILL	\$113,368	\$12,410	10.9%
580	SANITATION	\$1,176,755	\$893,879	76.0%
590	STORMWATER	\$343,430	\$225,459	65.6%
620	PARKS & RECREATION	\$1,045,596	\$724,250	69.3%
690	SPECIAL PROJECTS	\$121,470	\$65,598	54.0%
Total Expenditures		\$12,695,741	\$8,563,224	67.4%

Sales Tax

FY 2020

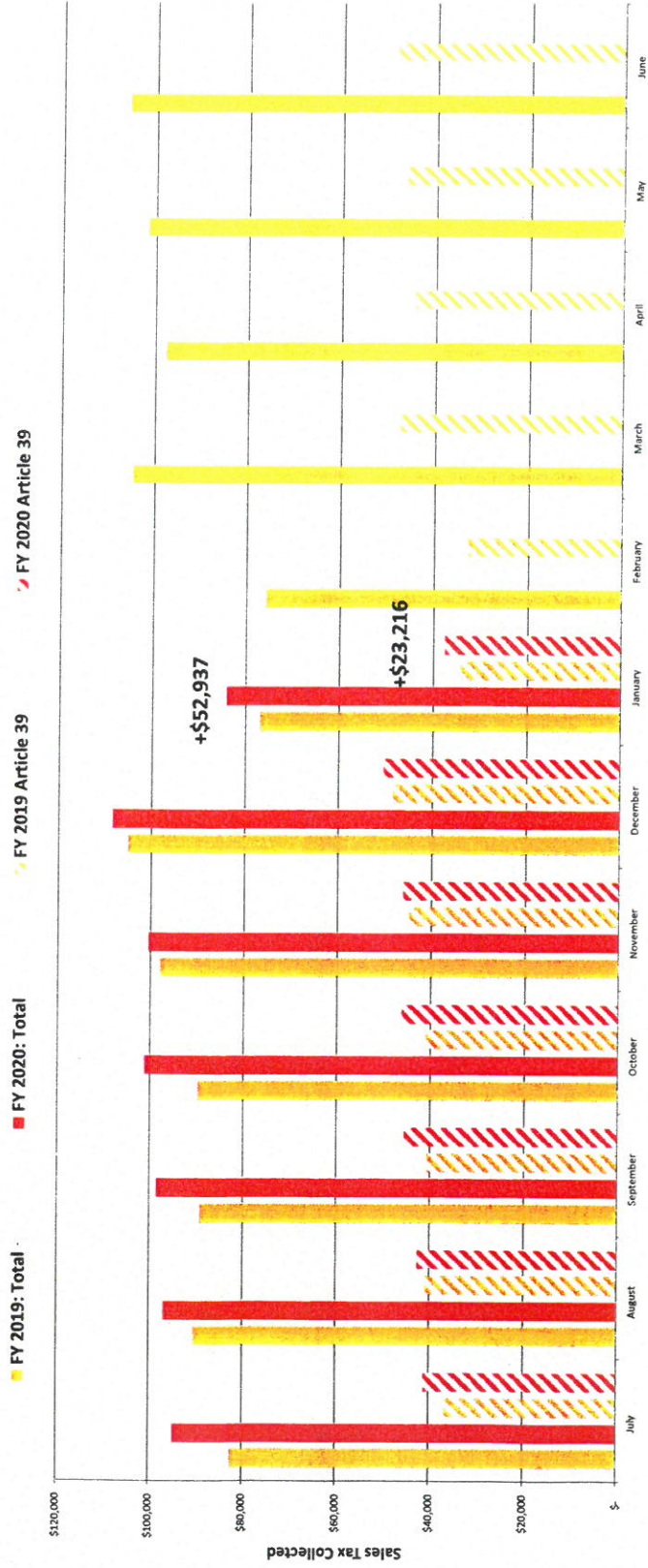
Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 20 Totals	Prior Year (FY 2019)	% Inc (Dec) from Prior Yr
July	\$ 41,205	\$ 17,900	\$ 20,548	\$ 43	\$ 15,016	\$ 94,711	\$ 82,490	14.8%
August	42,670	18,069	21,290	1	14,791	96,820	90,393	7.1%
September	45,534	17,330	22,718	1	12,899	98,482	89,061	10.6%
October	46,223	17,994	23,069	(1)	13,920	101,205	89,671	12.9%
November	46,102	17,842	22,999	9	13,546	100,498	97,904	2.6%
December	50,451	18,922	25,168	2	13,935	108,478	104,983	3.3%
January	37,739	15,421	18,827	0	12,127	84,115	76,871	9.4%
February	-	-	-	-	-	-	75,834	-100.0%
March	-	-	-	-	-	-	104,736	-100.0%
April	-	-	-	-	-	-	97,795	-100.0%
May	-	-	-	-	-	-	101,771	-100.0%
June	-	-	-	-	-	-	105,892	-100.0%
Total	\$ 309,924	\$ 123,478	\$ 154,618	\$ 55	\$ 96,235	\$ 684,309	\$ 631,372	8.4%

FY 2019

Month	Article 39 (1) *	Article 40 (1/2)	Article 42 (1/2)	Article 44 (1/2)	City Hold Harmless	FY 19 Totals	Prior Year (FY 2018)	% Inc (Dec) from Prior Yr
July	\$ 36,660	\$ 15,288	\$ 18,274	(2)	\$ 12,269	\$ 82,490	\$ 85,782	-3.8%
August	41,003	16,254	20,432	(1)	12,704	90,393	84,256	7.3%
September	40,586	16,066	20,242	0	12,166	89,061	87,489	1.8%
October	41,007	15,964	20,421	1	12,279	89,671	77,610	15.5%
November	44,706	17,395	22,274	1	13,528	97,904	90,722	7.9%
December	48,453	18,495	24,162	(2)	13,875	104,983	103,358	1.6%
January	34,293	14,101	17,050	(0)	11,428	76,871	72,080	6.6%
February	32,900	14,512	16,402	(3)	12,023	75,834	69,386	9.3%
March	47,536	18,843	23,708	0	14,649	104,736	91,420	14.6%
April	44,474	17,522	22,152	(1)	13,649	97,795	87,894	11.3%
May	46,429	18,144	23,099	1	14,098	101,771	93,063	9.4%
June	48,503	18,854	24,215	(6)	14,325	105,892	97,465	8.6%
Total	\$ 506,550	\$ 201,438	\$ 252,431	(11)	\$ 156,993	\$ 1,117,401	\$ 1,040,523	7.4%

* Net proceeds of the Article 39 tax are returned to the county of origin.

Monthly Summary of Sales Tax Collected





STAFF REPORT
ORDINANCE 2020-43
REQUEST FOR ANNEXATION
MAY 20, 2020

Topic: ORDINANCE 2020-43 - Taryn Lakes Phase 3
Speaker: Meade O. Bradshaw, III, CZO, Assistant Planning Director
From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Meade O. Bradshaw, III, CZO, Assistant Planning Director
Approved by: Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider Ordinance 2020-43 the voluntary annexation of Taryn Lakes Phase 3.

Background:

North Carolina General Statute §160A-31 states the governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. There has been a recommendation from the Board of Commissioners to expedite processes for development. The request is to annex approximately 17.4 acres located adjacent to Taryn Meadows. The Town has proactively certified sufficiency for the annexation request prior to the Public Hearing.

Discussion:

The discussion before the Board is whether or not to annex the subject properties into the Town of Zebulon Corporate Limits.

Policy Analysis:

The Land Use Plan was last updated in May 2008. The subject parcel is located in the "Zebulon Short Range Utility Service Area." The adjacent parcels are developed as single-family residential developments. This request is consistent with Chapter 6 (Housing and Neighborhoods) Goals 1 and 2, and Chapter 8, (Utility) Goal 1, and Chapter 9 Land Use, Goal 2, of the current Comprehensive Land Use Plan:

- Chapter 6 Housing and Neighborhoods, Goal 1 - Achieve a variety of housing types, designs and densities in both older neighborhoods and newly developing areas to meet the needs of all income levels and age groups
- Chapter 6 Housing and Neighborhoods Goal 2 - Encourage the organization and enhancement of new and existing neighborhoods to support pedestrian and bicycle connectivity to community destinations in efforts to enhance quality of life and overall wellbeing of the residents of Zebulon
- Chapter 8 Utility, Goal 1- Plan for the provision of adequate, reliable and cost efficient utility services in collaboration with the City of Raleigh with consideration for the future demand within the Short and Long Range Urban Services Areas



STAFF REPORT
ORDINANCE 2020-43
REQUEST FOR ANNEXATION
MAY 20, 2020

- Chapter 9 Land Use, Goal 2 - Continue to pro-actively manage growth and direct development in a manner that can most efficiently access existing, and future infrastructure and community services, and preserves natural resources

Fiscal Analysis:

The annexation will incorporate 47 residential properties and open space with an anticipated property tax value of \$6,580,000 the subject parcel is already within the Town's service area.

Staff Recommendation:

Staff recommends approval of Ordinance 2020-43 for the annexation as it is consistent with Comprehensive Plan policies.

Attachments:

1. Application
2. Certificate of Sufficiency
3. Recorded Plat
4. Aerial Map
5. Zoning Map
6. ETJ Map
7. Land Use Map
8. Site Pictures
9. Cost Benefit Analysis
10. Public Hearing Notice
11. 150' Radius of Notified Mailed Property Owners
12. NCGS 160A-31
13. Ordinance 2020-43



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

ANNEXATION PETITION

GENERAL INFORMATION:

In accordance with Section 2.2.2 of the UDO, upon receipt of a valid petition signed by all of the owners of real property in the area described therein, the Town may annex an area either contiguous or not contiguous to its primary corporate limits when the area meets the standards set out under North Carolina General Statutes 160A-31 and 160A-58.1. The petition need not be signed by the owners of real property that is wholly exempt from property taxation under the Constitution and laws of North Carolina, nor by railroad companies, public utilities as defined in G.S. 62-3(23), or electric or telephone membership corporations.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a pdf map, drawing, model, site or sketch plan to Assistant Planning Director Meade Bradshaw (mbradshaw@TownofZebulon.org) no later than five (5) working days prior to the desired meeting day.

FILE PETITION: Submit hard copy application to the Planning Department with the applicable requirements in accordance with Section 2.2.2 of the UDO.

CERTIFICATION OF SUFFICIENCY: The Town Clerk shall investigate and certify whether the petition is legally sufficient. Only legally sufficient petitions shall be considered by the Town.

REVIEW BY STAFF: The Planning and Public Works Departments review the annexation submission. Comments will be sent to the applicant via email.

LEGAL ADVERTISEMENT: A legal advertisement will be published on the Town of Zebulon's website and in a paper of general circulation once no more than 25 days and one within 10 days of the date of the public hearing.

BOARD OF COMMISSIONERS MEETING/PUBLIC HEARING:

The BOARD OF COMMISSIONERS Meeting is typically held the first Monday of each month. The Board of Commissioners will either adopt or deny an ordinance to extend the corporate limits of the Town of Zebulon.

NOTICE OF DECISION: The formal notice of decision shall be provided to the applicant in accordance with Section 2.3.9 of the UDO.

RECORDATION: If the annexation is approved by the Board of Commissioners, the Town Clerk will have the Annexation Plats recorded at the Wake County Register of Deeds. Wake County will keep one of the recorded plats, one copy will be returned to the Planning Department and the surveying company is given the remaining recorded Annexation Plat.



APPLICATION FOR ANNEXATION

Application Requirements –

The applicant requesting an annexation must submit a written application to the Zebulon Planning Department using the forms included in this packet

- Completed Application Form
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property
- Registered survey of subject property
- Certified List of Property Owners within 150 feet of subject property
- Agent Authorization Form
- Stamped envelopes addressed to Certified List of Property Owners all the homeowners

associations of those properties within 150 feet of the outer boundary subject property or properties.

- Affixed with the following return address:

Town of Zebulon
Planning Department
1003 N. Arendell Ave
Zebulon, NC 27597



APPLICATION FOR ANNEXATION

PART 1. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property: See Attachment		Total Acreage: 17.415
Parcel Identification Number (NC PIN): Please include all	Deed Book: 17211	Deed Page(s): 585
Name of Project (if Applicable) Taryn Lake Subdivision Phase 3	Current Zoning of the Property: R-13-SUD	
Existing Use of the Property: Residential	Proposed Use of the Property: Residential	
Reason for Annexation To move subject property into the corporate limits of the Town of Zebulon.		

PART 2. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent: Blake Gardner		
Street Address of Applicant/Agent: 4130 Parklake Avenue #130		
City: Raleigh	State: NC	Zip Code: 27612
Email of Applicant/Agent: bgardner@bohlereng.com	Telephone Number of Applicant/Agent: (919)578-9000 EXT#14677	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are you the owner's agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 3. SURVEYOR INFORMATION		
Name of Surveyor: Thomas Teabo		
Street Address of Surveyor: 4130 Parklake Avenue #130		
City: Raleigh	State: NC	Zip Code: 27612
Email of Surveyor: tteabo@bohlereng.com	Telephone Number of Property Owner:	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
Signature of Surveyor 	Print Name: THOMAS E. TEABO	Date: 3/17/2020



APPLICATION FOR ANNEXATION

PART 4. PROPERTY OWNER INFORMATION

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

- 1. We, the undersigned owners of real property, respectfully request that the area described in Part 4 be annexed to the Town of Zebulon, Wake County, North Carolina.
2. The area to be annexed is [checked] contiguous, [] non-contiguous (satellite) to the Town of Zebulon, North Carolina and the boundaries are as contained in the metes and bounds description attached hereto.
3. If contiguous, this annexation will include all intervening rights-of-way for streets, railroads and other areas as stated in G.S. 160A-31(f), unless otherwise stated in the annexation amendment.
4. I/We acknowledge that any zoning vested rights acquired pursuant to G.S. 160A385.1 or G.S. 153A-344.1 must be declared and identified on this petition. I/We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

All individual owners must sign. (If additional signatures are necessary, please attach an additional sheet.)

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Table with 3 columns: Signature of Owner, Print Name, Date. Row 1: D.R. Horton, Inc. (Signature), Robert Stuart, Asst. Vice Pres (Print Name), 3/17/22 (Date). Other rows are empty.

STATE OF NC COUNTY OF WAKE

Sworn and subscribed before me, S. Elaine Hudspeth, a Notary Public for the above State and County, this the 17 day of March, 2020.

Signature of Notary Public S. Elaine Hudspeth

SEAL: S. ELAINE HUDSPETH, Notary Public, North Carolina, Forsyth County

My Commission Expires: 11/4/2022



APPLICATION FOR ANNEXATION

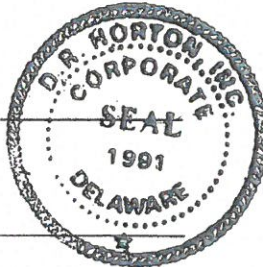
COMPLETE IF A CORPORATION:

In witness whereof, said corporation has caused this instrument to be executed by its President and attested by its Secretary by order of its Board of Directors, this the 17 day of March, 2020.

D.R. HORTON, INC.
Corporate Name

SEAL

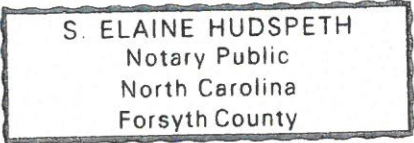
Robert Stewart
By: Attest: President (Signature)



Melissa
Secretary (Signature)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, S. Elaine Hudspeth, a Notary Public for the above State and County, this the 17 day of March, 2020.



S. Elaine Hudspeth
Notary Public

11/4/2022
My Commission Expires:

SEAL

COMPLETE IF IN A LIMITED LIABILITY COMPANY

In witness whereof, _____ a limited liability company, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ___ day of ___, 20__.

By: _____

Signature of Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the ___ day of ___, 20__.

Notary Public

My Commission Expires:

SEAL



**APPLICATION FOR
ANNEXATION**

COMPLETE IF IN A PARTNERSHIP

In witness whereof, _____, a partnership, caused this instrument to be executed in its name by a member/manager pursuant to authority duly given, this the ____ day of _____, 20____.

Name of Partnership

By: Signature of General Partner

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Sworn and subscribed before me, _____, a Notary Public for the above State and County, this the ____ day of _____, 20____.

SEAL

Notary Public

My Commission Expires:



Town of Zebulon
The Town of Friendly People

Certificate of Sufficiency
Taryn Lakes Subdivision Phase 3

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

I, Lisa M. Markland, Clerk to the Zebulon Board of Commissioners, do hereby certify that I have investigated the petition (including plat and lot addresses) attached hereto, and have found as a fact that said petition is signed by all the owners or their legal representative of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have here unto set my hand and affixed the seal of the Town of Zebulon, this 30th day of April 2020.





Lisa M. Markland, CMC—Town Clerk

FIRE DEPARTMENT
113 E. Vance Street
Zebulon, NC 27597
(919) 269-6487
Facsimile (919) 269-2618

POLICE DEPARTMENT
1001 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-0312

TOWN HALL
1003 N. Arendell Avenue
Zebulon, NC 27597
(919) 269-7455
Facsimile (919) 269-6200

PUBLIC WORKS DEPARTMENT
450 E. Horton Street
Zebulon, NC 27597
(919) 269-5285
Facsimile (919) 269-2617



LOCATION MAP



SITE OWNERS TABLE

OWNER: D.R. HORTON INC
 SITE ADDRESS: 1904 ZEBULON ROAD
 ZONING: R-13.5UD
 NUMBER OF LOTS: 47
 NUMBER OF HOA OPEN SPACES & AMENITY CENTER: 4

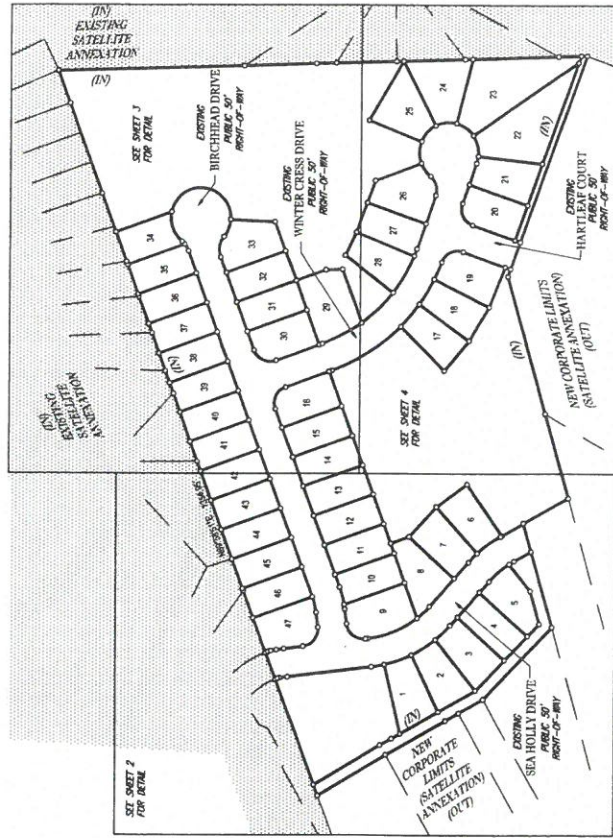
Received
 3/5/2020

NOTES:

- NO TITLE THE FIRM HAS NETHER REVIEWED, NOR RELIED UPON A TITLE INSURANCE POLICY OR OTHER DOCUMENTS IN CONNECTION WITH THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP AS A GUARANTEE OF MARKETABLE TITLE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO EXIST. THE CLIENT SHOULD CONSULT WITH AN ATTORNEY FOR TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES.
- BASES OF BEARING SHOWN HEREON IS BOOK OF MAPS 2008, PAGE 96 PER WAKE COUNTY REGISTER OF DEEDS.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES.
- THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY FOR THE PROPOSED ANNEXATION TO THE TOWN OF ZEBULON, PAGE 1822, INTO THE CORPORATE LIMITS OF THE TOWN OF ZEBULON.

REFERENCES:

- DB 19299, PG 1390
- DB 10A, PG 315
- DB 13597, PG 2281
- DB 10143, PG 807
- DB 13597, PG 1106
- DB 16613, PG 1885
- DB 16110, PG 560
- DB 16024, PG 942
- DB 19819, PG 275
- DB 15668, PG 2833
- DB 3116, PG 68
- BM 2002, PG 1137
- BM 2008, PG 56
- BM 2016, PG 113
- BM 2016, PG 2119
- BM 2005, PG 1559
- BM 2005, PG 1690
- BM 2005, PG 1690
- BM 2002, PG 1137



LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- CONCRETE
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- COMPUTED POINT
- LOT NUMBER
- ADDRESS NUMBER
- EXISTING TOWN OF CORPORATE LIMITS

SURVEYOR CERTIFICATION
 I, THOMAS E. TEARD, A.S., HEREBY CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEEDS, RECORDS, AND FIELD MEASUREMENTS. THE SURVEYED AREAS AND MAP REFERENCES ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEEDS AND MAP REFERENCES AS NOTED ON SAID MAP.
 THE SURVEYED AREAS AND MAP REFERENCES ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEEDS AND MAP REFERENCES AS NOTED ON SAID MAP.
 THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BOUNDARIES FROM INFORMATION OF RECORD. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-39 AS AMENDED.
 THAT THE SURVEYS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.
 PER G.S. 47-39 (4) - THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO PLATS OF MUNICIPAL BOUNDARIES, WHETHER OR NOT REQUIRED BY LAW TO BE RECORDED.
 WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF MARCH A.D. 2020
PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES
 SURVEYOR: NCL-3200



ANNEXATION PLAT
 FOR
TARVIN LAKE SUBDIVISION
 PHASE 3
 D.R. HORTON, INC
 DH 172H, PG 585
 TOWN OF ZEBULON, LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

FILE NO: NS182050
 DATE: 03/05/20
 FIELD DATE: N/A
 DRAWN: N/A
 REVIEWED: N/A
 APPROVED: N/A
 SCALE: 1" = 150'
 SHEET: 1 OF 5

BOHLER
 4100 PARLAKE AVENUE, SUITE 150
 FAYETTEVILLE, NORTH CAROLINA 28404
 WWW.BOHLENGE.COM



SEE SHEET 5 FOR CURVE TABLES
 SEE SHEET 2 FOR LINE TABLES



LOCATION MAP
NOT TO SCALE

- NOTES:**
- NO TITLE THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE INSURANCE POLICY OR TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT ASSURES AS A GUARANTEE OF MARKETABLE TITLE OR ASSURANCE OF OWNERSHIP THAT MAY, COULD OR DO FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO EXIST. THE FIRM DOES NOT WARRANT THAT THE TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF TITLE IS A REPUTABLE COMPANY REGARDING MARKETABLE TITLE.
 - MEASUREMENTS COMPUTED BY COORDINATE METHOD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES. EASEMENTS AND RESTRICTIONS OF RECORD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES. BASIS OF BEARING SHOWN HEREON IS BOOK OF MAPS 2008, PAGE 56 PER WAKE COUNTY REGISTER OF DEEDS.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X". REFER TO FLOOD HAZARD IDENTIFICATION MAP (FHIM) AND FLOOD RATE MAP 37201796001 PANEL 1708 EFFECTIVE DATE 06/02/2008.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY FOR AN ANNEXATION PHASE 3 SUBDIVISION, BOOK OF MAPS 2018, PAGE 1022, INTO THE CORPORATE LIMITS OF THE TOWN OF ZEBULON.

PARCEL LINE DATA			PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
L1	34.23	S29°21'04"E	L14	4.85	N27°26'14"W
L2	104.08	S48°05'58"E	L15	13.51	N8°59'32"W
L3	25.83	S48°05'58"E	L16	33.24	N8°59'32"W
L4	48.84	S48°05'58"E	L17	26.48	S83°00'37"W
L5	10.00	S48°05'58"E	L18	6.73	N8°59'32"W
L6	13.51	S8°59'32"E	L19	6.78	N8°59'32"W
L7	4.05	S24°31'34"E	L20	4.12	N8°59'32"W
L8	43.61	N29°21'04"W	L21	4.02	N29°21'04"W
L9	2.83	N29°21'04"W	L22	30.14	N29°21'04"W
L10	104.08	S48°05'58"E	L23	9.45	N29°21'04"W
L11	37.88	N48°05'58"W	L24	9.81	S48°05'58"E
L12	66.20	N48°05'58"W	L25	10.00	S48°05'58"E
L13	26.48	N83°00'37"E			

PRELIMINARY - NOT FOR RECORDATION,
SALES OR CONVEYANCES

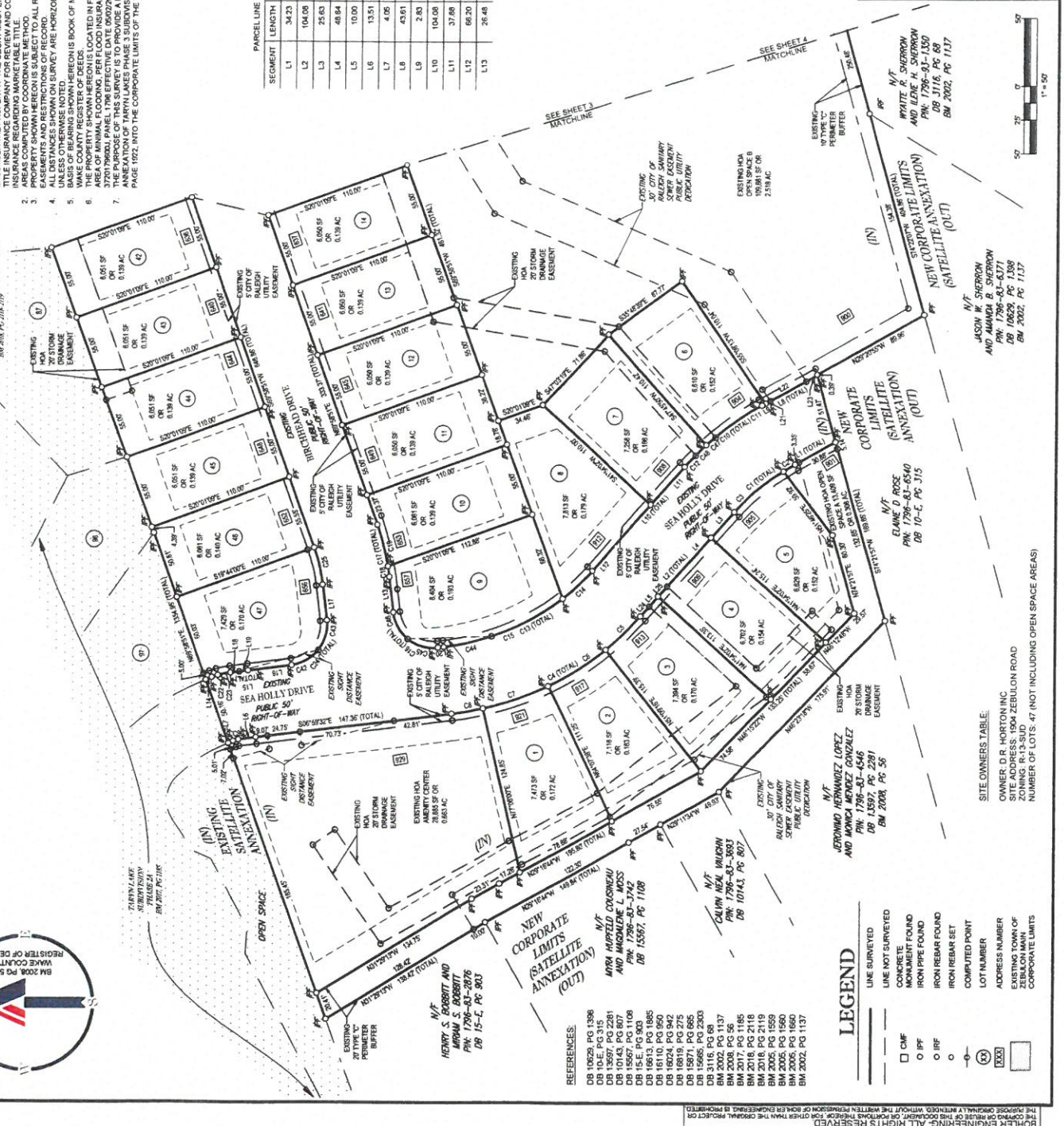


ANNEXATION PLAT
FOR
TARYN LAKE SUBDIVISION
PHASE 3
D.R. HORTON INC
DB 1721, PG 85

FILE NO. NS 192050
DATE 03/05/20
CREW CHIEF N/A
DRAWN N/A
REVIEWED JTT/ET
APPROVED SCALE 1" = 50'
DWM NO. 2 OF 5

BOHLER
TOWN OF ZEBULON, LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
415 PRODUCE AVENUE, SUITE 100
10701 WOODHOLLOW CIRCLE
10701 WOODHOLLOW CIRCLE
WAKE COUNTY, NORTH CAROLINA 27709
919.487.2200
WWW.BOHLERENGINEERING.COM

"SEE SHEET 5 FOR CURVE TABLES"



LEGEND

- LINE SURVEYED
- LINE NOT SURVEYED
- CONCRETE
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- COMPUTED POINT
- LOT NUMBER
- ADDRESS NUMBER
- EXISTING TOWN OF ZEBULON MAN CORPORATE LIMITS

REFERENCES:

- DB 10023, PG 1338
- DB 1010, PG 315
- DB 13397, PG 2281
- DB 15557, PG 1108
- DB 15-E, PG 803
- DB 18613, PG 1885
- DB 18704, PG 942
- DB 18749, PG 275
- DB 18819, PG 685
- DB 15871, PG 2303
- DB 15885, PG 2303
- DB 2002, PG 1137
- DB 2008, PG 55
- DB 2017, PG 1185
- DB 2018, PG 2118
- DB 2019, PG 1599
- DB 2020, PG 1599
- DB 2025, PG 1590
- DB 2026, PG 1660
- DB 2002, PG 1137

SITE OWNERS TABLE:

OWNER: D. D. HORTON, INC
SITE ADDRESS: 1924 ZEBULON ROAD
ZONING: R-13-SUD
NUMBER OF LOTS: 47 (NOT INCLUDING OPEN SPACE AREAS)

N/T
JACKSON M. SHERROD AND WIFE
PKN 1736-81-6171
DB 10629, PG 1388
BM 2002, PG 1127

N/T
WHITE R. SHERROD AND WIFE
PKN 1736-81-6150
DB 1116, PG 88
BM 2002, PG 1127

N/T
CLAUDE D. ROSE
PKN 1736-81-6540
DB 101-E, PG 315

N/T
LEONARD M. HANDEZ (DECEASED) AND MARICELA M. COVAREZ
PKN 1736-81-4546
DB 13597, PG 2281
BM 2008, PG 55

N/T
CALVIN NEAL WALSH
PKN 1736-81-3933
DB 10143, PG 807

N/T
HENRY S. BOBBITT AND WIFE
PKN 1736-81-3033
DB 15-E, PG 803

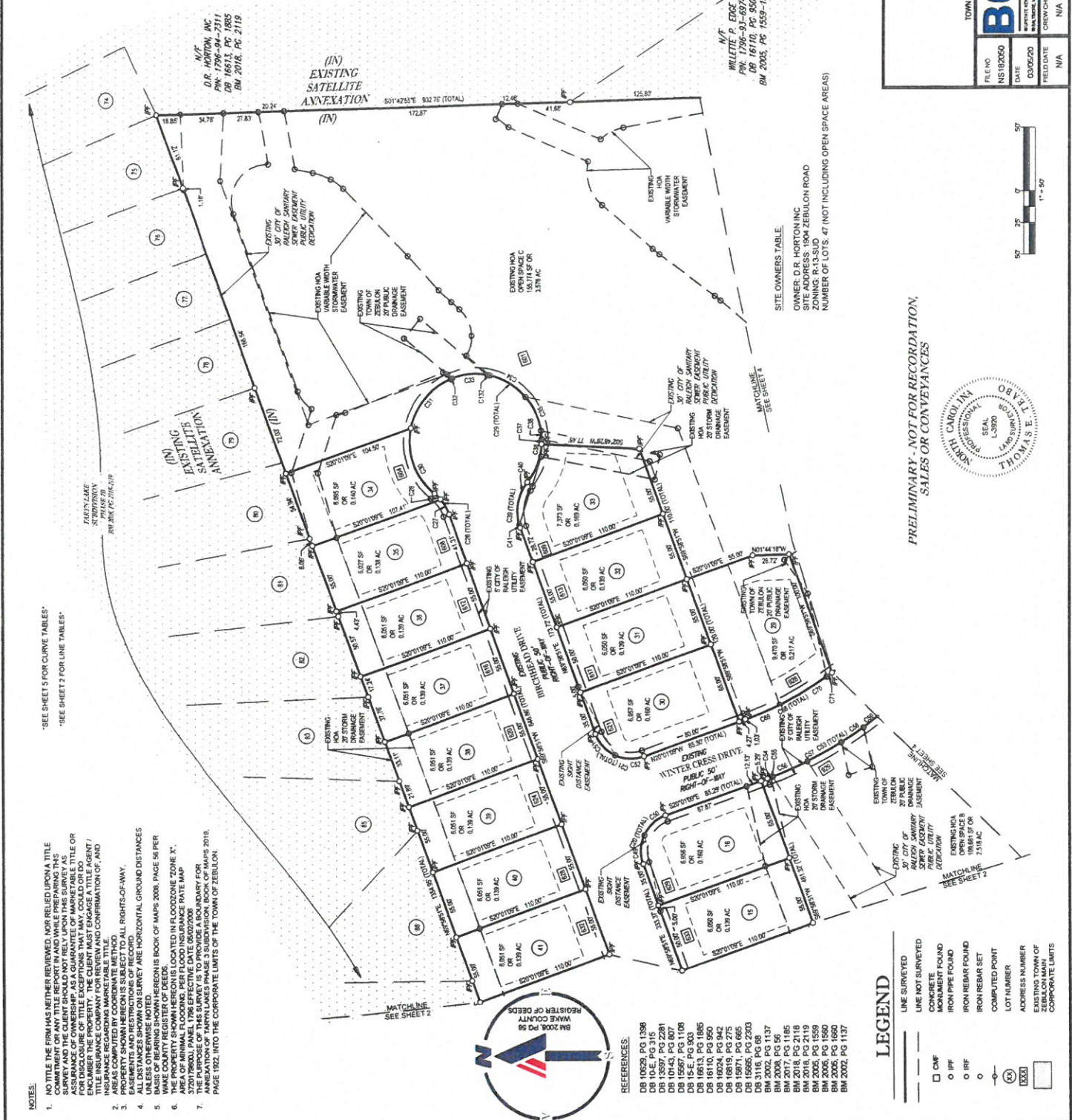


LOCATION MAP

ANNEXATION PLAN FOR TARYN LAKE SUBDIVISION PHASE 3
 D.R. HORTON INC
 2817201 PG 30

BOHLER
 REGISTERED PROFESSIONAL SURVEYOR
 2817195 531 9000
 www.bohler-engineering.com

FILE NO	N/S 182250	DATE	03/06/20
FIELD DATE	N/A	CHIEF	N/A
APPROVED	JT/TET	REVIEWED	BG
SCALE	1" = 50'	DWG. NO.	3 OF 5



SEE SHEET 5 FOR CURVE TABLES
 SEE SHEET 2 FOR LINE TABLES

- NOTES:**
1. NO TITLE CURVE HAS BEEN REVIEWED AND RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP AS A GUARANTEE OF TITLE, BOUNDARY, OR ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND AREAS COMPUTED BY COORDINATE METHOD.
 2. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY.
 3. DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 5. BASIS OF BEARING SHOWN HEREON IS BOOK OF MAPS 2008, PAGE 56 PER AREA OF MINIMAL FLOODING PER FLOOD INSURANCE RATE MAP.
 6. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X".
 7. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY FOR THE ANNEXATION OF TARYN LAKE PHASE 3 SUBDIVISION, BOOK OF MAPS 2018, PAGE 1922, INTO THE CORPORATE LIMITS OF THE TOWN OF ZEBULON.



- REFERENCES:**
- DB 10029, PG 1388
 - DB 13507, PG 2281
 - DB 10143, PG 807
 - DB 15567, PG 1108
 - DB 152, PG 903
 - DB 16110, PG 950
 - DB 16024, PG 942
 - DB 16819, PG 275
 - DB 15971, PG 665
 - DB 15955, PG 2303
 - BM 2002, PG 1137
 - BM 2008, PG 95
 - BM 2017, PG 1185
 - BM 2016, PG 2116
 - BM 2005, PG 1559
 - BM 2005, PG 1550
 - BM 2005, PG 1690
 - BM 2002, PG 1137

- LEGEND**
- LINE SURVEYED
 - LINE NOT SURVEYED
 - CONCRETE
 - MONUMENT FOUND
 - IRON PIPE FOUND
 - IRON REBAR FOUND
 - IRON REBAR SET
 - COMPUTED POINT
 - LOT NUMBER
 - ADDRESS NUMBER
 - EXISTING TOWN OF CORPORATE LIMITS

SITE OWNERS TABLE
 OWNER: D.R. HORTON INC
 ZONING: R-13-SUD
 NUMBER OF LOTS: 47 (NOT INCLUDING OPEN SPACE AREAS)



PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES



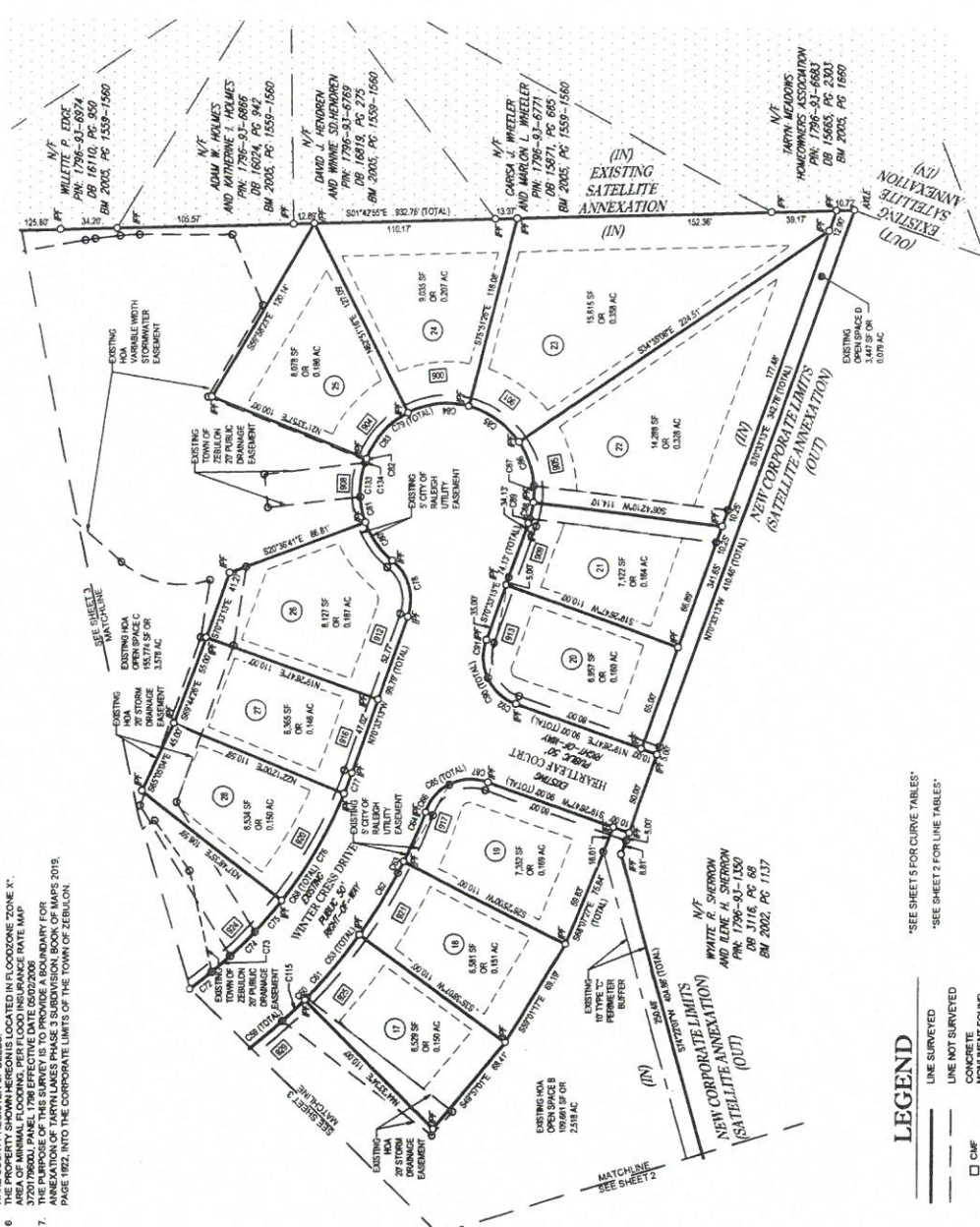
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NOTES:

1. NO TITLE THE FIRM HAS EITHER REVIEWED, NOR RELEI UPON A TITLE SURVEY AND THE CLIENT SHOULD NOT RELY UPON THIS SURVEY AS ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKETABLE TITLE OR ENCUMBER THE PROPERTY. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY FOR REVIEW AND CONFIRMATION OF, AND INSURANCE REGARDING MARKETABLE TITLE.
2. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
3. ALL DISTANCES SHOWN ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.
4. BASIS OF BEARING SHOWN HEREON IS BOOK OF MAPS 2008, PAGE 58 PER 3720778000J PANEL 1796 EFFECTIVE DATE 02/02/2008
5. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE ZONE "X". AREA OF ANNUAL FLOODING, PER FLOOD INSURANCE RATE MAP, 3720778000J PANEL 1796 EFFECTIVE DATE 02/02/2008
6. THIS SURVEY IS A PART OF THE SURVEY PLAN NUMBER 1796 FOR ANNEXATION OF TARYN LAKES PHASE 3 SUBDIVISION, BOOK OF MAPS 2013, PAGE 182Z, INTO THE CORPORATE LIMITS OF THE TOWN OF ZEBULON.

SITE OWNERS TABLE:

OWNER: D.R. HORTON INC
 SITE ADDRESS: 1904 ZEBULON ROAD
 ZONING: R-13-SUD
 NUMBER OF LOTS: 47 (NOT INCLUDING OPEN SPACE AREAS)



LEGEND

- LINE SURVEYED
- - - LINE NOT SURVEYED
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- COMPUTED POINT
- ⊗ ADDRESS NUMBER
- ⊗ EXISTING TOWN OF ZEBULON MAIN CORPORATE LIMITS

SEE SHEET 5 FOR CURVE TABLES
 SEE SHEET 2 FOR LINE TABLES



- REFERENCES:**
- DB 10628, PG 1398
 - DB 10-E, PG 315
 - DB 13597, PG 2281
 - DB 1542, PG 607
 - DB 1543, PG 607
 - DB 1544, PG 607
 - DB 1545, PG 607
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 - DB 1578, PG 607
 - DB 1579, PG 607
 - DB 1580, PG 607

PRELIMINARY - NOT FOR RECORDATION,
 SALES OR CONVEYANCES



ANNEXATION PLAT FOR
TARYN LAKE SUBDIVISION
 PHASE 3
 DR. HORTON, INC
 DR 172H, PG 585

TOWN OF ZEBULON, LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

BOHLER

418 PARKLAKE AVENUE, SUITE 130
 FARMERSVILLE, NORTH CAROLINA 27534
 (919) 881-0100
 WWW.BOHLERENGINEERING.COM

FILE NO: NS182050
 DATE: 02/02/2008
 CREW CHIEF: N/A
 DRAWN: BG
 REVIEWED: JTT/ET
 APPROVED: JTT/ET
 SCALE: 1" = 50'
 DWG NO: 4 OF 5



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SITE OWNERS TABLE

OWNER: D.R. HORTON INC
 SITE ADDRESS: 1504 ZEBULON ROAD
 FLOID COUNTY, NC
 NUMBER OF LOTS: 47 (NOT INCLUDING OPEN SPACE AREAS)

CURVE TABLE				CURVE TABLE				CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	175.00	57.26	N87°43'11"W	57.01	018°44'54"	28.89	C21	30.00	47.17	N24°59'51"E	42.45	090°00'00"	30.00
C2	175.00	101.3	N11°00'33"W	101.13	003°18'57"	5.07	C22	62.85	4.86	N18°01'30"W	4.86	004°25'30"	2.43
C3	175.00	47.14	N89°22'59"W	46.89	015°25'56"	23.71	C23	63.00	9.70	N11°24'16"W	9.69	008°49'34"	4.86
C4	225.00	161.43	S17°32'45"E	157.89	041°08'28"	64.36	C24	30.00	47.12	N18°53'29"W	42.43	090°00'00"	30.00
C5	225.00	36.34	S43°22'11"E	36.30	009°15'13"	19.21	C25	125.00	28.42	S78°28'42"W	28.36	013°01'31"	14.27
C6	225.00	50.84	S32°21'31"E	50.84	012°58'22"	25.58	C26	37.50	20.54	S54°17'35"W	20.38	011°22'32"	10.53
C7	225.00	50.84	S19°23'11"E	50.84	012°58'22"	25.58	C27	37.50	16.27	S59°18'20"W	13.84	021°25'01"	7.37
C8	225.00	23.20	S09°56'46"E	23.19	005°54'28"	11.61	C28	37.50	6.02	S43°30'04"W	6.01	009°57'31"	3.01
C9	135.00	4.67	S19°49'00"E	3.99	017°38'57"	2.02	C29	53.00	249.33	N87°37'24"W	75.35	289°32'34"	53.42
C10	225.00	73.67	N87°43'11"W	73.30	018°44'54"	37.14	C30	53.00	58.02	S89°50'09"W	55.17	062°45'36"	33.30
C11	225.00	41.88	N34°41'44"W	41.92	010°41'21"	21.05	C31	53.00	53.34	N69°22'39"W	50.24	056°34'54"	28.53
C12	225.00	11.64	N87°32'03"W	11.64	002°57'07"	5.82	C32	53.00	1.14	N21°29'05"W	1.14	001°14'10"	0.57
C13	175.00	125.56	N87°32'03"W	122.88	041°09'26"	65.62	C33	53.00	28.64	N84°52'01"E	6.75	007°18'00"	3.36
C14	175.00	30.37	N47°06'47"W	30.26	009°55'00"	15.19	C34	53.00	33.88	N39°45'39"E	33.67	005°57'56"	14.89
C15	175.00	59.22	N89°22'59"W	58.94	019°23'23"	29.90	C35	53.00	29.86	N85°10'21"E	29.29	032°05'09"	15.24
C16	30.00	47.12	N38°00'23"E	42.43	009°00'00"	30.00	C36	53.00	6.76	N44°52'01"E	6.75	007°18'00"	3.36
C17	175.00	39.79	N79°29'40"E	39.70	013°01'37"	19.95	C37	53.00	3.97	S89°20'14"E	3.97	004°17'22"	1.96
C18	175.00	7.96	N81°42'05"E	7.96	002°36'46"	3.99	C38	53.00	32.69	S89°31'20"E	32.17	035°20'25"	16.88
C19	175.00	31.81	N95°11'17"E	31.77	010°24'42"	15.96	C39	37.50	36.07	N80°56'00"W	36.46	059°10'02"	20.68
C20	30.00	47.12	S89°01'09"E	42.43	009°00'00"	30.00	C40	37.50	35.50	N78°56'22"W	34.19	054°14'20"	19.21

CURVE TABLE				CURVE TABLE				CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C81	325.43	49.81	S50°07'13"E	49.56	009°44'01"	24.85	C81	53.00	15.87	S75°52'39"W	15.82	016°58'46"	7.89
C82	325.43	43.84	S58°16'18"E	43.80	007°44'08"	22.00	C82	53.00	1.00	N89°58'29"W	1.00	001°04'52"	0.50
C83	325.43	7.84	S68°15'27"E	7.84	001°20'40"	3.82	C83	53.00	38.18	N47°47'23"W	37.37	041°17'18"	19.97
C84	325.43	32.53	S68°18'01"E	32.51	005°43'37"	16.26	C84	53.00	38.19	N89°30'08"W	37.37	041°17'18"	19.97
C85	30.00	47.12	S29°33'15"E	42.43	001°00'00"	30.00	C85	53.00	38.18	N34°46'43"E	37.36	041°16'17"	19.96
C86	30.00	22.73	S49°50'47"E	22.19	043°45'00"	11.84	C86	53.00	28.13	N70°37'15"E	27.80	000°24'46"	14.41
C87	30.00	24.59	S49°50'47"E	23.73	046°55'10"	12.97	C87	53.00	10.06	S84°44'09"E	10.05	010°52'30"	5.05
C88	275.00	242.85	N45°17'11"W	234.78	050°32'04"	129.80	C88	53.00	10.03	S77°52'28"E	10.02	010°59'43"	5.03
C89	275.00	26.03	N82°02'35"W	26.01	009°02'32"	14.53	C89	53.00	2.80	S79°52'55"E	2.80	000°00'23"	1.45
C90	275.00	43.86	N03°36'55"W	43.61	009°05'47"	21.88	C90	30.00	47.12	S64°25'47"W	42.43	009°00'00"	30.00
C91	275.00	5.37	N05°43'07"W	5.37	001°09'36"	2.66	C91	30.00	33.39	S87°08'37"W	22.80	044°40'22"	12.33
C92	275.00	16.70	N38°50'49"W	16.70	003°28'46"	8.35	C92	30.00	23.73	S42°06'37"W	23.12	045°19'38"	12.53
C93	275.00	14.83	N41°16'58"W	14.82	003°02'59"	7.31	C93	30.00	23.73	S42°06'37"W	23.12	045°19'38"	12.53
C94	275.00	20.58	N44°56'45"W	20.58	004°17'19"	10.30	C94	30.00	18.52	S47°47'43"E	18.52	000°15'41"	9.26
C95	275.00	24.78	N49°40'18"W	24.77	005°09'42"	12.40	C95	30.00	2.11	N11°51'21"E	2.11	002°18'59"	1.05
C96	275.00	74.54	N69°01'05"W	74.31	015°31'51"	37.50	C96	30.00	20.78	N82°26'15"W	20.64	022°27'32"	10.52
C97	275.00	13.30	N89°10'09"W	13.29	002°46'12"	6.65	C97	30.00	1.57	N10°21'42"W	1.57	001°41'34"	0.78
C98	30.00	37.16	S73°56'59"W	34.85	071°00'26"	21.40							
C99	53.00	233.34	N152°08'11"W	86.62	251°14'04"	72.62							
C00	53.00	28.63	S53°54'50"W	28.28	003°58'57"	14.67							

LEGEND

- LINE SURVEYED
- CONCRETE
- MONUMENT FOUND
- IRON PIPE FOUND
- IRON REBAR FOUND
- IRON REBAR SET
- COMPUTED POINT
- LOT NUMBER
- ADDRESS NUMBER
- EXISTING TOWN OF ZEBULON MAIN CORPORATE LIMITS



LOCATION MAP

- NOTES:**
- NO TITLE THE FIRM HAS NEITHER REVIEWED, NOR RELIED UPON A TITLE COMMITMENT OR ANY TITLE REPORT IN AND WHILE PREPARING THIS SURVEY. THE FIRM DOES NOT GUARANTEE THE ACCURACY OF ANY TITLE OR ASSURANCE OF OWNERSHIP, AS A GUARANTEE OF MARKET VALUE OR FOR DISCLOSURE OF TITLE EXCEPTIONS THAT MAY, COULD OR DO EXIST. THE CLIENT MUST ENGAGE A TITLE AGENT / TITLE INSURANCE COMPANY TO OBTAIN CONFIRMATION OF, AND INSURANCE REGARDING MARKET VALUE TITLE.
 - AREAS COMPUTED BY COORDINATE METHOD.
 - ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES. EASEMENTS AND RESTRICTIONS OF RECORD ARE NOT SHOWN.
 - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", 37201 786001 PANEL 1796 EFFECTIVE FLOOD DAMAGE RATE MAP.
 - THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY FOR THE TOWN OF ZEBULON PHASE 3 SUBDIVISION, BOOK OF MAPS 2019, PAGE 182 INTO THE CORPORATE LIMITS OF THE TOWN OF ZEBULON.

PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES



ANNEXATION PLAT
 FOR
TARYN LAKE SUBDIVISION
 PHASE 3
 D.R. HORTON INC
 DB 12/21, PG. 85

NOBELS P-1132

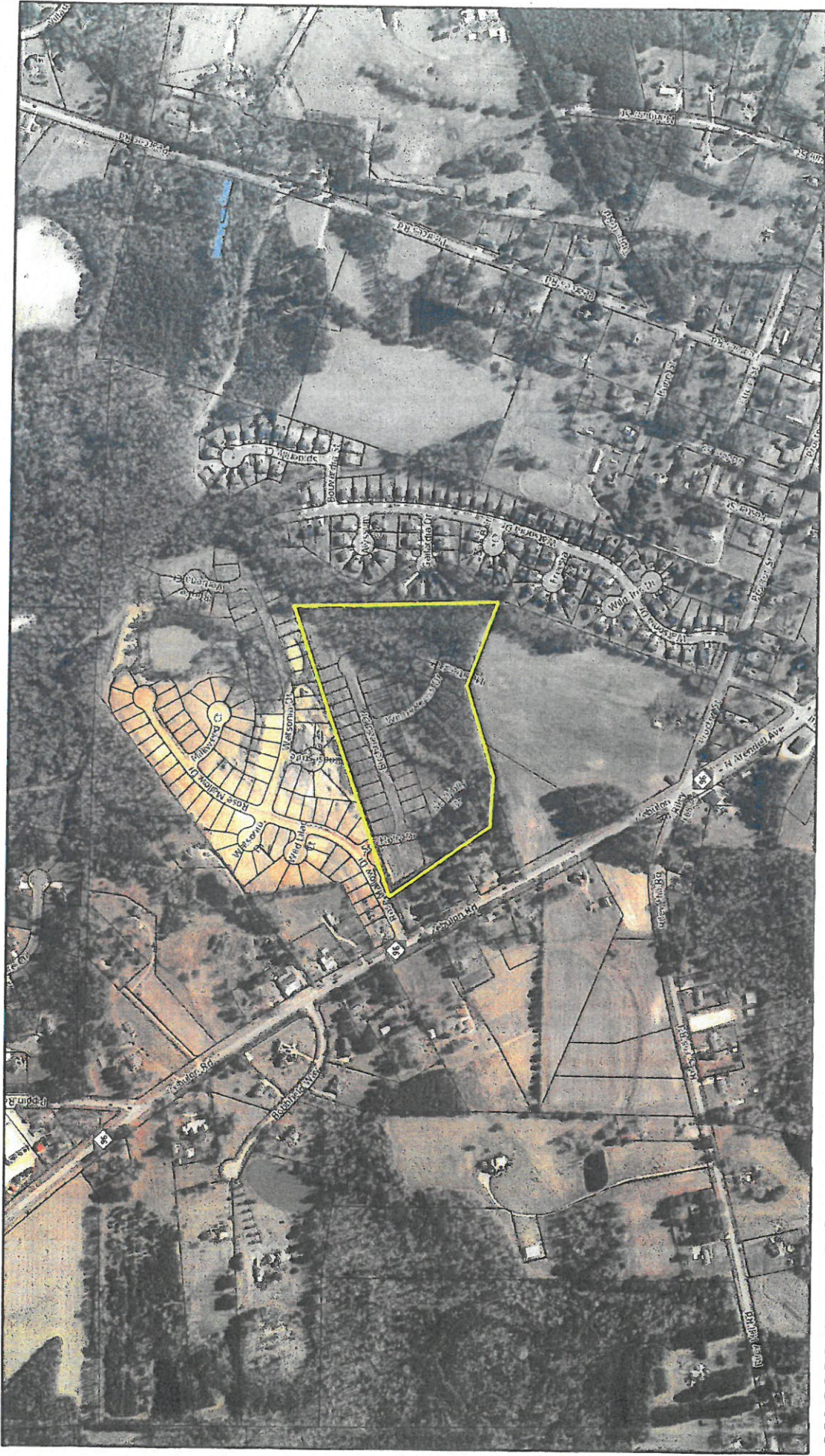
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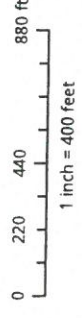
BOHLER
 TOWN OF ZEBULON, LITTLE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA
 415 PARLAKE AVENUE, SUITE 101
 FLOID COUNTY, NORTH CAROLINA 28734
 WWW.BOHLERENGINEERING.COM
 919.487.8888



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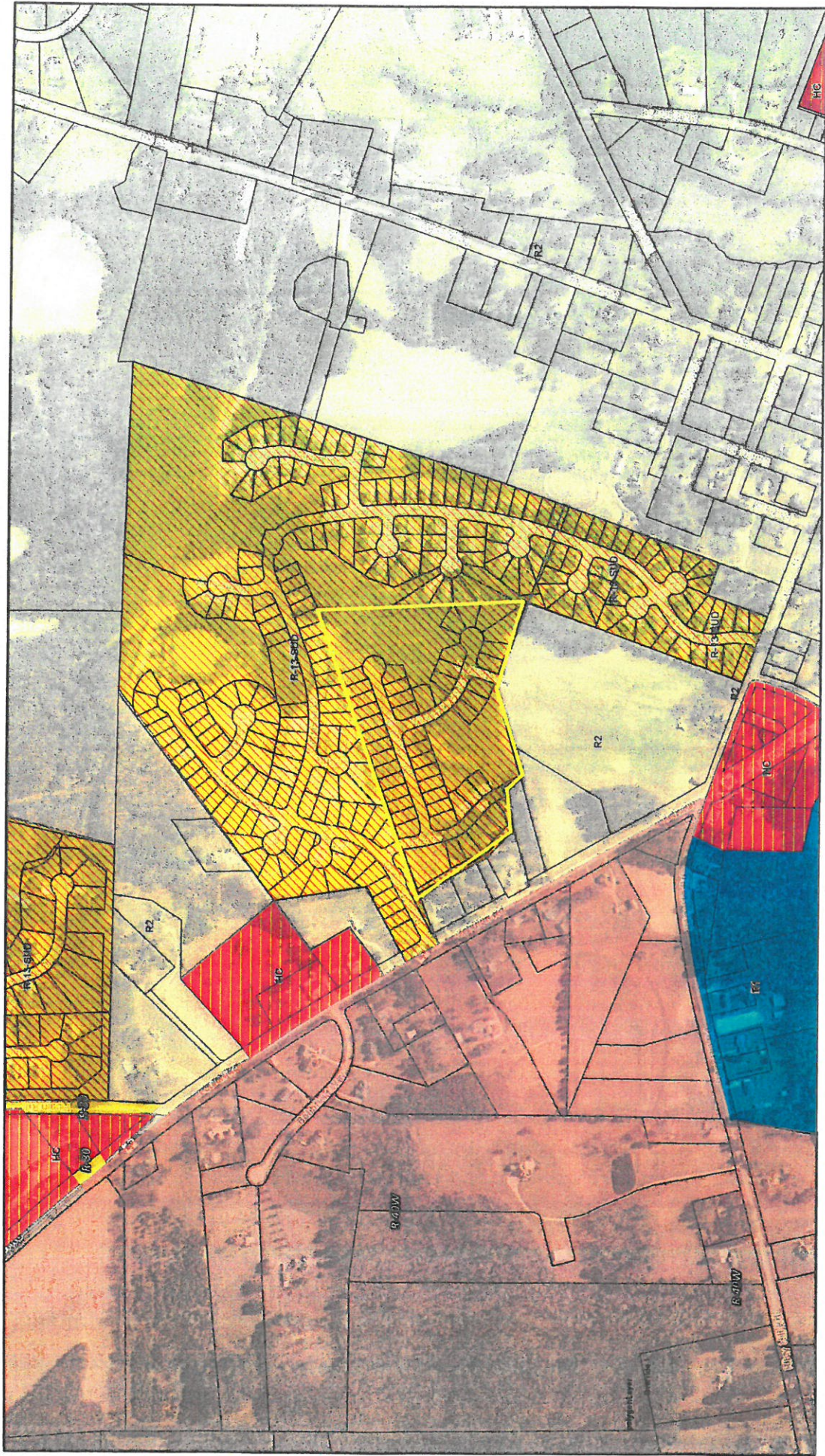


AN 2020-01 Aerial map

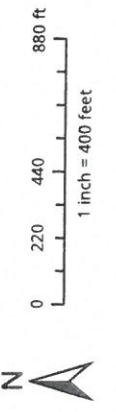


Disclaimer

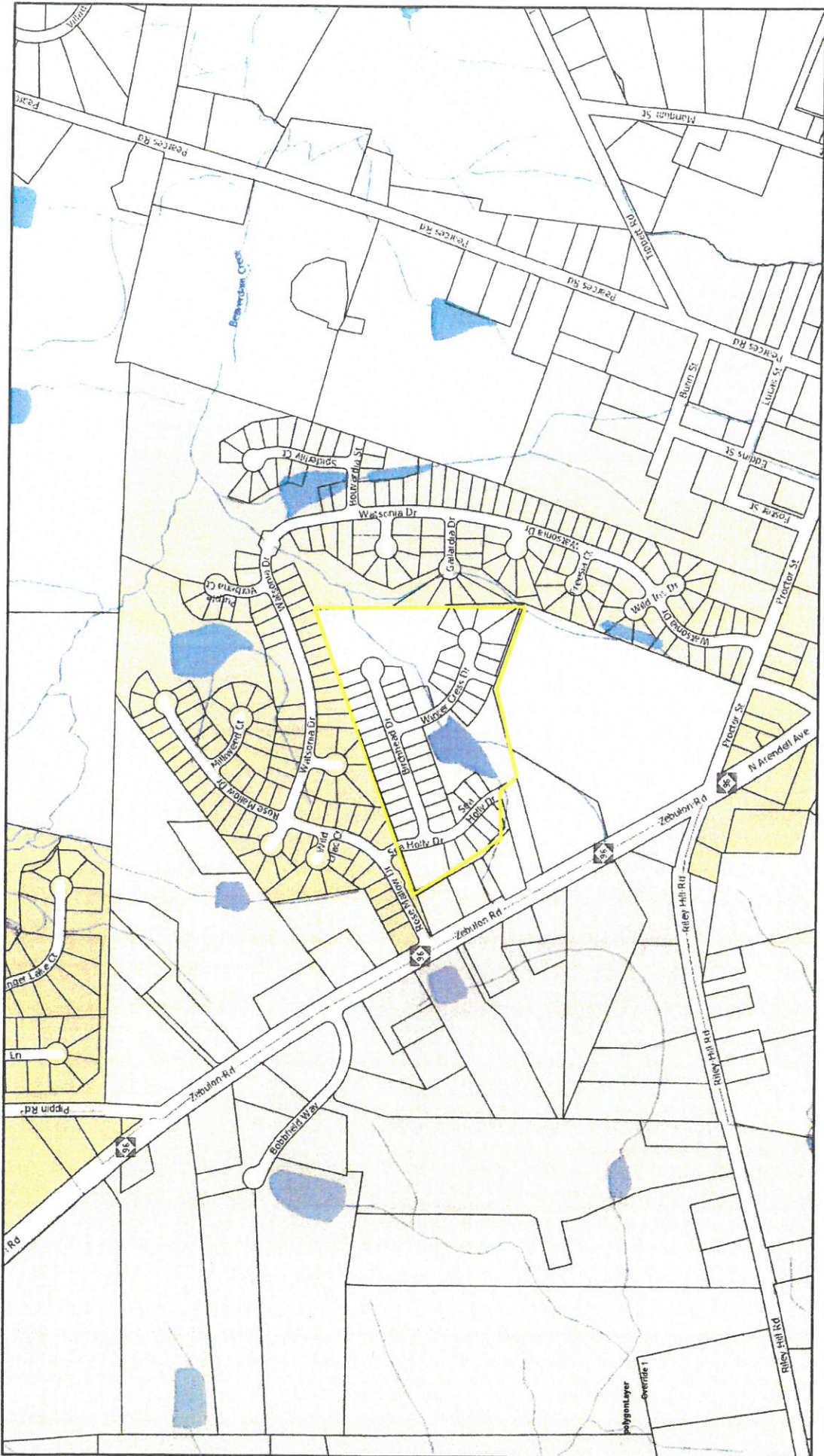
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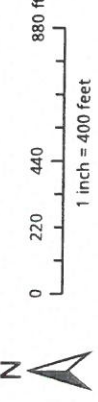
AN 2020-01 Zoning Map



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AN 2020-01 ETJ Map

polyLayer
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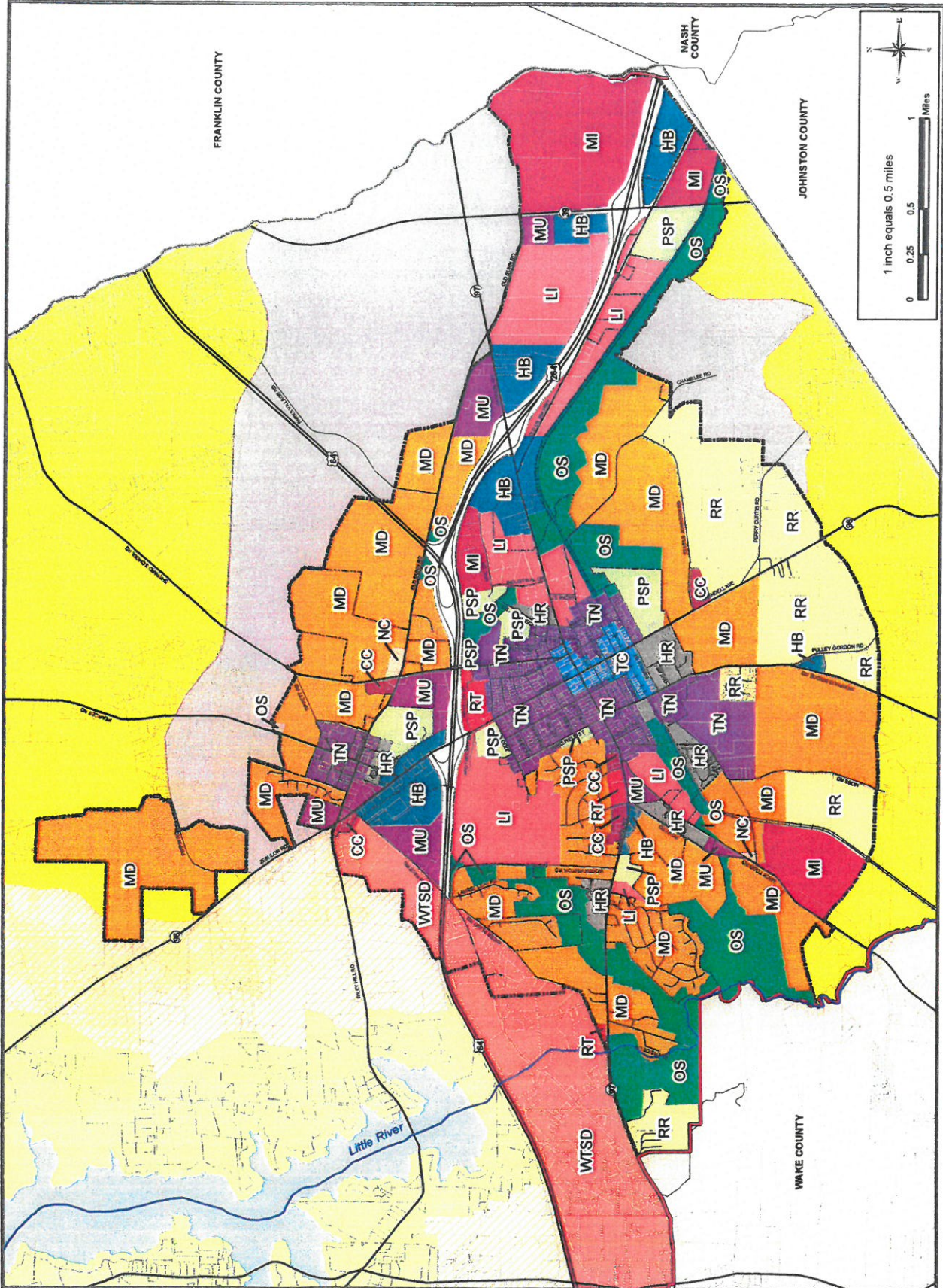
Land Use

Town of Zebulon
Wake County, NC

- Legend**
- Railroad
 - Streets
 - Major Roads
 - Major Streams
 - Critical Water Supply Watershed (R-80W)
 - Little River Reservoir
 - Little River Water
 - Supply Watershed
 - Annexation/Utility Boundary Agreement Line
 - Zebulon Short Range Utility Service Area
 - Zebulon Long Range Utility Service Area
 - WTSD-Watershed
- Land Use**
- OS-Open Space
 - PSP-Public/Semi-Public Open Space
 - RR-Residential Rural Residential
 - MD-Medium Density Residential
 - HB-High Density Residential
 - TN-Traditional Neighborhood
 - TC-Town Core/Downtown
 - HB-Highway Business
 - ML-Mixed Use
 - CC-Community Commercial
 - NC-Neighborhood Commercial
 - RT-Retail
 - LI-Light Industrial
 - MI-Medium Industrial
 - Parcels
 - Zebulon City Limits
 - Zebulon Extra Territorial Jurisdiction Limits
 - Wake County

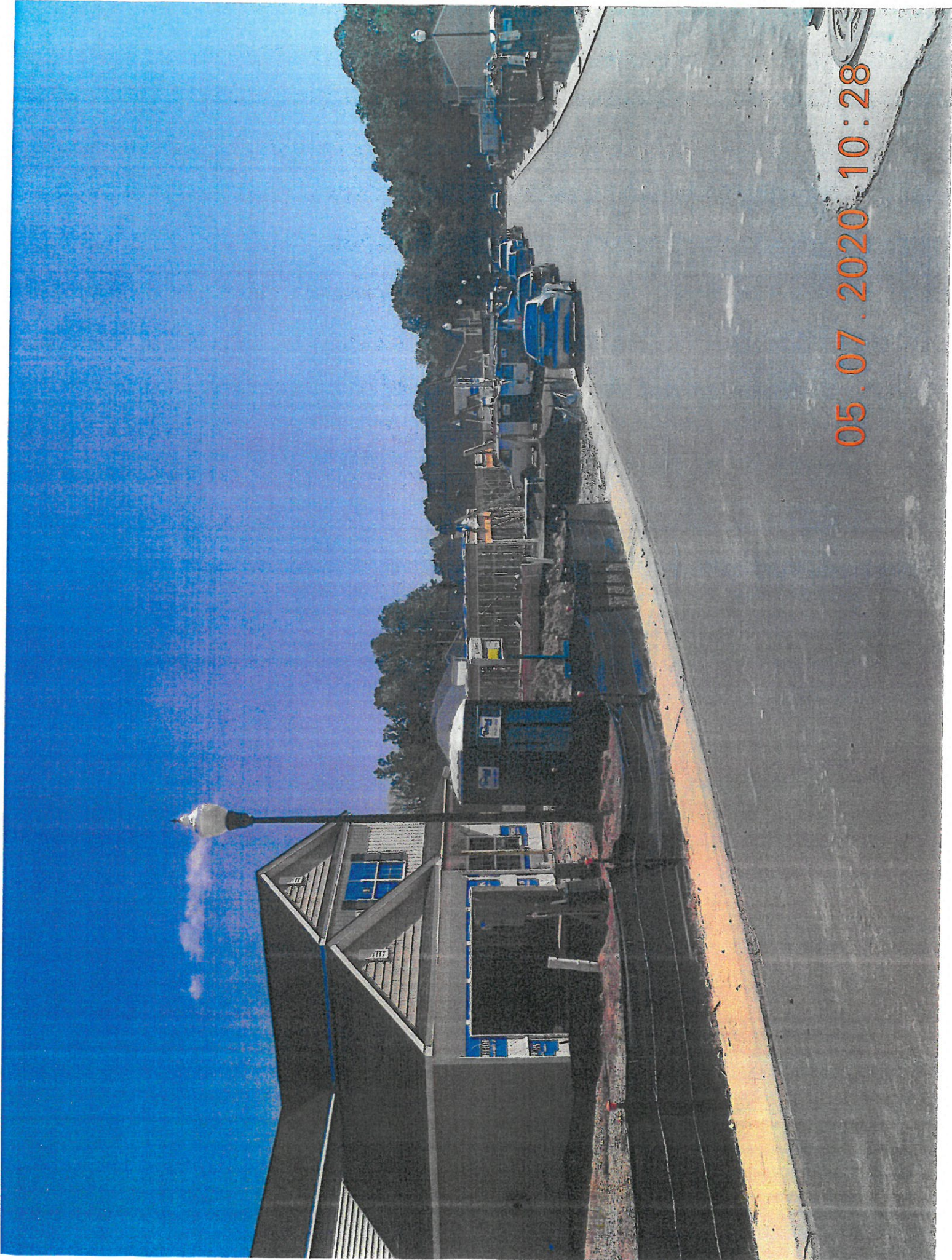


data obtained from Wake County GIS and the Town of Zebulon
April 2011

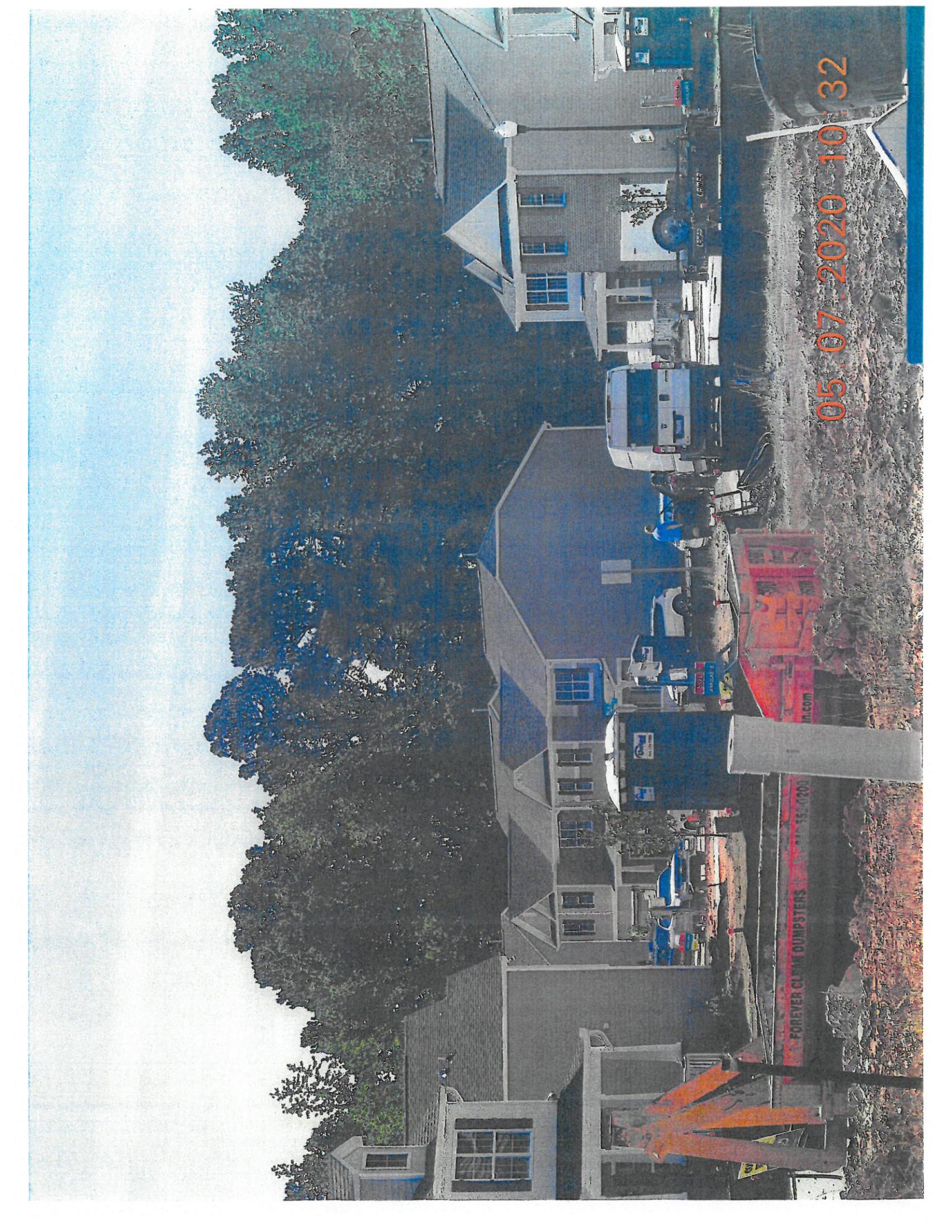




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05.07.2020 10:28



05.07.2020 10:32

FOREVER CLEAN DUMPSTERS

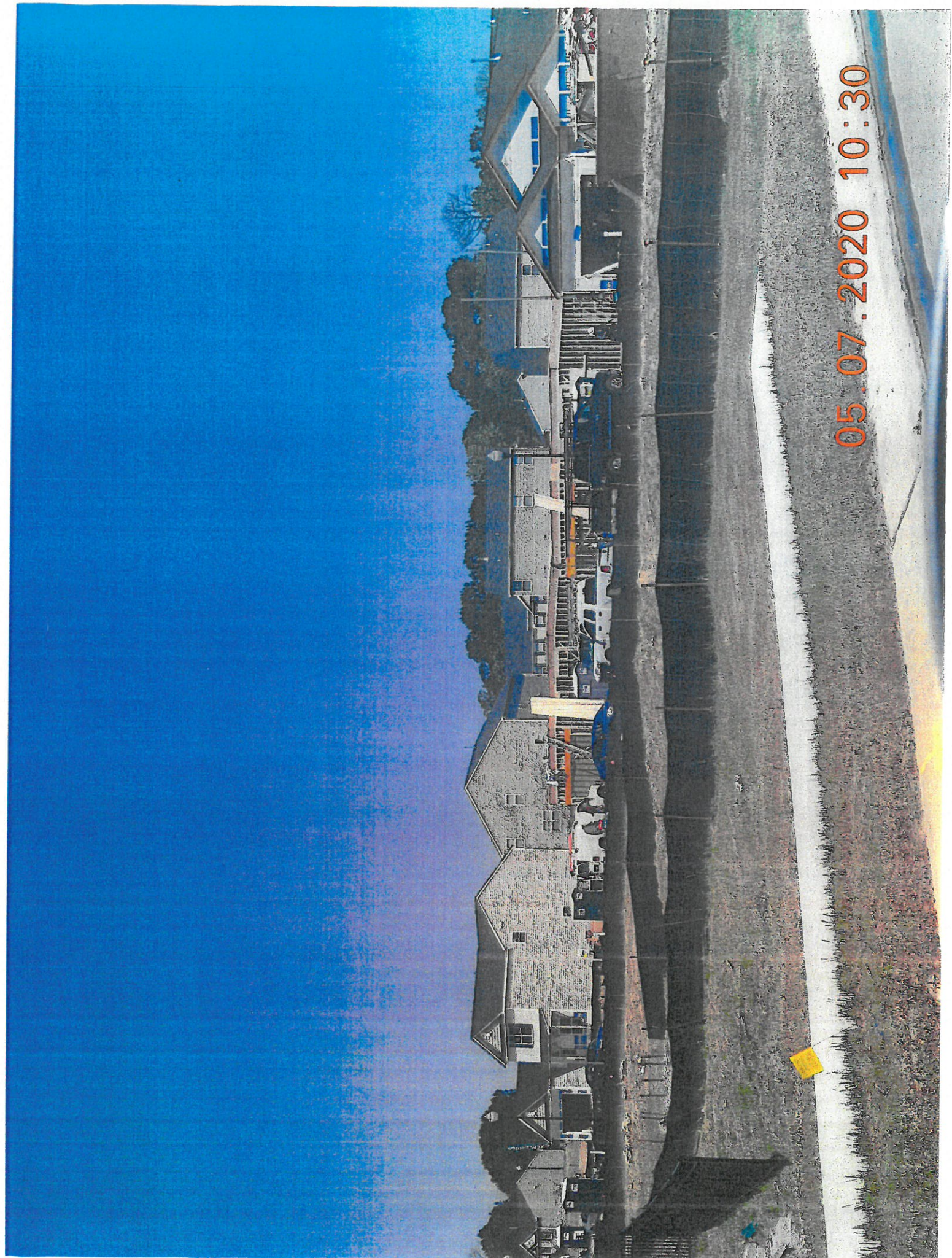
mi.com

SALE

PRIVATE

LEWIS

05.07.2020 10:30



Approximate Cost Benefit Analysis Based of Taryn Lakes III to Gauge Scale of Operational Costs Against Potential Revenue

Town Service	Notes	Operating Budget	Cost per Service	Anticipated Cost	Anticipated Revenue	Benefit Analysis
Finance	<ul style="list-style-type: none"> Population increases daily service of office visits and phone calls Assume 47 dwelling units Water Bill customers average 370 per month Estimated total water customers 2,647 	\$355,900	$47/2,647 = 1.8\%$ <ul style="list-style-type: none"> 22% customers pay at window $\\$355,900 / (370 * 12) = \\80.16 per visit 	$47 * 0.22 = 10.3$ <ul style="list-style-type: none"> Expected increase in window visits $\\$80.16 * 187 = \\$14,990$ Value of increased window visits 	See "Property Tax Rate" ¹	-\$14,990
Fire	<ul style="list-style-type: none"> Number of calls drives demand Increase in population assumes increase in volume of calls 	\$545,855	$\$545,855 / 5,500 = \99 <ul style="list-style-type: none"> Per person fee 	<ul style="list-style-type: none"> Wake County Tax revenue will be lost as property is annexed <ul style="list-style-type: none"> Assessed value $\\$2,810,761.2$ $(\\$2,810,761.2 / 100) * 0.096 = \\$2,698.33$ $\\$99 * 117.5 = \\$11,632.5$ <ul style="list-style-type: none"> Per person fee 	See "Property Tax Rate" ¹	-\$11,632.5 Per person fee + <u>-\$2,698.33 Tax revenue lost from Wake County</u> -\$8,934.17
Fleet Maintenance	<ul style="list-style-type: none"> Divided among 7 departments: Building and Grounds, Fire, Parks and Recreation, Planning, Police, Sanitation, Street Maintenance 55 employees 	\$110,800	$\$110,800 / 5500 = \$2,015$ <ul style="list-style-type: none"> Per employee 	$\$2,015 * 1 = \$2,015$ <ul style="list-style-type: none"> Police position – see Police 	See "Property Tax Rate" ¹	-\$2,015
Parks and Recreation	<ul style="list-style-type: none"> Current Population Estimate 5,500 	\$797,361	$\$797,361 / 5,500 = \144.97 <ul style="list-style-type: none"> Per person fee 	$\$144.97 * 117.5 = \$17,033.97$ <ul style="list-style-type: none"> Per person fee 	<ul style="list-style-type: none"> Youth Programs <ul style="list-style-type: none"> Spring Baseball, Fall Baseball, Basketball, Soccer Assume 2010 US Census Age 5-14 at 15% population = 17.625 Assume 10% participation based on current services = 1.8 $\\$45 * 1.8 * 4 = \\648 See "Property Tax Rate" ¹ 	- \$17,033.97 Per person fee + <u>\$646 Program revenue from fees</u> -\$16,387.97
Planning	<ul style="list-style-type: none"> Population increases daily service of office visits and phone calls Average office and window visits per month 250 Assume population increase 121 	\$537,987	$\$537,987 / 5,500 = \97.82 <ul style="list-style-type: none"> Per person fee 	$47 / 5500 = 0.008\%$ <ul style="list-style-type: none"> .008% of population visits monthly $121 * 0.008 = 0.9$ expected increase $\\$97.82 * 0.9 = \\88.04 value of expected increased visits 	See "Property Tax Rate" ¹	-\$88.04
Police	<ul style="list-style-type: none"> Number of calls drives demand Increase in population assumes increase in volume of calls Current Incident Estimate 10,000 Estimated 576 calls per year 	\$1,829,950	$\$1,829,950 / 10,000 = \183	$\$183 * 47 = \$8,601$ <ul style="list-style-type: none"> Cost to add one police patrol officer is \$100,000 <ul style="list-style-type: none"> \$52K salary + \$3K uniform + \$45K vehicle IACP Workload Manpower Formula (1 officer per 233 residents) adds 0 units with this increase in incidents 	See "Property Tax Rate" ¹	\$-8,601.00
Sanitation	<ul style="list-style-type: none"> 2,140 estimated number of residences receiving service Assume 47 added residences 	\$1,019,055	$\$1,019,055 / 2,140 = \476 <ul style="list-style-type: none"> Per residence fee 	$\$476 * 47 = \$22,372$ <ul style="list-style-type: none"> Per residence fee 	<ul style="list-style-type: none"> Receptacle, Trash, Recycling, Bulky Waste Fee <ul style="list-style-type: none"> $\\$20.50 * 12 * 47 = \\$11,526$ 	- \$22,372 Per residence fee + <u>11,562 Per residence revenue from fees</u> -\$10,810.00
Stormwater	<ul style="list-style-type: none"> 16.77 miles of stormwater Assume .426 miles of added stormwater 	\$228,430	$\$228,430 / 16.77 = \$13,621$ <ul style="list-style-type: none"> Per mile fee 	$\$13,621 * .426 = \$5,802$	<ul style="list-style-type: none"> Stormwater fee is dedicated to capital budget. See "Property Tax Rate" ¹. 	-\$5,802
Street Lights	<ul style="list-style-type: none"> \$2.71 pole + \$14.08 fixture = \$16.79 per month Assume 2 miles of added streets with 1 light per 140LF Assume 90 new lights 		$\$16.79 * 12 = 201.48$ <ul style="list-style-type: none"> Per light per year 	$\$201.48 * 20 = \4029.60 per year	See "Property Tax Rate" ¹	-\$4,029.60
Street Maintenance	<ul style="list-style-type: none"> 24.85 miles of streets Assume .404 miles of added streets Powell Bill \$126,000 PEMR page 95 - \$14.63yd² 2" overlay 20-year cycle for overlay Assumes 21ft wide streets 		$(24.85 * 5280 * 24) / 9 = 349,888 \text{yd}^2$ $(349,888 * \$14.63) / 20 = \$255,943$	$(.404 * 5280 * 24) / 9 = 5688.32 \text{yd}^2$ $(5688.32 * \$14.63 \text{yd}^2) / 20 \text{years} = \$4,161.00$ $47 * 2.9 = 136.3$ people	<ul style="list-style-type: none"> Powell Bill is based 75% per capita and 25% on street mileage <ul style="list-style-type: none"> $\\$126,000 * .25 = 31,500 / 24.85 = \\$1,267.60$ per mile $\\$126,000 * .75 = 94,500 / 5500$ people = \$17.82 per person $17.82 * 136.3$ people = \$2428.86 $1267.60 * .404 = \\512.11 (\$4,161) for mill and overlay + $\\$2,428.86 + 512.11 = \\$2,940.97$ See "Property Tax Rate" ¹ 	-\$4161.00 per year (20 years) ² overlay fee (\$83,220.00) + \$2940.97 * 20 years = \$58,819.40 -\$24,400.60
Property Tax Rate	<ul style="list-style-type: none"> Rate is per \$100 assessed valuation 0.525 for operating budget – 6.7 cents of tax rate dedicated 				$(\$140,000 / 100) * 0.525 * 47 = \$34,545$	\$34,545

	<ul style="list-style-type: none"> to streets, fleet, facilities, greenways Assume Wake County average for Zebulon \$140,000 rounded to the nearest \$10,000 Value of houses are market driven Legislature prohibits setting price points 					
Vehicle Tax Rate	<ul style="list-style-type: none"> Rate is per \$100 assessed valuation Assumes Wake County's average vehicle value of \$11,000 0.525 for operating budget - 5 cents of tax rate dedicated to streets, fleet, facilities, greenways Assume 2 vehicles per home 					$(\$11,000/100) * 0.525 * 2 * 47 = \$5,429$ \$5,429
Vehicle Decal Fee	<ul style="list-style-type: none"> \$20.00 per vehicle Assume 2 vehicles per home 					$\$20 * 2 * 47 = \$1,880$ \$1,880
Sales and Use Tax	<ul style="list-style-type: none"> Article 40 based on per capita FY2020 = \$210,000 					$(\$210,000/5500) * 121 = \$4,620$ \$4,620
Utilities Franchise Tax	<ul style="list-style-type: none"> Ad Valorem percentage of Wake County Wake County = \$900 Million Assume Zebulon Average \$140,000 FY2020 = \$574,000 					$140,000 * 47 = \$6,580,000$ $\$6,580,000M/900M = .007\%$ $574,000 * 0.007 = \$4,018$ \$4,018
Beer and Wine Tax	<ul style="list-style-type: none"> Per Capita FY 2020 = \$20,279 					$20,279/5,500 = \$3.68$ $\$3.68 * 121 = \445.28 \$445.28
Approximate Cost Benefit Analysis ²						Positive

¹ Services not covered by fees are funded through property tax revenue

² Approximate Cost Benefit Analysis is only a gauge to scale the operational costs against potential revenue. It is not a definitive reflection of the actual costs spent to serve the site, nor a definitive reflection of the actual revenue received from the site.

To Whom It May Concern:
Notice of Public Hearing

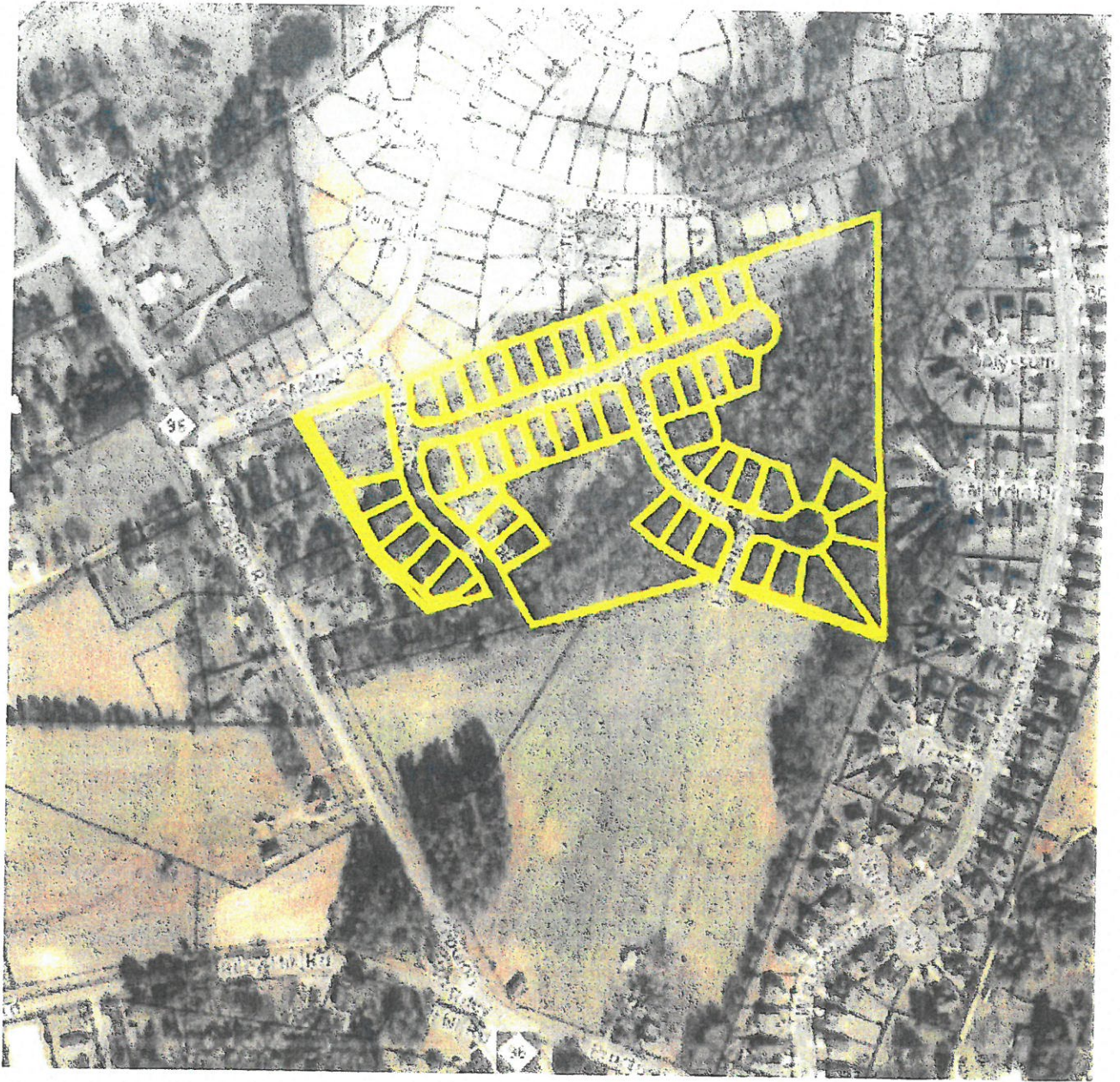
Notice is hereby given pursuant to the provisions of Article 2.2.2 of the Town of Zebulon Unified Development Ordinance that a public hearing will be held on **May 20, 2020 at 7:00 PM** at the **Zebulon Municipal Complex, 1003 N. Arendell Ave.**, and will be conducted by the Board of Commissioners of the Town of Zebulon for the purpose of considering the following items:

AN 2020-01 Taryn Lakes Phase 3. A request by Blake Gardner of Bohler Engineering on behalf of property owner D.R. Horton requesting annexation into the Town of Zebulon for the following parcels:

656 Birchhead Drive	652 Birchhead Drive	648 Birchhead Drive
644 Birchhead Drive	640 Birchhead Drive	636 Birchhead Drive
657 Birchhead Drive	653 Birchhead Drive	649 Birchhead Drive
645 Birchhead Drive	641 Birchhead Drive	637 Birchhead Drive
632 Birchhead Drive	628 Birchhead Drive	624 Birchhead Drive
620 Birchhead Drive	616 Birchhead Drive	612 Birchhead Drive
608 Birchhead Drive	604 Birchhead Drive	609 Birchhead Drive
613 Birchhead Drive	617 Birchhead Drive	621 Birchhead Drive
629 Birchhead Drive	633 Birchhead Drive	929 Winter Cress Drive
928 Winter Cress Drive	924 Winter Cress Drive	920 Winter Cress Drive
916 Winter Cress Drive	912 Winter Cress Drive	908 Winter Cress Drive
904 Winter Cress Drive	900 Winter Cress Drive	901 Winter Cress Drive
909 Winter Cress Drive	913 Winter Cress Drive	917 Winter Cress Drive
921 Winter Cress Drive	925 Winter Cress Drive	929 Sea Holly Drive
921 Sea Holly Drive	917 Sea Holly Drive	913 Sea Holly Drive
909 Sea Holly Drive	905 Sea Holly Drive	901 Sea Holly Drive
912 Sea Holly Drive	908 Sea Holly Drive	904 Sea Holly Drive
900 Sea Holly Drive		

This meeting will be open to public comment, however due to potential social distancing and occupancy limits related to the State's COVID-19 Order, public comments are encouraged be submitted to Town Clerk Lisa Markland at LMarkland@TownofZebulon.org no later than 12:00 Noon on the day of the hearing to be read into the record. The meeting will be streamed live and links will be provided along with the full application packet and documentation on the Planning Department web page at www.TownofZebulon.org/services/planning. For questions or additional information, please contact us at (919) 823-1809.

Wake Weekly May 8 & May 15.



OBJECTID	PIN	PIN Ext	Real Estate ID	Map Name	Owner	Mail Address 1	Mail Address 2	Mail Address 3	Deed Book	Deed Page	Deed Acres	Deed Date	Building Value	Land Value	Total Value	Billing Class	Description	Heated Area	Street Name	Site Address	City	Planning Jurisdiction	Township	Year Built	Sale Price	Price Date	Use Type	Design Style	Land Class	Old Parcel Number			
103848	1796832876	0	6722	1796 16	BOBBITT, MIRIAM S	1908 ZEBULON RD	ZEBULON NC 27597-8146		15-E	903	0.76	2/19/2015	149361	36000	179961	Individual	LITTLE RIVER LD HWY 96				ZB	Little River		1965			SINGLFAM	Split Level	Residential Less Than 10 Acres	421-00000-0007	1796832876		
65605	1796833693	0	77466	1796 16	VAUGHN, CALVIN NEAL	1832 ZEBULON RD	ZEBULON NC 27597-8144		10143	807	0.23	6/23/2003	54781	27200	81961	Individual	DWELLING				ZB	Little River		1954	65000	5/23/2003	SINGLFAM	Conventional	Residential Less Than 10 Acres	421-00000-0009	1796833693		
104986	1796833742	0	77416	1796 16	COUSINEAU, MYRA HUFFELD MOSS, MAGDALENE L	1900 ZEBULON RD	ZEBULON NC 27597-8146		15567	1108	0.89	1/28/2014	143916	34000	177916	Individual	FERRILL LD				ZB	Little River		1947	132000	8/13/2012	SINGLFAM	Conventional	Residential Less Than 10 Acres	421-00000-0008	1796833742		
171133	1796834546	0	374519	1796 16	LOPEZ, JERONIMO HERNANDEZ GONZALEZ, MONICA MENDEZ	1830 ZEBULON RD	ZEBULON NC 27597-8144		13597	2281	0.7	6/25/2008	112921	34000	146921	Individual	LO1 WATSON FAMILY LLC BM2008-00056				ZB	Little River		1962	118000	6/25/2009	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796834546		
380045	1796834962	0	470962	1796 16	D R HORTON INC	2000 AERIAL CENTER PKWY STE 110A	MORRISVILLE NC 27560-9294		17211	585	0.66	8/10/2018	0	0	0	Business	HOA Member Center Taryn Lake BM2019-01922				ZB	Little River											
191902	1796836371	0	311361	1796 16	SHERRON, JASON W SHERRON, AMANDA B	1108 GRADY RAY RD	WENDELL NC 27803-9031		10629	1398	2.86	1/15/2004	0	82360	82360	Individual	LO2 W R SHERRON LAND BM2002-01137				ZB	Little River											
218467	1796836540	0	43635	1796 16	ROSE, ELAINE D	ROCKY MOUNT NC 27803-9031			10-E	315	0.86	8/19/2010	27872	34000	61872	Individual	LITTLE RIVER				ZB	Little River		1945	22000	11/15/1984	SINGLFAM	Conventional	Vacant	421-00000-0000	1796836540		
357093	1796841042	0	442263	1796 16	TARYN LAKE HOMEOWNERS ASSOCIATION INC	2000 AERIAL CENTER PKWY STE 110A	MORRISVILLE NC 27560-9294		17444	1434	0.32	5/16/2019	0	0	0	HOME ASSOC	OPEN SPACE TARYN LAKE PH2A BM2017-01185				ZB	Little River											
132821	1796842254	0	214195	1796 16	CARROLL, JAMES W JR	1922 ZEBULON RD	ZEBULON NC 27597-8146		17444	1434	0.32	5/16/2019	0	0	0	HOME ASSOC	OPEN SPACE TARYN LAKE PH2A BM2017-01185				ZB	Little River											
357092	1796843080	0	442264	1796 16	TARYN LAKE HOMEOWNERS ASSOCIATION INC	2000 AERIAL CENTER PKWY STE 110A	MORRISVILLE NC 27560-9294		17444	1434	0.32	5/16/2019	0	0	0	HOME ASSOC	OPEN SPACE TARYN LAKE PH2A BM2017-01185				ZB	Little River		1995	114000	8/11/2009	MOBILE	MANUF MULTI	Residential Less Than 10 Acres	421-00000-0000	1796843080		
30390	1796843174	0	447194	1796 16	BERRY, TONY BERRY, LISA	732 ROSE MALLOW DR	ZEBULON NC 27597-5408		17137	2528	0.14	5/25/2018	191218	28000	219218	Individual	LO8 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	231000	6/4/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796843174		
30653	1796844128	0	447195	1796 16	DAVIS, MELISSA DAVIS, CORY	728 ROSE MALLOW DR	ZEBULON NC 27597-5408		17145	2577	0.2	6/4/2018	203617	28000	206484	Individual	LO6 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	237500	5/11/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796844128		
263058	1796844263	0	447208	1796 16	WILLIAMS, MICHELLE CHICINITA	724 ROSE MALLOW DR	ZEBULON NC 27597-5408		17124	1545	0.21	5/11/2018	234674	28000	262654	Individual	LO7 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	247000	7/31/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796844263		
390685	1796845249	0	447209	1796 16	CARROLL, JONATHAN S CARROLL, SARAH E	901 WILD LILAC CT	ZEBULON NC 27597-5410		17750	2383	0.21	2/18/2020	237519	28000	261299	Individual	LO7 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	245500	3/9/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796845249		
335983	1796846101	0	447260	1796 16	DOCK, HAYWARD LAMAR DOCK, CRYSTAL DENENE	725 ROSE MALLOW DR	ZEBULON NC 27597-5408		17201	690	0.21	7/31/2018	243130	28000	271130	Individual	LO9 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	244000	7/31/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796846101		
351201	1796846156	0	447255	1796 16	PROGRESS RESIDENTIAL BORROWER 6 LLC	PO BOX 4090	SCOTSDALE AZ 85261-4090		17373	2524	0.24	3/1/2019	237560	28000	265560	Business	LO96 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	245000	7/19/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796846156		
312737	1796846272	0	447258	1796 16	WILT, DANIEL A JR WILT, GABRIELLE	717 ROSE MALLOW DR	ZEBULON NC 27597-5408		17066	1	0.2	3/9/2018	233095	28000	261095	Individual	LO95 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	245000	7/19/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796846272		
290295	1796846299	0	447257	1796 16	SONG, KUN	5017 WOODGATE LN	COLLEGEVILLE PA 19426-3365		17150	500	0.15	6/8/2018	191218	28000	219218	Individual	LO8 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	256000	3/9/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796846299		
335203	1796846395	0	447256	1796 16	LUTTON, DONNA K	709 ROSE MALLOW DR	ZEBULON NC 27597-5408		17066	1	0.2	3/9/2018	233095	28000	261095	Individual	LO95 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	256000	3/9/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796846395		
361854	1796847276	0	461841	1796 16	PAULLETTE, HEATHER A	905 LOOSESTRIFF CT	ZEBULON NC 27597-9299		17122	490	0.17	5/9/2018	244948	28000	272948	Individual	LO94 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	245000	7/19/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796847276		
372270	1796847396	0	461842	1796 16	VRDEN, LAURENCE L SR VRDEN, KYLA S	909 LOOSESTRIFF CT	ZEBULON NC 27597-9299		17150	500	0.15	6/8/2018	191218	28000	219218	Individual	LO8 TARYN LAKE PH2A BM2017-01185				ZB	Little River		2017	245000	7/19/2018	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796847396		
370900	1796848129	0	461840	1796 16	NYAANGA, JOYCE OCHARI, ANTHONY STARORD	901 LOOSESTRIFF CT	ZEBULON NC 27597-9299		17492	953	0.2	7/1/2019	248615	28000	276615	Individual	LO89 TARYN LAKE PH2B BM2018-02118				ZB	Little River		2019	260000	7/1/2019	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796848129		
370098	1796848422	0	461843	1796 16	BROWN, JEREMY BRENDON BROWN, REBECCA	913 LOOSESTRIFF CT	ZEBULON NC 27597-9299		17470	40	0.41	6/11/2019	335211	28000	363211	Individual	LO87 TARYN LAKE PH2B BM2018-02118				ZB	Little River		2019	250000	6/11/2019	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796848422		
375552	1796849243	0	461839	1796 16	VINES, FRANCESCA WELLS VINES, JERMANE	900 LOOSESTRIFF CT	ZEBULON NC 27597-9299		17458	2775	0.18	5/31/2019	218630	28000	246630	Individual	LO90 TARYN LAKE PH2B BM2018-02118				ZB	Little River		2019	241000	5/31/2019	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796849243		
223217	1796931350	0	63836	1796 16	SHERRON, WYATTE R SHERRON, ILENE H	1116 GRADY RAY RD	WENDELL NC 27803-9031		17591	760	0.18	9/27/2019	206408	28000	234408	Individual	LO86 TARYN LAKE PH2B BM2018-02118				ZB	Little River		2019	240000	9/27/2019	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796931350		
272452	1796936203	0	335282	1796 16	JONES, ZACHARY A JONES, APRIL M	4009 FREESIA CT	ZEBULON NC 27597-6878		16600	1029	0.21	11/10/2016	169995	35000	204995	Individual	LO17 TARYN MEADOWS PH1 BM2005-01559				ZB	Little River		1900			SINGLFAM	Conventional	Agriculture	421-00000-0012	1796936203		
42748	1796936349	0	335284	1796 16	KINGSBERRY, SOMMER J KINGSBERRY, MAURICE	PO BOX 2069	C/O FINEFIELD WILSON	RALEIGH NC 27619-0969	16134	1195	0.22	8/28/2015	174303	35000	209303	Individual	LO16 TARYN MEADOWS PH1 BM2005-01560				ZB	Little River		2007	172500	11/10/2016	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936349		
171516	1796936683	0	335368	1796 16	TARYN MEADOWS HOMEOWNERS ASSOCIATION, INC	5012 GAILARDIA DR	ZEBULON NC 27597-8950		15665	2303	0.43	5/22/2014	0	0	0	HOME ASSOC	O/S TARYN MEADOWS PH1 BM2005-01660				ZB	Little River		2007	190000	8/28/2015	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936683		
304509	1796936769	0	335299	1796 16	HENDREN, DAVID JOEL HENDREN, WINNIE SHUCK-DIEN	5019 GAILARDIA DR	ZEBULON NC 27597-8950		16819	275	0.22	6/20/2017	192774	35000	227774	Individual	LO32 TARYN MEADOWS PH1 BM2005-01560				ZB	Little River		2007	212000	6/20/2017	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936769		
30894	1796936771	0	335298	1796 16	WHEELER, CARISA JENELLE WHEELER, MARLON L	5021 GAILARDIA DR	ZEBULON NC 27597-8950		15871	665	0.3	12/18/2014	196389	35000	274525	Business	LO33 TARYN MEADOWS PH1 BM2005-01560				ZB	Little River		2014	167500	12/18/2014	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936771		
360239	1796936866	0	335300	1796 16	PROPERTY OWNER 10 LLC	PO BOX 4090	SCOTSDALE AZ 85261-4090		17495	2352	0.19	7/3/2019	239525	35000	276050	Individual	LO34 TARYN MEADOWS PH1 BM2005-01560				ZB	Little River		2015	235000	7/3/2019	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936866		
98447	1796936974	0	335301	1796 16	EDGE, WILLETTE P	5020 GAILARDIA DR	ZEBULON NC 27597-8950		16110	950	0.29	8/5/2015	191059	35000	226059	Individual	LO18 TARYN MEADOWS PH1 BM2005-01559				ZB	Little River		2015	180500	8/5/2015	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796936974		
40399	1796937337	0	335285	1796 16	IHS PROPERTY NORTH CAROLINA LP	INVITATION HOMES-TAX DEPT	1717 MAIN ST STE 2000	DALLAS TX 75201-4657	16080	1817	0.18	7/9/2015	193270	35000	228270	Business	LO22 TARYN MEADOWS PH1 BM2005-01559				ZB	Little River		2007	179000	8/28/2015	SINGLFAM	Conventional	Residential Less Than 10 Acres		1796937337		
336719	1796937475	0	335289	1796 16	MJ RENTAL LLC	PO BOX 4090	SCOTSDALE AZ 85261-4090		17221	779	0.16	8/22/2018	198255	35000	233255	Business	LO22 TARYN MEADOWS PH1 BM2005-01559				ZB	Little River		2007	182500	7/9/2015	SINGLFAM						

§ 160A-31. Annexation by petition.

(a) The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner.

(b) The petition shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____
2. The area to be annexed is contiguous to the (City or Town) of _____ and the boundaries of such territory are as follows:

(b1) Notwithstanding the provisions of subsections (a) and (b) of this section, if fifty-one percent (51%) of the households in an area petitioning for annexation pursuant to this section have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds, the governing board of any municipality shall annex by ordinance any area the population of which is no more than ten percent (10%) of that of the municipality and one-eighth of the aggregate external boundaries of which are contiguous to its boundaries, upon presentation to the governing board of a petition signed by the owners of at least seventy-five percent (75%) of the parcels of real property in that area. A municipality shall not be required to adopt more than one ordinance under this subsection within a 36-month period.

(b2) The petition under subsection (b1) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned owners of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(b1) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____.
2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(c) Upon receipt of the petition, the municipal governing board shall cause the clerk of the municipality to investigate the sufficiency thereof and to certify the result of the investigation. For petitions received under subsection (b1) or (j) of this section, the clerk shall receive the evidence provided under subsection (l) of this section before certifying the sufficiency of the petition. Upon receipt of the certification, the municipal governing board shall fix a date for a public hearing on the question of annexation, and shall cause notice of the public hearing to be published once in a newspaper having general circulation in the municipality at least 10 days prior to the date of the public hearing; provided, if there be no such paper, the governing board shall have notices posted in three or more public places within the area to be annexed and three or more public places within the municipality.

(d) At the public hearing persons resident or owning property in the area described in the petition and persons resident or owning property in the municipality shall be given an opportunity to be heard. The governing board shall then determine whether the petition meets the requirements of this section. Upon a finding that the petition that was not submitted under subsection (b1) or (j) of this section meets the requirements of this section, the governing board shall have authority to pass an ordinance annexing the territory described in the petition. The governing board shall have authority to make the annexing ordinance effective immediately or

on the June 30 after the date of the passage of the ordinance or the June 30 of the following year after the date of passage of the ordinance.

(d1) Upon a finding that a petition submitted under subsection (j) of this section meets the requirements of this section, the governing body shall have the authority to adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d2) Upon a finding that a petition submitted under subsection (b1) of this section meets the requirements of this section, the governing body shall, within 60 days of the finding, estimate the capital cost to the municipality of extending water and sewer lines to all parcels within the area covered by the petition and estimate the annual debt service payment that would be required if those costs were financed by a 20-year revenue bond. If the estimated annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance. If the estimated annual debt service payment is greater than or equal to five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body may adopt a resolution declining to annex the area. If such a resolution is adopted, the governing body shall immediately submit a request to the Local Government Commission to certify that its estimate of the annual debt service payment is reasonable based on established governmental accounting principles.

(1) If the Local Government Commission certifies the estimate, the municipality is not required to annex the area and no petition to annex the area may be submitted under subsection (b1) of this section for 36 months following the certification. During the 36-month period, the municipality shall make ongoing, annual good faith efforts to secure Community Development Block Grants or other grant funding for extending water and sewer service to all parcels in the areas covered by the petition. If sufficient funding is secured so that the estimated capital cost to the municipality for extending water and sewer service, less the funds secured, would result in an annual debt service payment cost to the municipality of less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(2) If the Local Government Commission notifies the governing board that the estimates are not reasonable based on established governmental accounting principles and that a reasonable estimate of the annual debt service payment is less than five percent (5%) of the municipality's annual water and sewer systems revenue for the most recent fiscal year, then the governing body shall within 30 days of the notification adopt an annexation ordinance for the area with an effective date no later than 24 months after the adoption of the ordinance.

(d3) Municipal services shall be provided to an area annexed under subsections (b1) and (j) of this section in accordance with the requirements of Part 7 of this Article.

(e) From and after the effective date of the annexation ordinance, the territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in such municipality and shall be entitled to the same privileges and benefits as other parts of such municipality. Real and personal property in the newly annexed territory on the January 1 immediately preceding the beginning of the fiscal year in which the annexation becomes

effective is subject to municipal taxes as provided in G.S. 160A-58.10. If the effective date of annexation falls between June 1 and June 30, and the effective date of the privilege license tax ordinance of the annexing municipality is June 1, then businesses in the area to be annexed shall be liable for taxes imposed in such ordinance from and after the effective date of annexation.

(f) For purposes of this section, an area shall be deemed "contiguous" if, at the time the petition is submitted, such area either abuts directly on the municipal boundary or is separated from the municipal boundary by the width of a street or street right-of-way, a creek or river, or the right-of-way of a railroad or other public service corporation, lands owned by the municipality or some other political subdivision, or lands owned by the State of North Carolina. A connecting corridor consisting solely of a street or street right-of-way may not be used to establish contiguity. In describing the area to be annexed in the annexation ordinance, the municipal governing board may include within the description any territory described in this subsection which separates the municipal boundary from the area petitioning for annexation.

(g) The governing board may initiate annexation of contiguous property owned by the municipality by adopting a resolution stating its intent to annex the property, in lieu of filing a petition. The resolution shall contain an adequate description of the property, state that the property is contiguous to the municipal boundaries and fix a date for a public hearing on the question of annexation. Notice of the public hearing shall be published as provided in subsection (c) of this section. The governing board may hold the public hearing and adopt the annexation ordinance as provided in subsection (d) of this section.

(h) A city council which receives a petition for annexation under this section may by ordinance require that the petitioners file a signed statement declaring whether or not vested rights with respect to the properties subject to the petition have been established under G.S. 160A-385.1 or G.S. 153A-344.1. If the statement declares that such rights have been established, the city may require petitioners to provide proof of such rights. A statement which declares that no vested rights have been established under G.S. 160A-385.1 or G.S. 153A-344.1 shall be binding on the landowner and any such vested right shall be terminated.

(i) A municipality has no authority to adopt a resolution or petition itself under this Part for annexation of property it does not own or have any legal interest in. For the purpose of this subsection, a municipality has no legal interest in a State-maintained street unless it owns the underlying fee and not just an easement.

(j) Using the procedures under this section, the governing board of any municipality may annex by ordinance any distressed area contiguous to its boundaries upon presentation to the governing board of a petition signed by at least one adult resident of at least two-thirds of the resident households located within such area. For purposes of this subsection, a "distressed area" is defined as an area in which at least fifty-one percent (51%) of the households in the area petitioning to be annexed have incomes that are two hundred percent (200%) or less than the most recently published United States Census Bureau poverty thresholds. The municipality may require reasonable proof that the petitioner in fact resides at the address indicated.

(k) The petition under subsection (j) of this section shall be prepared in substantially the following form:

DATE:

To the _____ (name of governing board) of the (City or Town) of _____

1. We the undersigned residents of real property believe that the area described in paragraph 2 below meets the requirements of G.S. 160A-31(j) and respectfully request that the area described in paragraph 2 below be annexed to the (City or Town) of _____.

2. The area to be annexed is contiguous to the (City or Town) of _____, and the boundaries of such territory are as follows:

(l) For purposes of determining whether the percentage of households in the area petitioning for annexation meets the poverty thresholds under subsections (b1) and (j) of this section, the petitioners shall submit to the municipal governing board any reasonable evidence that demonstrates the area in fact meets the income requirements of that subsection. The evidence presented may include data from the most recent federal decennial census, other official census documents, signed affidavits by at least one adult resident of the household attesting to the household size and income level, or any other documentation verifying the incomes for a majority of the households within the petitioning area. Petitioners may select to submit name, address, and social security number to the clerk, who shall in turn submit the information to the Department of Revenue. Such information shall be kept confidential and is not a public record. The Department shall provide the municipality with a summary report of income for households in the petitioning area. Information for the report shall be gleaned from income tax returns, but the report submitted to the municipality shall not identify individuals or households. (1947, c. 725, s. 8; 1959, c. 713; 1973, c. 426, s. 74; 1975, c. 576, s. 2; 1977, c. 517, s. 4; 1987, c. 562, s. 1; 1989 (Reg. Sess., 1990), c. 996, s. 3; 2011-57, s. 3; 2011-396, s. 10.)

Ordinance 2020-43

**AN ORDINANCE TO EXTEND THE CORPORATE LIMIT OF THE
TOWN OF ZEBULON, NORTH CAROLINA**

**AN-2020-01—Taryn Lakes Phase 3
of approximately 17.4 acres**

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

WHEREAS, the Town of Zebulon 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 1003 N. Arendell Avenue at 7:00 PM on May 20, 2020 after due notice by publication in the Wake Weekly on May 8, 2020 and May 15, 2020;

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

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

Section 1. By virtue of the authority granted by G.S. 160A-31, the attached following described territory to include the adjoining public right of way (see attachment) is hereby annexed and made part of the Town of Zebulon as of May 20, 2020;

Section 2. Upon and after May 20, 2020 the described territory (see attachment) and its citizens and property shall be subject to all laws, ordinances and regulations in force in the Town of Zebulon and shall be entitled to the same privileges and benefits as other parts

of the Town of Zebulon. Said territory shall be subject to municipal taxes according to G.S. 160A-31.

Section 3. The Mayor or Mayor Pro Tem of the Town of Zebulon shall cause to be recorded in the office of the Register of Deeds of Wake County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory described in Section 1 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

Adopted this the 20th day of May 2020.

(SEAL)

Robert S. Matheny—Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa M. Markland, CMC—Town Clerk

Eric A. Vernon—Town Attorney

Return to: Town of Zebulon
Lisa Markland
1003 N. Arendell Avenue
Zebulon, NC 27597
Attention: Town Clerk

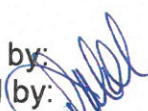
AN 2020-01 Taryn Lakes Phase 3. A request by Blake Gardner of Bohler Engineering on behalf of property owner D.R. Horton requesting annexation into the Town of Zebulon for the following parcels:

644 Birchhead Drive Pin# 1796-84-7076	640 Birchhead Drive Pin# 1796-84-8028	636 Birchhead Drive Pin# 1796-84-8170
657 Birchhead Drive Pin# 1796-83-6845	628 Birchhead Drive Pin# 1796-84-9174	612 Birchhead Drive Pin# 1796-94-1281
632 Birchhead Drive Pin# 1796-84-9122	616 Birchhead Drive Pin# 1796-94-1230	609 Birchhead Drive Pin# 1796-94-2098
608 Birchhead Drive Pin# 1796-94-2233	604 Birchhead Drive Pin# 1796-94-2286	629 Birchhead Drive Pin# 1796-93-0928
613 Birchhead Drive Pin# 1796-94-2036	928 Winter Cress Drive Pin# 1796-93-1995	920 Winter Cress Drive Pin# 1796-93-2866
921 Winter Cress Drive Pin# 1796-93-1782	913 Winter Cress Drive Pin# 1796-93-3646	908 Winter Cress Drive Pin# 1796-94-4059
921 Sea Holly Drive Pin# 1796-83-5800	925 Winter Cress Drive Pin# 1796-93-1736	917 Winter Cress Drive Pin# 1796-93-2740
909 Sea Holly Drive Pin# 1796-83-6625	917 Sea Holly Drive Pin# 1796-83-5734	929 Sea Holly Drive Pin# 1796-83-4962
912 Sea Holly Drive Pin# 1796-83-7718	905 Sea Holly Drive Pin# 1796-83-6672	913 Sea Holly Drive Pin# 1796-83-5679
		901 Sea Holly Drive Pin# 1796-83-5633



STAFF REPORT
RESOLUTION 2020-09 - A
BEAVERDAM CREEK GREENWAY – PHASE I
CONSTRUCTION BID
MAY 20, 2020

Topic: Resolution 2020-09 - Beaverdam Creek Greenway – Construction Bid

Speaker: Chris D. Ray, Director of Public Works
From: Chris D. Ray, Director of Public Works
Prepared by: Chris D. Ray, Director of Public Works
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will consider bids for the construction of Beaverdam Creek Greenway.

Background:

In April 2017, the Board of Commissioners budgeted for construction of the Beaverdam Creek Greenway and approved the design and permitting contract with Kimley-Horn. The Town has completed the design and secured all environmental construction permits and easements at a cost of \$265,341.

The Town has also recognized \$1,924,051 in grant funding, \$304,078 in developer fees-in-lieu, and \$618,352 in Town Funding.

Project - Base Bid

The base bid is a 10-foot-wide asphalt trail approximately 1-mile in length. This bid includes exercise amenities, two respite stations with benches and swings, signage, trash receptacles, benches, and water stations.

Project - Alternate Bid

The alternate bid adds a quarter-mile greenway loop around Hendricks Pond in Weaver's Pond. The greenway loop connector provides street-like landscape trees and other landscaping to create a vegetative buffer between the private and public spaces. This segment of greenway would give property owners on Black River Drive, Tamar Lane, and Ginger Lake Court direct access to the path. It will also create a shorter alternate route for users going to or from Wakelon School Park.

Discussion:

The discussion before the Board includes choosing one of the following three options:

1. Award the base and alternate bids to the lowest, responsive, responsible bidder
(adopt Resolution 2020-09 - A)
2. Award the base bid to the lowest, responsive, responsible bidder
(adopt Resolution 2020-09 - B)
3. Reject all bids and readvertise
(adopt Resolution 2020-09 - C)



STAFF REPORT
 RESOLUTION 2020-09 - A
 BEAVERDAM CREEK GREENWAY – PHASE I
 CONSTRUCTION BID
 MAY 20, 2020

Fiscal Analysis:

Expenditures:

Base Bid

The Town received four sealed bids, opened on March 12, 2020, at 2:00 pm. Narron Contracting, Inc submitted the lowest, responsive, responsible bid of \$1,279,907.21, The project is under budget by \$113,409.79 after considering the additional soft costs of engineering inspection, contingency, and geotechnical testing (details of bids are available in the Appendix).

Description	Engineer's Estimate	Narron Construction	Fred Smith Construction	Browe Construction	Moffat Pipe, Inc
Bid	\$1,370,628.00	\$1,279,907.21	\$1,397,814.15	\$1,608,346.00	\$1,945,147.50

If the base bid is awarded, it is estimated approximately \$600,000 can return to General Fund Fund Balance (final transfer amount determined after construction is complete.)

Alternate Bid

The low bid from Narron Contracting was \$364,094.85 and within the overall construction budget appropriation by the Town (details of bids are available in the Appendix).

Description	Engineers Estimate	Narron Construction	Fred Smith Construction	Browe Construction	Moffat Pipe, Inc
Construction	\$ 321,136.00	\$ 364,094.85	\$ 404,986.00	\$ 519,002.00	\$ 748,174.50

If the alternate bid is awarded, it is estimated approximately \$185,000 can return to General Fund Fund Balance (final transfer amount determined after construction complete).

Policy Analysis:

The Beaverdam Creek Greenway Phase I project is consistent with the goals of the following policies:

- *Town of Zebulon Greenway, Bicycle, and Pedestrian Master Plan:* Construction of the Beaverdam Creek Greenway – Phase I is recognized in the master plan as the highest priority project.
- *Town of Zebulon Comprehensive Plan:* The section on greenway corridors specifically names the Beaverdam Creek Greenway connection to the Weaver's Pond community and Wakelon School Park.
- *Zebulon 2030 Strategic Plan:* "increasing the connectedness and walkability in the community and by providing a gathering place for the community." Beaverdam Creek Greenway will be accessible to the 1997 households - or approximately 6,000 individuals - located within a half-mile radius from the heart of the greenway.



STAFF REPORT
RESOLUTION 2020-09 - A
BEAVERDAM CREEK GREENWAY – PHASE I
CONSTRUCTION BID
MAY 20, 2020

The greenway construction will connect Taryn Meadows, Taryn Creek, Weavers Ridge, and Weaver's Pond subdivisions, as well as the proposed D.R. Horton subdivision (+/-230 lots) and the Wakelon Elementary School Park. The proposed greenway will also connect to the existing 1,500 LF public greenway through Weavers Pond and an additional 2,250 LF of greenway being added with the construction of Weaver's Pond phases 4 and 6.

Staff Recommendation:

Staff recommends adoption of Resolution 2020-09-A to award the bid to Narron Contracting, Inc., (this is subject to concurrence by NCDOT), for the entire project scope (including the alternate bid for the loop).

Attachments:

1. Appendix
2. Map – Base Bid
3. Map – Base Bid + Alternate Bid
4. Bid Tabulation – Base Bid
5. Bid Tabulation – Alternate Bid
6. Draft Letter of Request for NCDOT Concurrence
7. Resolution 2020-09 - A – Award Base Bid and Alternate Bids
8. Resolution 2020- 09 - B – Award Base
9. Resolution 2020-09 - C – Reject All Bids



APPENDIX
 BEAVERDAM CREEK GREENWAY – PHASE I
 CONSTRUCTION BID
 May 20, 2020

Investment to date:

To date, the Town of Zebulon has paid for design, permitting, community outreach, easement acquisition, and environmental impact mitigation fees. These expenses were paid by the Town of Zebulon (\$146,418), a Cypress Creek fee-in-lieu (\$94,923), and a John Rex Endowment grant (\$24,000). The expenses paid are as follows:

Design/Permitting	\$237,000
Easement Acquisition	\$ 10,080
Environmental Impact Mitigation Fees	\$ 18,261
Total	\$265,341

The Town advertised for bids on February 16, 2020, in the News and Observer, and requests were listed on the Town and NCDOT websites. Seven contractors attended a mandatory pre-bid conference and site visit on February 27, 2020.

Construction Revenues:

Project - Base Bid

	Description	Funding
1	CMAQ/CAMPO LAPP Grant – August 2019	\$ 1,605,196.00
2	Wake County – Open Spaces Grant – Sept - 2017	\$ 228,625.00
3	Parks And Recreation Trust Fund Grant – Sept. 2018	\$ 90,230.00
4	Weavers Pond Amenities Agreement – Sept -2016	\$ 7,840.00
5	Cypress Creek Fee-In-Lieu (\$102,238) April -2018	\$ 7,315.00
6	Taryn Lakes Fee-In-Lieu – April 2017	\$ 194,000.00
7	Town of Zebulon	\$784.21
	Total Revenues	\$ 2,133,990.21

Construction Expenditure :

	Description	Cost
1	Construction	\$ 1,279,907.21
2	NCDOT project review	\$ 200,649.00
3	Const. Adm. Allowance	\$ 164,503.00
4	CEI Allowance	\$ 158,613.00
5	Geotechnical Allowance	\$ 10,350.00
6	Contingency @ 25%	\$ 319,968.00
7	Total Expenditures	\$2,133,990.21



APPENDIX
 BEAVERDAM CREEK GREENWAY – PHASE I
 CONSTRUCTION BID
 May 20, 2020

The average construction cost of the four bids was \$1,557,803.70. The project is under budget by \$113,409.79 after considering the additional soft costs of engineering inspection, contingency, and geotechnical testing.

Project – Alternate Bid (Pond Loop)

The grant funding for this project cannot be used for this scope of work. The completion of this scope will require the use of town funds.

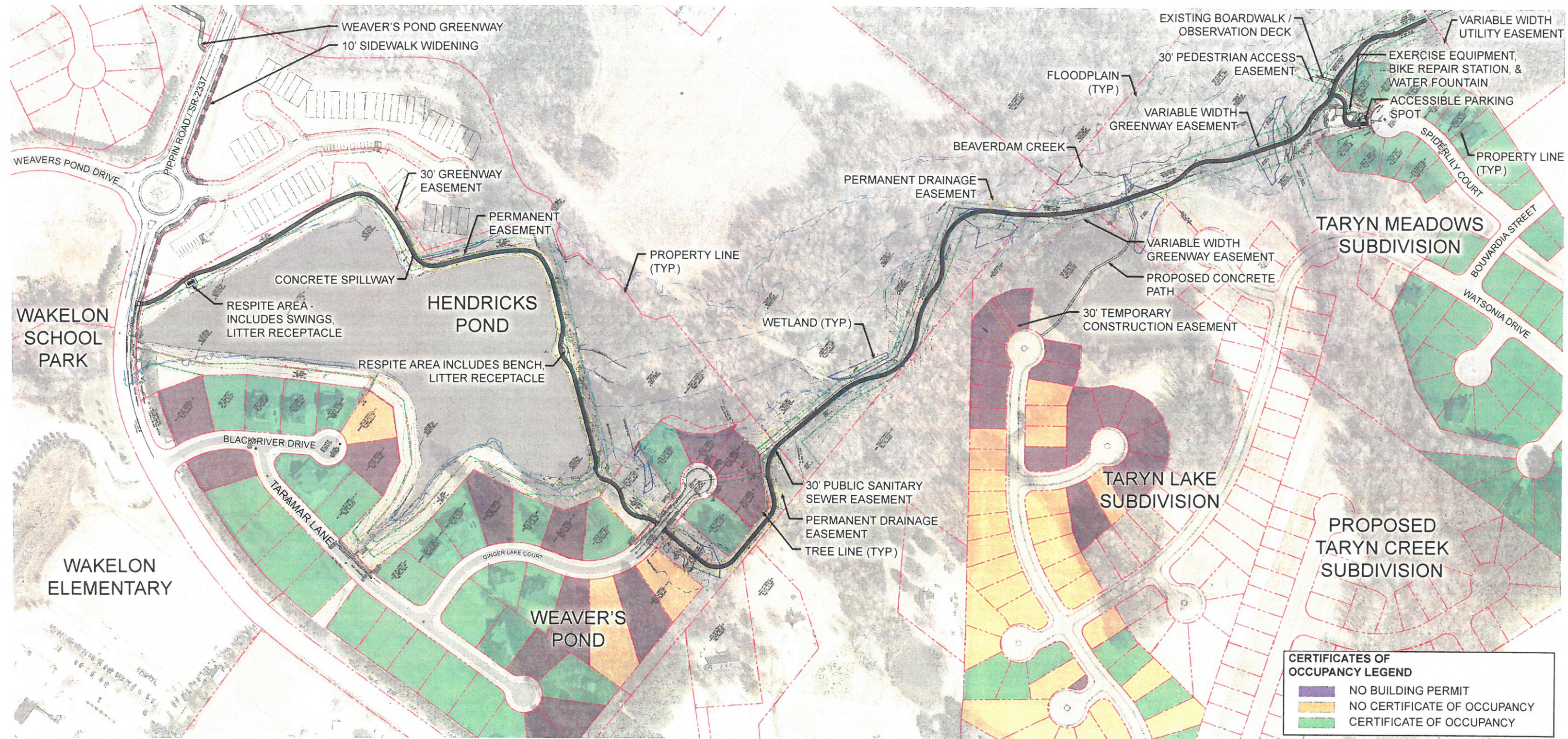
Construction Revenues:

	Description	Funding
1	Town of Zebulon – FY2019	\$618,352.00
	Less funded to Base Project	\$784.21
	Total Revenues	\$ 617,567.79

Construction Expenditure:

	Description	Cost
	Construction	\$ 364,094.85
	Const. Adm. Allowance	\$ 0.00
	Const. Eng. Insp. Allowance	\$ 17,624.00
	Geo-technical Allowance	\$ 1,150.00
	Contingency	\$ 36,410.00
	Total Expenditures	\$ 419,278.85

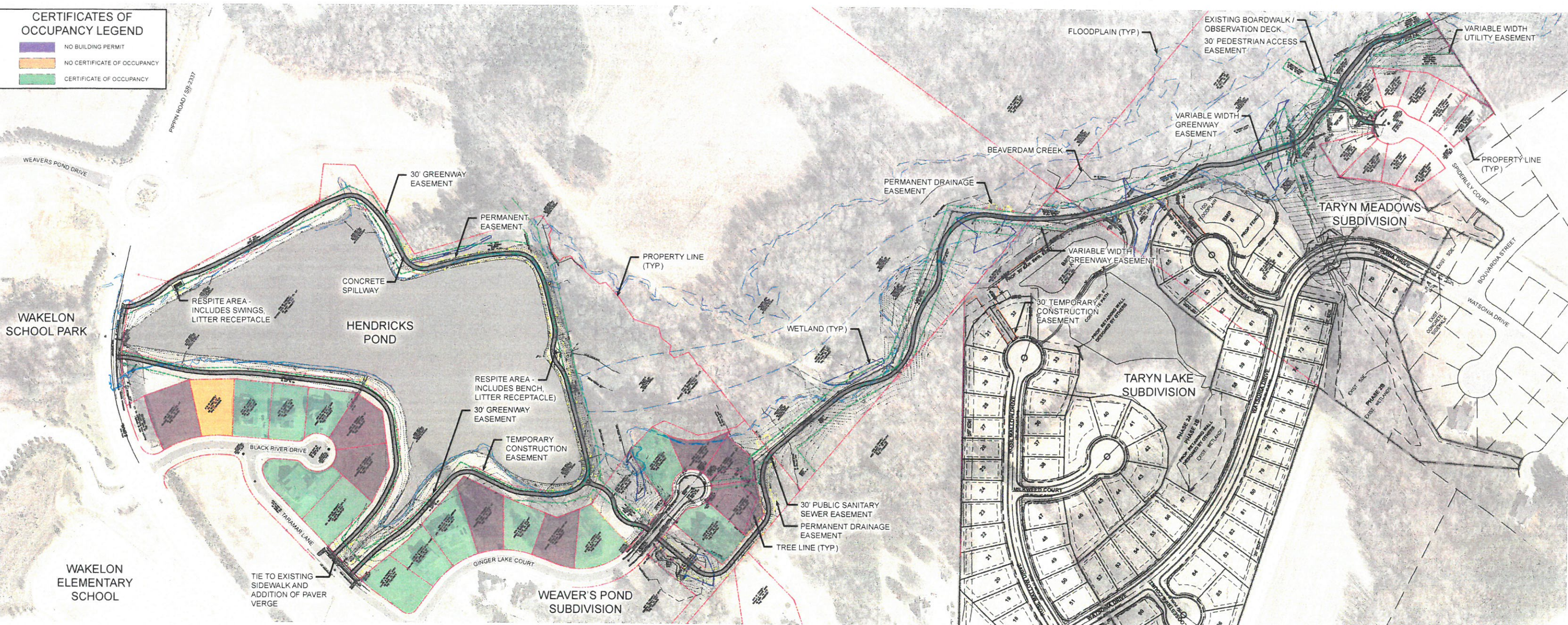
If the alternate bid is awarded, the project has the potential to transfer back \$198,288.00 to general fund balance. If the alternate bid is not accepted \$617,567.79 can be returned to General Fund Fund Balance.



CERTIFICATES OF OCCUPANCY LEGEND

	NO BUILDING PERMIT
	NO CERTIFICATE OF OCCUPANCY
	CERTIFICATE OF OCCUPANCY

CERTIFICATES OF OCCUPANCY LEGEND	
	NO BUILDING PERMIT
	NO CERTIFICATE OF OCCUPANCY
	CERTIFICATE OF OCCUPANCY



Town of Zebulon
 Beaverdam Creek Greenway Phase I Project
 Project No. C-5604FA

Bid Tabulations Base Bid

Line Item	Specification Reference	Item Description	Quantity	Unit	Engineers Estimate		Narrom Contracting		Fred Smith Company		Browe Construction		Moffat Pipe	
					Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount
1	800	Mobilization (5%)	1	LS	\$ 62,300.00	\$ 62,300.00	\$ 60,947.96	\$ 60,947.96	\$ 65,000.00	\$ 65,000.00	\$ 81,000.00	\$ 81,000.00	\$ 97,000.00	\$ 97,000.00
2	801	Construction Surveying	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 31,000.00	\$ 31,000.00	\$ 28,000.00	\$ 28,000.00	\$ 53,700.00	\$ 53,700.00	\$ 65,000.00	\$ 65,000.00
3	801	Supplemental Field Survey	12	HR	\$ 110.00	\$ 1,320.00	\$ 150.00	\$ 1,800.00	\$ 150.00	\$ 1,800.00	\$ 300.00	\$ 3,600.00	\$ 150.00	\$ 1,800.00
4	801	Supplemental Surveying Office Calculations	6	HR	\$ 60.00	\$ 360.00	\$ 280.00	\$ 1,680.00	\$ 100.00	\$ 600.00	\$ 275.00	\$ 1,650.00	\$ 150.00	\$ 900.00
5	SP	Exploratory Excavation	18	HR	\$ 250.00	\$ 4,500.00	\$ 350.00	\$ 6,300.00	\$ 250.00	\$ 4,500.00	\$ 400.00	\$ 7,200.00	\$ 300.00	\$ 5,400.00
6	226	Grading	1	LS	\$ 500,000.00	\$ 500,000.00	\$ 260,000.00	\$ 260,000.00	\$ 335,000.00	\$ 335,000.00	\$ 365,000.00	\$ 365,000.00	\$ 570,000.00	\$ 570,000.00
7	226	Undercut Excavation	775	CY	\$ 45.00	\$ 34,875.00	\$ 45.00	\$ 34,875.00	\$ 80.00	\$ 62,000.00	\$ 25.00	\$ 19,375.00	\$ 70.00	\$ 54,250.00
8	240	Drainage Ditch Excavation	50	CY	\$ 20.00	\$ 1,000.00	\$ 60.00	\$ 3,000.00	\$ 55.00	\$ 2,750.00	\$ 150.00	\$ 7,500.00	\$ 40.00	\$ 2,000.00
9	265	Select Granular Material Class III	1250	CY	\$ 30.00	\$ 37,500.00	\$ 38.00	\$ 47,500.00	\$ 38.00	\$ 47,500.00	\$ 50.00	\$ 62,500.00	\$ 70.00	\$ 87,500.00
10	270	Geotextile for Soil Stabilization	1750	SY	\$ 2.00	\$ 3,500.00	\$ 4.00	\$ 7,000.00	\$ 3.00	\$ 5,250.00	\$ 5.00	\$ 8,750.00	\$ 1.50	\$ 2,625.00
11	300	Foundation Conditioning Material, Minor Structures	60	TON	\$ 45.00	\$ 2,700.00	\$ 70.00	\$ 4,200.00	\$ 55.00	\$ 3,300.00	\$ 80.00	\$ 4,800.00	\$ 80.00	\$ 4,800.00
12	300	Foundation Conditioning Geotextiles	190	SY	\$ 3.00	\$ 570.00	\$ 4.00	\$ 760.00	\$ 3.00	\$ 570.00	\$ 5.00	\$ 950.00	\$ 1.50	\$ 285.00
13	310	15" RC Pipe Culverts, Class III	116	LF	\$ 50.00	\$ 5,800.00	\$ 50.00	\$ 5,800.00	\$ 85.00	\$ 9,860.00	\$ 80.00	\$ 9,280.00	\$ 100.00	\$ 11,600.00
14	310	18" RC Pipe Culverts, Class III	136	LF	\$ 60.00	\$ 8,160.00	\$ 58.00	\$ 7,888.00	\$ 100.00	\$ 13,600.00	\$ 105.00	\$ 14,280.00	\$ 112.00	\$ 15,232.00
15	310	18" RC Pipe Culverts, Class IV	76	LF	\$ 80.00	\$ 6,080.00	\$ 68.00	\$ 5,168.00	\$ 100.00	\$ 7,600.00	\$ 105.00	\$ 7,980.00	\$ 115.00	\$ 8,740.00
16	310	24" RC Pipe Culverts, Class III	92	LF	\$ 95.00	\$ 8,740.00	\$ 91.00	\$ 8,372.00	\$ 95.00	\$ 8,740.00	\$ 150.00	\$ 13,800.00	\$ 120.00	\$ 11,040.00
17	310	36" RC Pipe Culverts, Class III	32	LF	\$ 95.00	\$ 3,040.00	\$ 180.00	\$ 5,760.00	\$ 125.00	\$ 4,000.00	\$ 200.00	\$ 6,400.00	\$ 160.00	\$ 5,120.00
18	310	42" RC Pipe Culverts, Class III	32	LF	\$ 150.00	\$ 4,800.00	\$ 266.00	\$ 8,512.00	\$ 220.00	\$ 7,040.00	\$ 250.00	\$ 8,000.00	\$ 215.00	\$ 6,880.00
19	310	60" RC Pipe Culverts, Class III	56	LF	\$ 390.00	\$ 21,840.00	\$ 402.00	\$ 22,512.00	\$ 290.00	\$ 16,240.00	\$ 350.00	\$ 19,600.00	\$ 400.00	\$ 22,400.00
20	350	Pipe Cleanout	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 500.00	\$ 500.00	\$ 4,500.00	\$ 4,500.00	\$ 2,500.00	\$ 2,500.00	\$ 1,100.00	\$ 1,100.00
21	520	Aggregate Base Course	2500	TON	\$ 30.00	\$ 75,000.00	\$ 38.00	\$ 95,000.00	\$ 40.00	\$ 100,000.00	\$ 48.00	\$ 120,000.00	\$ 60.00	\$ 150,000.00
22	545	Incidental Stone Base	250	TON	\$ 45.00	\$ 11,250.00	\$ 45.00	\$ 11,250.00	\$ 40.00	\$ 10,000.00	\$ 60.00	\$ 15,000.00	\$ 60.00	\$ 15,000.00
23	607	Milling Asphalt Pavement, 3"	20	SY	\$ 20.00	\$ 400.00	\$ 50.00	\$ 1,000.00	\$ 275.00	\$ 5,500.00	\$ 96.00	\$ 1,920.00	\$ 100.00	\$ 2,000.00
24	610	Asphalt Conc Base Course, Type B25.0C	10	TON	\$ 100.00	\$ 1,000.00	\$ 90.00	\$ 900.00	\$ 195.00	\$ 1,950.00	\$ 294.00	\$ 2,940.00	\$ 260.00	\$ 2,600.00
25	610	Asphalt Conc Intermediate Course, Type I19.0C	10	TON	\$ 90.00	\$ 900.00	\$ 90.00	\$ 900.00	\$ 195.00	\$ 1,950.00	\$ 294.00	\$ 2,940.00	\$ 260.00	\$ 2,600.00
26	610	Asphalt Conc Surface Course, Type S9.5C	10	TON	\$ 100.00	\$ 1,000.00	\$ 90.00	\$ 900.00	\$ 215.00	\$ 2,150.00	\$ 300.00	\$ 3,000.00	\$ 350.00	\$ 3,500.00
27	610	Asphalt Conc Surface Course, Type S9.5B	640	TON	\$ 100.00	\$ 64,000.00	\$ 90.00	\$ 57,600.00	\$ 95.00	\$ 60,800.00	\$ 128.00	\$ 81,920.00	\$ 140.00	\$ 89,600.00
28	620	Asphalt Binder For Plant Mix	40	TON	\$ 500.00	\$ 20,000.00	\$ 650.00	\$ 26,000.00	\$ 620.00	\$ 24,800.00	\$ 882.00	\$ 35,280.00	\$ 575.00	\$ 23,000.00
29	838	Endwalls	12.0	CY	\$ 1,500.00	\$ 18,000.00	\$ 1,750.00	\$ 21,000.00	\$ 2,360.00	\$ 28,320.00	\$ 1,500.00	\$ 18,000.00	\$ 3,000.00	\$ 36,000.00
30	838	Reinforced Endwalls	17.0	CY	\$ 1,800.00	\$ 30,600.00	\$ 1,850.00	\$ 31,450.00	\$ 3,100.00	\$ 52,700.00	\$ 2,100.00	\$ 35,700.00	\$ 1,800.00	\$ 30,600.00
31	SP	Concrete wheel stop	1	EA	\$ 500.00	\$ 500.00	\$ 200.00	\$ 200.00	\$ 75.00	\$ 75.00	\$ 750.00	\$ 750.00	\$ 350.00	\$ 350.00
32	840	Masonry Drainage Structures	4.5	LF	\$ 400.00	\$ 1,800.00	\$ 500.00	\$ 2,250.00	\$ 800.00	\$ 3,600.00	\$ 500.00	\$ 2,250.00	\$ 1,000.00	\$ 4,500.00
33	848	6" Concrete Driveway (High Early Strength)	75	SY	\$ 100.00	\$ 7,500.00	\$ 84.25	\$ 6,318.75	\$ 85.00	\$ 6,375.00	\$ 85.00	\$ 6,375.00	\$ 115.00	\$ 8,625.00
34	SP	Concrete Greenway Curb Ramp	4	EA	\$ 2,000.00	\$ 8,000.00	\$ 2,890.00	\$ 11,560.00	\$ 2,675.00	\$ 10,700.00	\$ 2,500.00	\$ 10,000.00	\$ 5,000.00	\$ 20,000.00
35	848	4" Concrete Sidewalk	175	SY	\$ 36.00	\$ 6,300.00	\$ 40.00	\$ 7,000.00	\$ 50.00	\$ 8,750.00	\$ 65.00	\$ 11,375.00	\$ 75.00	\$ 13,125.00
36	SP	Concrete Spillway	1	EA	\$ 3,000.00	\$ 3,000.00	\$ 4,500.00	\$ 4,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 8,000.00	\$ 8,000.00
37	858	Adjustment of Manholes	4	EA	\$ 650.00	\$ 2,600.00	\$ 3,000.00	\$ 12,000.00	\$ 2,700.00	\$ 10,800.00	\$ 750.00	\$ 3,000.00	\$ 1,000.00	\$ 4,000.00
38	SP	Pedestrian Safety Fence	1200	LF	\$ 50.00	\$ 60,000.00	\$ 65.00	\$ 78,000.00	\$ 44.00	\$ 52,800.00	\$ 70.00	\$ 84,000.00	\$ 55.00	\$ 66,000.00
39	SP	Fixed Steel Bollard	6	EA	\$ 1,300.00	\$ 7,800.00	\$ 900.00	\$ 5,400.00	\$ 600.00	\$ 3,600.00	\$ 700.00	\$ 4,200.00	\$ 200.00	\$ 1,200.00
40	SP	Metal Hinged Bollard	4	EA	\$ 1,500.00	\$ 6,000.00	\$ 1,700.00	\$ 6,800.00	\$ 1,400.00	\$ 5,600.00	\$ 1,250.00	\$ 5,000.00	\$ 260.00	\$ 1,040.00
41	876	Rip Rap, Class B	77	TON	\$ 60.00	\$ 4,620.00	\$ 100.00	\$ 7,700.00	\$ 72.00	\$ 5,544.00	\$ 85.00	\$ 6,545.00	\$ 60.00	\$ 4,620.00
42	876	Rip Rap, Class I	235	TON	\$ 70.00	\$ 16,450.00	\$ 100.00	\$ 23,500.00	\$ 87.00	\$ 20,445.00	\$ 100.00	\$ 23,500.00	\$ 65.00	\$ 15,275.00
43	876	Rip Rap, Class II	54	TON	\$ 80.00	\$ 4,320.00	\$ 100.00	\$ 5,400.00	\$ 99.00	\$ 5,346.00	\$ 100.00	\$ 5,400.00	\$ 70.00	\$ 3,780.00
44	876	Geotextile for Drainage	1033	SY	\$ 3.00	\$ 3,099.00	\$ 4.00	\$ 4,132.00	\$ 3.00	\$ 3,099.00	\$ 5.00	\$ 5,165.00	\$ 2.00	\$ 2,066.00
45	901	Contractor Furnished, Type E Sign	55	SF	\$ 25.00	\$ 1,375.00	\$ 45.00	\$ 2,475.00	\$ 35.00	\$ 1,925.00	\$ 25.00	\$ 1,375.00	\$ 250.00	\$ 13,750.00
46	903	Supports, 3-LB Steel U-Channel	45	LF	\$ 8.00	\$ 360.00	\$ 10.00	\$ 450.00	\$ 10.50	\$ 472.50	\$ 15.00	\$ 675.00	\$ 6.00	\$ 270.00
47	SP	3"x3" Greenway Signage Powder Coated Posts	110	LF	\$ 20.00	\$ 2,200.00	\$ 35.00	\$ 3,850.00	\$ 42.50	\$ 4,675.00	\$ 25.00	\$ 2,750.00	\$ 13.00	\$ 1,430.00
48	904	Sign Erection, Type E	13	EA	\$ 100.00	\$ 1,300.00	\$ 200.00	\$ 2,600.00	\$ 225.00	\$ 2,925.00	\$ 300.00	\$ 3,900.00	\$ 450.00	\$ 5,850.00
49	SP	Relocate Decorative Speed Limit Sign	2	EA	\$ 150.00	\$ 300.00	\$ 600.00	\$ 1,200.00	\$ 225.00	\$ 450.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00
50	SP	Special Rules and Regulations Sign	4	SF	\$ 30.00	\$ 120.00	\$ 150.00	\$ 600.00	\$ 400.00	\$ 1,600.00	\$ 200.00	\$ 800.00	\$ 250.00	\$ 1,000.00
51	SP	End of Greenway Sign	1	SF	\$ 30.00	\$ 30.00	\$ 350.00	\$ 350.00	\$ 400.00	\$ 400.00	\$ 300.00	\$ 300.00	\$ 250.00	\$ 250.00
52	SP	Temporary Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 9,500.00	\$ 9,500.00	\$ 12,000.00	\$ 12,000.00	\$ 20,000.00	\$ 20,000.00	\$ 30,000.00	\$ 30,000.00
53	1205	Thermoplastic Pavement Marking Lines (24", 120 Mils)	50	LF	\$ 20.00	\$ 1,000.00	\$ 25.00	\$ 1,250.00	\$ 20.00	\$ 1,000.00	\$ 15.00	\$ 750.00	\$ 35.00	\$ 1,750.00
54	1205	Paint Pavement Marking Lines (4")	145	LF	\$ 2.00	\$ 290.00	\$ 6.00	\$ 870.00	\$ 2.00	\$ 290.00	\$ 5.00	\$ 725.00	\$ 1.50	\$ 217.50
55	1205	Paint Pavement Marking Lines (8")	105	LF	\$ 3.00	\$ 315.00	\$ 6.00	\$ 630.00	\$ 2.50	\$ 262.50	\$ 7.00	\$ 735.00	\$ 2.00	\$ 210.00
56	1205	Paint Pavement Marking Symbol	1	EA	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 50.00	\$ 50.00	\$ 400.00	\$ 400.00	\$ 55.00	\$ 55.00

Line Item	Specification Reference	Item Description	Quantity	Unit	Price	Amount
57	1605	Temporary Silt Fence	9,950	LF	\$ 3.00	\$ 29,850.00
58	SP	Tree Protection Fence	750	LF	\$ 2.50	\$ 1,875.00
59	1610	Stone for Erosion Control, Class A	105	TON	\$ 50.00	\$ 5,250.00
60	1610	Stone for Erosion Control, Class B	117	TON	\$ 55.00	\$ 6,435.00
61	1610	Sediment Control Stone	350	TON	\$ 45.00	\$ 15,750.00
62	1615	Temporary Mulching	6.0	ACR	\$ 1,200.00	\$ 7,200.00
63	1620	Seed for Temporary Seeding	250	LB	\$ 10.00	\$ 2,500.00
64	1620	Fertilizer for Temporary Seeding	1.00	TON	\$ 1,200.00	\$ 1,200.00
65	1631	Matting for Erosion Control	5,250	SY	\$ 3.00	\$ 15,750.00
66	SP	Permanent Soil Reinforcement Mat	710	SY	\$ 7.00	\$ 4,970.00
67	1632	1/4" Hardware Cloth	1,951	LF	\$ 4.00	\$ 7,804.00
68	SP	Wattle	500	LF	\$ 8.00	\$ 4,000.00
69	1660	Seeding & Mulching	5.0	ACR	\$ 2,400.00	\$ 12,000.00
70	1660	Mowing	12.0	ACR	\$ 200.00	\$ 2,400.00
71	1661	Seed for Repair Seeding	300	LB	\$ 10.00	\$ 3,000.00
72	1661	Fertilizer for Repair Seeding	1.0	TON	\$ 1,200.00	\$ 1,200.00
73	1670	Acer saccharum 'Green Mountain' TM	5	EA	\$ 600.00	\$ 3,000.00
74	1670	Magnolia grandiflora 'Alta'	15	EA	\$ 200.00	\$ 3,000.00
75	1670	Magnolia grandiflora 'Little Gem'	5	EA	\$ 200.00	\$ 1,000.00
76	1670	Forsythia x 'Golden Times'	8	EA	\$ 30.00	\$ 240.00
77	1670	Ilex cornuta 'Burfordii Nana'	27	EA	\$ 50.00	\$ 1,350.00
78	1670	Prunus laurocerasus 'Zabeliana'	60	EA	\$ 65.00	\$ 3,900.00
79	1670	Muhlenbergia capillaris	144	EA	\$ 35.00	\$ 5,040.00
80	SP	Mulch	60	CY	\$ 80.00	\$ 4,800.00
81	SP	Soil Amendments	220	CY	\$ 40.00	\$ 8,800.00
82	SP	Landscape Boulders	6	EA	\$ 350.00	\$ 2,100.00
83	SP	Bicycle Rack	3	EA	\$ 800.00	\$ 2,400.00
84	SP	Bicycle Repair Station	1	EA	\$ 2,000.00	\$ 2,000.00
85	SP	Trash Receptacle	1	EA	\$ 2,500.00	\$ 2,500.00
86	SP	Drinking fountain with pet station	1	EA	\$ 5,000.00	\$ 5,000.00
87	SP	Backless Bench	2	EA	\$ 2,550.00	\$ 5,100.00
88	SP	Fitness Stations	1	LS	\$ 14,000.00	\$ 14,000.00
89	SP	Pet waste station	1	EA	\$ 1,000.00	\$ 1,000.00
90	SP	Swing Arbor	1	LS	\$ 15,000.00	\$ 15,000.00
91	SP	Wooden swings	2	EA	\$ 750.00	\$ 1,500.00
92	SP	Topsoil	200	CY	\$ 50.00	\$ 10,000.00
93	SP	Impervious Dike (See Sheet EC-12)	450	LF	\$ 60.00	\$ 27,000.00
					SUBTOTAL	\$ 1,370,628.00

Price	Amount
\$ 3.50	\$ 34,825.00
\$ 3.00	\$ 2,250.00
\$ 100.00	\$ 10,500.00
\$ 100.00	\$ 11,700.00
\$ 60.00	\$ 21,000.00
\$ 1,800.00	\$ 10,800.00
\$ 5.00	\$ 1,250.00
\$ 1,000.00	\$ 1,000.00
\$ 5.50	\$ 28,875.00
\$ 8.50	\$ 6,035.00
\$ 7.50	\$ 14,632.50
\$ 11.00	\$ 5,500.00
\$ 3,000.00	\$ 15,000.00
\$ 250.00	\$ 3,000.00
\$ 5.00	\$ 1,500.00
\$ 1,000.00	\$ 1,000.00
\$ 850.00	\$ 4,250.00
\$ 800.00	\$ 12,000.00
\$ 800.00	\$ 4,000.00
\$ 70.00	\$ 560.00
\$ 38.00	\$ 1,026.00
\$ 137.00	\$ 8,220.00
\$ 22.00	\$ 3,168.00
\$ 60.00	\$ 3,600.00
\$ 30.00	\$ 6,600.00
\$ 450.00	\$ 2,700.00
\$ 735.00	\$ 2,205.00
\$ 3,100.00	\$ 3,100.00
\$ 1,800.00	\$ 1,800.00
\$ 9,000.00	\$ 9,000.00
\$ 1,200.00	\$ 2,400.00
\$ 16,000.00	\$ 16,000.00
\$ 600.00	\$ 600.00
\$ 25,000.00	\$ 25,000.00
\$ 1,000.00	\$ 2,000.00
\$ 60.00	\$ 12,000.00
\$ 50.00	\$ 22,500.00
SUBTOTAL	\$ 1,279,907.21

Price	Amount
\$ 2.00	\$ 19,900.00
\$ 1.45	\$ 1,087.50
\$ 80.00	\$ 8,400.00
\$ 80.00	\$ 9,360.00
\$ 40.00	\$ 14,000.00
\$ 700.00	\$ 4,200.00
\$ 2.75	\$ 687.50
\$ 900.00	\$ 900.00
\$ 1.50	\$ 7,875.00
\$ 4.15	\$ 2,946.50
\$ 4.15	\$ 8,096.65
\$ 7.00	\$ 3,500.00
\$ 1,800.00	\$ 9,000.00
\$ 105.00	\$ 1,260.00
\$ 4.50	\$ 1,350.00
\$ 875.00	\$ 875.00
\$ 1,727.00	\$ 8,635.00
\$ 1,010.00	\$ 15,150.00
\$ 1,537.00	\$ 7,685.00
\$ 533.00	\$ 4,264.00
\$ 213.00	\$ 5,751.00
\$ 200.00	\$ 12,000.00
\$ 59.00	\$ 8,496.00
\$ 121.00	\$ 7,260.00
\$ 68.50	\$ 15,070.00
\$ 625.00	\$ 3,750.00
\$ 735.00	\$ 2,205.00
\$ 614.00	\$ 1,842.00
\$ 4,400.00	\$ 4,400.00
\$ 2,560.00	\$ 2,560.00
\$ 9,000.00	\$ 9,000.00
\$ 2,150.00	\$ 4,300.00
\$ 11,000.00	\$ 11,000.00
\$ 1,309.00	\$ 1,309.00
\$ 29,000.00	\$ 29,000.00
\$ 800.00	\$ 1,600.00
\$ 100.00	\$ 20,000.00
\$ 100.00	\$ 45,000.00
SUBTOTAL	\$ 1,397,814.15

Price	Amount
\$ 4.00	\$ 39,800.00
\$ 4.50	\$ 3,375.00
\$ 80.00	\$ 8,400.00
\$ 80.00	\$ 9,360.00
\$ 80.00	\$ 28,000.00
\$ 1,200.00	\$ 7,200.00
\$ 15.00	\$ 3,750.00
\$ 1,500.00	\$ 1,500.00
\$ 5.00	\$ 26,250.00
\$ 7.50	\$ 5,325.00
\$ 5.00	\$ 9,755.00
\$ 10.00	\$ 5,000.00
\$ 2,400.00	\$ 12,000.00
\$ 700.00	\$ 8,400.00
\$ 15.00	\$ 4,500.00
\$ 1,500.00	\$ 1,500.00
\$ 2,330.00	\$ 11,650.00
\$ 1,365.00	\$ 20,475.00
\$ 2,075.00	\$ 10,375.00
\$ 725.00	\$ 5,800.00
\$ 288.00	\$ 7,776.00
\$ 270.00	\$ 16,200.00
\$ 80.00	\$ 11,520.00
\$ 165.00	\$ 9,900.00
\$ 100.00	\$ 22,000.00
\$ 1,000.00	\$ 6,000.00
\$ 3,500.00	\$ 10,500.00
\$ 1,800.00	\$ 1,800.00
\$ 1,800.00	\$ 1,800.00
\$ 10,000.00	\$ 10,000.00
\$ 2,100.00	\$ 4,200.00
\$ 20,000.00	\$ 20,000.00
\$ 1,200.00	\$ 1,200.00
\$ 2,500.00	\$ 2,500.00
\$ 2,500.00	\$ 5,000.00
\$ 45.00	\$ 9,000.00
\$ 50.00	\$ 22,500.00
SUBTOTAL	\$ 1,608,346.00

Price	Amount
\$ 2.50	\$ 24,875.00
\$ 2.50	\$ 1,875.00
\$ 75.00	\$ 7,875.00
\$ 75.00	\$ 8,775.00
\$ 50.00	\$ 17,500.00
\$ 1,300.00	\$ 7,800.00
\$ 6.00	\$ 1,500.00
\$ 1,500.00	\$ 1,500.00
\$ 2.00	\$ 10,500.00
\$ 6.00	\$ 4,260.00
\$ 12.00	\$ 23,412.00
\$ 7.00	\$ 3,500.00
\$ 3,000.00	\$ 15,000.00
\$ 325.00	\$ 3,900.00
\$ 6.00	\$ 1,800.00
\$ 1,600.00	\$ 1,600.00
\$ 2,000.00	\$ 10,000.00
\$ 1,150.00	\$ 17,250.00
\$ 1,700.00	\$ 8,500.00
\$ 550.00	\$ 4,400.00
\$ 230.00	\$ 6,210.00
\$ 225.00	\$ 13,500.00
\$ 70.00	\$ 10,080.00
\$ 150.00	\$ 9,000.00
\$ 85.00	\$ 18,700.00
\$ 800.00	\$ 4,800.00
\$ 800.00	\$ 2,400.00
\$ 10,000.00	\$ 10,000.00
\$ 1,800.00	\$ 1,800.00
\$ 11,500.00	\$ 11,500.00
\$ 4,400.00	\$ 8,800.00
\$ 19,500.00	\$ 19,500.00
\$ 1,200.00	\$ 1,200.00
\$ 55,000.00	\$ 55,000.00
\$ 2,200.00	\$ 4,400.00
\$ 75.00	\$ 15,000.00
\$ 90.00	\$ 40,500.00
SUBTOTAL	\$ 1,945,147.50

Town of Zebulon
Beaverdam Creek Greenway Phase I Project
Project No. C-5604FA

Bid Tabulations Alternate Bid

Line Item	Specification Reference	Item Description	Quantity	Unit	Engineers Estimate		Narron Contracting		Fred Smith Company		Browe Construction		Moffat Pipe	
					Price	Amount	Price	Amount	Price	Amount	Price	Amount	Price	Amount
94	800	Mobilization (5%)	1	LS	\$ 12,000.00	\$ 12,000.00	\$ 17,337.85	\$ 17,337.85	\$ 20,000.00	\$ 20,000.00	\$ 26,150.00	\$ 26,150.00	\$ 37,000.00	\$ 37,000.00
95	801	Construction Surveying	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,300.00	\$ 7,300.00	\$ 8,000.00	\$ 8,000.00	\$ 17,500.00	\$ 17,500.00	\$ 21,000.00	\$ 21,000.00
96	801	Supplemental Field Survey	8	HR	\$ 110.00	\$ 880.00	\$ 150.00	\$ 1,200.00	\$ 150.00	\$ 1,200.00	\$ 300.00	\$ 2,400.00	\$ 150.00	\$ 1,200.00
97	801	Supplemental Surveying Office Calculations	4	HR	\$ 60.00	\$ 240.00	\$ 280.00	\$ 1,120.00	\$ 100.00	\$ 400.00	\$ 275.00	\$ 1,100.00	\$ 150.00	\$ 600.00
98	SP	Exploratory Excavation	12	HR	\$ 250.00	\$ 3,000.00	\$ 350.00	\$ 4,200.00	\$ 250.00	\$ 3,000.00	\$ 400.00	\$ 4,800.00	\$ 300.00	\$ 3,600.00
99	226	Grading	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 75,000.00	\$ 75,000.00	\$ 100,000.00	\$ 100,000.00	\$ 270,000.00	\$ 270,000.00
100	226	Undercut Excavation	50	CY	\$ 45.00	\$ 2,250.00	\$ 45.00	\$ 2,250.00	\$ 80.00	\$ 4,000.00	\$ 25.00	\$ 1,250.00	\$ 70.00	\$ 3,500.00
101	265	Select Granular Material Class III	1250	CY	\$ 30.00	\$ 37,500.00	\$ 38.00	\$ 47,500.00	\$ 38.00	\$ 47,500.00	\$ 50.00	\$ 62,500.00	\$ 70.00	\$ 87,500.00
102	270	Geotextile for Soil Stabilization	250	SY	\$ 2.00	\$ 500.00	\$ 4.00	\$ 1,000.00	\$ 3.00	\$ 750.00	\$ 5.00	\$ 1,250.00	\$ 1.50	\$ 375.00
103	300	Foundation Conditioning Material, Minor Structures	10	TON	\$ 45.00	\$ 450.00	\$ 100.00	\$ 1,000.00	\$ 100.00	\$ 1,000.00	\$ 80.00	\$ 800.00	\$ 80.00	\$ 800.00
104	300	Foundation Conditioning Geotextiles	10	SY	\$ 3.00	\$ 30.00	\$ 4.00	\$ 40.00	\$ 10.00	\$ 100.00	\$ 5.00	\$ 50.00	\$ 1.50	\$ 15.00
105	310	18" RC Pipe Culverts, Class III	20	LF	\$ 60.00	\$ 1,200.00	\$ 100.00	\$ 2,000.00	\$ 120.00	\$ 2,400.00	\$ 105.00	\$ 2,100.00	\$ 136.00	\$ 2,720.00
106	520	Aggregate Base Course	1000	TON	\$ 30.00	\$ 30,000.00	\$ 38.00	\$ 38,000.00	\$ 47.00	\$ 47,000.00	\$ 48.00	\$ 48,000.00	\$ 60.00	\$ 60,000.00
107	545	Incidental Stone Base	100	TON	\$ 40.00	\$ 4,000.00	\$ 45.00	\$ 4,500.00	\$ 47.00	\$ 4,700.00	\$ 60.00	\$ 6,000.00	\$ 60.00	\$ 6,000.00
108	607	Milling Asphalt Pavement, 3"	15	SY	\$ 20.00	\$ 300.00	\$ 50.00	\$ 750.00	\$ 360.00	\$ 5,400.00	\$ 96.00	\$ 1,440.00	\$ 100.00	\$ 1,500.00
109	610	Asphalt Conc Base Course, Type B25.0C	10	TON	\$ 100.00	\$ 1,000.00	\$ 90.00	\$ 900.00	\$ 195.00	\$ 1,950.00	\$ 294.00	\$ 2,940.00	\$ 260.00	\$ 2,600.00
110	610	Asphalt Conc Intermediate Course, Type I19.0C	10	TON	\$ 90.00	\$ 900.00	\$ 90.00	\$ 900.00	\$ 195.00	\$ 1,950.00	\$ 294.00	\$ 2,940.00	\$ 260.00	\$ 2,600.00
111	610	Asphalt Conc Surface Course, Type S9.5C	10	TON	\$ 100.00	\$ 1,000.00	\$ 90.00	\$ 900.00	\$ 215.00	\$ 2,150.00	\$ 294.00	\$ 2,940.00	\$ 350.00	\$ 3,500.00
112	610	Asphalt Conc Surface Course, Type S9.5B	240	TON	\$ 100.00	\$ 24,000.00	\$ 90.00	\$ 21,600.00	\$ 120.00	\$ 28,800.00	\$ 128.00	\$ 30,720.00	\$ 140.00	\$ 33,600.00
113	620	Asphalt Binder For Plant Mix	20	TON	\$ 460.00	\$ 9,200.00	\$ 650.00	\$ 13,000.00	\$ 620.00	\$ 12,400.00	\$ 882.00	\$ 17,640.00	\$ 575.00	\$ 11,500.00
114	838	Endwalls	1	CY	\$ 1,500.00	\$ 1,500.00	\$ 1,750.00	\$ 1,750.00	\$ 3,400.00	\$ 3,400.00	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00
115	848	6" Concrete Driveway (High Early Strength)	22	SY	\$ 100.00	\$ 2,200.00	\$ 100.00	\$ 2,200.00	\$ 85.00	\$ 1,870.00	\$ 85.00	\$ 1,870.00	\$ 115.00	\$ 2,530.00
116	SP	Concrete Greenway Curb Ramp	3	EA	\$ 1,600.00	\$ 4,800.00	\$ 2,890.00	\$ 8,670.00	\$ 2,675.00	\$ 8,025.00	\$ 2,500.00	\$ 7,500.00	\$ 5,000.00	\$ 15,000.00
117	848	4.5" Reinforced Concrete Trail	210	SY	\$ 50.00	\$ 10,500.00	\$ 50.00	\$ 10,500.00	\$ 52.00	\$ 10,920.00	\$ 75.00	\$ 15,750.00	\$ 75.00	\$ 15,750.00
118	SP	Pedestrian Safety Fence	80	LF	\$ 50.00	\$ 4,000.00	\$ 65.00	\$ 5,200.00	\$ 44.00	\$ 3,520.00	\$ 70.00	\$ 5,600.00	\$ 55.00	\$ 4,400.00
119	SP	Fixed Steel Bollard	6	EA	\$ 1,300.00	\$ 7,800.00	\$ 800.00	\$ 4,800.00	\$ 600.00	\$ 3,600.00	\$ 700.00	\$ 4,200.00	\$ 200.00	\$ 1,200.00
120	SP	Metal Hinged Bollard	3	EA	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00	\$ 1,400.00	\$ 4,200.00	\$ 1,250.00	\$ 3,750.00	\$ 260.00	\$ 780.00
121	876	Rip Rap, Class I	4	TON	\$ 70.00	\$ 280.00	\$ 100.00	\$ 400.00	\$ 115.00	\$ 460.00	\$ 100.00	\$ 400.00	\$ 65.00	\$ 260.00
122	876	Geotextile for Drainage	245	SY	\$ 3.00	\$ 735.00	\$ 4.00	\$ 980.00	\$ 4.00	\$ 980.00	\$ 5.00	\$ 1,225.00	\$ 2.00	\$ 490.00
123	901	Contractor Furnished, Type E Sign	16	SF	\$ 25.00	\$ 400.00	\$ 45.00	\$ 720.00	\$ 35.00	\$ 560.00	\$ 25.00	\$ 400.00	\$ 250.00	\$ 4,000.00
124	SP	3"x3" Greenway Signage Powder coated Posts	35	LF	\$ 20.00	\$ 700.00	\$ 35.00	\$ 1,225.00	\$ 42.50	\$ 1,487.50	\$ 25.00	\$ 400.00	\$ 13.00	\$ 455.00
125	904	Sign Erection, Type E	3	EA	\$ 100.00	\$ 300.00	\$ 200.00	\$ 600.00	\$ 225.00	\$ 675.00	\$ 300.00	\$ 900.00	\$ 450.00	\$ 1,350.00
126	SP	Special Rules and Regulations Sign	1	SF	\$ 30.00	\$ 30.00	\$ 60.00	\$ 60.00	\$ 1,600.00	\$ 1,600.00	\$ 200.00	\$ 200.00	\$ 250.00	\$ 250.00
127	SP	Relocate Decorative Speed Limit Sign	2	EA	\$ 400.00	\$ 800.00	\$ 600.00	\$ 1,200.00	\$ 225.00	\$ 450.00	\$ 1,000.00	\$ 2,000.00	\$ 500.00	\$ 1,000.00
128	SP	Temporary Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 8,000.00	\$ 8,000.00	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	\$ 10,000.00
129	1205	Paint Pavement Marking Lines (4")	63	LF	\$ 2.00	\$ 126.00	\$ 6.00	\$ 378.00	\$ 2.00	\$ 126.00	\$ 5.00	\$ 315.00	\$ 1.50	\$ 94.50
130	1605	Temporary Silt Fence	2,500	LF	\$ 3.00	\$ 7,500.00	\$ 3.50	\$ 8,750.00	\$ 2.00	\$ 5,000.00	\$ 4.00	\$ 10,000.00	\$ 2.50	\$ 6,250.00
131	SP	Tree Protection Fence	1,600	LF	\$ 2.50	\$ 4,000.00	\$ 2.25	\$ 3,600.00	\$ 1.45	\$ 2,320.00	\$ 4.50	\$ 7,200.00	\$ 2.50	\$ 4,000.00
132	1610	Stone for Erosion Control, Class A	63	TON	\$ 50.00	\$ 3,150.00	\$ 100.00	\$ 6,300.00	\$ 90.00	\$ 5,670.00	\$ 80.00	\$ 5,040.00	\$ 75.00	\$ 4,725.00
133	1610	Stone for Erosion Control, Class B	24	TON	\$ 55.00	\$ 1,320.00	\$ 100.00	\$ 2,400.00	\$ 90.00	\$ 2,160.00	\$ 80.00	\$ 1,920.00	\$ 75.00	\$ 1,800.00
134	1610	Sediment Control Stone	323	TON	\$ 45.00	\$ 14,535.00	\$ 60.00	\$ 19,380.00	\$ 40.00	\$ 12,920.00	\$ 80.00	\$ 25,840.00	\$ 50.00	\$ 16,150.00
135	1620	Seed for Temporary Seeding	100	LB	\$ 10.00	\$ 1,000.00	\$ 5.00	\$ 500.00	\$ 2.75	\$ 275.00	\$ 15.00	\$ 1,500.00	\$ 6.00	\$ 600.00
136	1620	Fertilizer for Temporary Seeding	0.30	TON	\$ 1,200.00	\$ 360.00	\$ 1,000.00	\$ 300.00	\$ 900.00	\$ 270.00	\$ 1,500.00	\$ 450.00	\$ 1,500.00	\$ 450.00
137	1631	Matting for Erosion Control	750	SY	\$ 3.00	\$ 2,250.00	\$ 5.00	\$ 3,750.00	\$ 1.50	\$ 1,125.00	\$ 5.00	\$ 3,750.00	\$ 2.00	\$ 1,500.00
138	1632	1/4" Hardware Cloth	2,010	LF	\$ 4.00	\$ 8,040.00	\$ 5.00	\$ 10,050.00	\$ 4.15	\$ 8,341.50	\$ 5.00	\$ 10,050.00	\$ 12.00	\$ 24,120.00
139	SP	Wattle	125	LF	\$ 8.00	\$ 1,000.00	\$ 15.00	\$ 1,875.00	\$ 8.00	\$ 1,000.00	\$ 10.00	\$ 1,250.00	\$ 7.00	\$ 875.00
140	1660	Seeding & Mulching	2.0	ACR	\$ 2,400.00	\$ 4,800.00	\$ 2,300.00	\$ 4,600.00	\$ 1,800.00	\$ 3,600.00	\$ 2,400.00	\$ 4,800.00	\$ 3,000.00	\$ 6,000.00
141	1660	Mowing	4.0	ACR	\$ 200.00	\$ 800.00	\$ 250.00	\$ 1,000.00	\$ 105.00	\$ 420.00	\$ 700.00	\$ 2,800.00	\$ 325.00	\$ 1,300.00
142	1661	Seed for Repair Seeding	100	LB	\$ 10.00	\$ 1,000.00	\$ 5.00	\$ 500.00	\$ 4.50	\$ 450.00	\$ 15.00	\$ 1,500.00	\$ 6.00	\$ 600.00
143	1661	Fertilizer for Repair Seeding	0.30	TON	\$ 1,200.00	\$ 360.00	\$ 1,000.00	\$ 300.00	\$ 875.00	\$ 262.50	\$ 1,500.00	\$ 450.00	\$ 1,600.00	\$ 480.00
144	1670	Acer saccharum 'Green Mountain' TM	18	EA	\$ 600.00	\$ 10,800.00	\$ 850.00	\$ 15,300.00	\$ 1,157.00	\$ 20,826.00	\$ 1,565.00	\$ 28,170.00	\$ 2,000.00	\$ 36,000.00
145	1670	Liriope muscari 'Big Blue'	212	EA	\$ 15.00	\$ 3,180.00	\$ 12.00	\$ 2,544.00	\$ 39.00	\$ 8,268.00	\$ 52.00	\$ 11,024.00	\$ 50.00	\$ 10,600.00
146	1670	Muhlenbergia capillaris	12	EA	\$ 35.00	\$ 420.00	\$ 25.00	\$ 300.00	\$ 51.00	\$ 612.00	\$ 69.00	\$ 828.00	\$ 65.00	\$ 780.00
147	SP	Mulch	30	CY	\$ 80.00	\$ 2,400.00	\$ 60.00	\$ 1,800.00	\$ 121.00	\$ 3,630.00	\$ 165.00	\$ 4,950.00	\$ 150.00	\$ 4,500.00
148	SP	Soil Amendments	25	CY	\$ 40.00	\$ 1,000.00	\$ 30.00	\$ 750.00	\$ 68.50	\$ 1,712.50	\$ 100.00	\$ 2,500.00	\$ 85.00	\$ 2,125.00
149	SP	Irrigation adjustment	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 6,875.00	\$ 6,875.00	\$ 3,500.00	\$ 3,500.00	\$ 4,725.00	\$ 4,725.00	\$ 4,000.00	\$ 4,000.00

Line Item	Specification Reference	Item Description	Quantity	Unit	Price	Amount
150	SP	Topsoil	50	CY	\$ 50.00	\$ 2,500.00
151	SP	Impervious Dike (See Sheet EC-12)	60	LF	\$ 60.00	\$ 3,600.00
SUBTOTAL						\$ 321,136.00

Price	Amount
\$ 60.00	\$ 3,000.00
\$ 50.00	\$ 3,000.00
SUBTOTAL	\$ 364,094.85

Price	Amount
\$ 100.00	\$ 5,000.00
\$ 100.00	\$ 6,000.00
SUBTOTAL	\$ 404,986.00

Price	Amount
\$ 45.00	\$ 2,250.00
\$ 50.00	\$ 3,000.00
SUBTOTAL	\$ 519,002.00

Price	Amount
\$ 75.00	\$ 3,750.00
\$ 90.00	\$ 5,400.00
SUBTOTAL	\$ 748,174.50

May 5, 2020

Raymond J. Hayes, PE
Construction Project Manager
DCS-Transportation
Local Programs Management Office
NCDOT
1595 Mail Service Center
Raleigh, NC 27699-1595

Subject: Request for concurrence to award construction contract
Beaverdam Creek Greenway – Phase 1
Town of Zebulon, Wake County
Project TIP # C-5604FA, WBS Element: 43714.3.18

Dear Mr. Hayes,

On February 16, 2020, the Town of Zebulon advertised for bids to construct the Beaverdam Creek Greenway – Phase 1, and the bids were opened on March 12, 2020, per the guidance in the NCDOT construction funding authorization letter dated February 13, 2020. Please find enclosed the following items:

- A copy of the advertised proposal, plus any addendums issued during the advertisement period
- Itemized bid tabulation sheets comparing engineer's estimate to responsive bids and over/under percentages
- Signed copy of town resolution to accept low bid
- Copy of the low bidder's itemized estimate from bid proposal
- Copy of non-collusion affidavit from bid proposal (signed and sealed)
- Copy of DBE subcontractors listing from bid proposal
- Good faith effort documentation
- Letters of intent to subcontract
- Narron Contracting, Inc., concurrence for bid extension due to COVID 19

The final engineer's estimate is \$1,370,628.00. The low bid was submitted by Narron Contracting, Inc., in the amount of \$1,279,907.21. This bid was \$90,270.79 or 6.6% below the engineer's estimate.

A Disadvantaged Business Enterprises participation goal was established at 7% for this project and was achieved by the low bidder. An item-by-item review of the bids was conducted and concluded that Narron Contracting, Inc., has properly prepared its bid with no irregularities and no questionable prices.

The contract date of availability shall be upon written notice to proceed, and the completion date shall be two hundred and twenty-eight calendar days after written notice to proceed. Liquidated damages shall be assessed at \$1,000 per calendar day thereafter.

By signing this letter, the Town of Zebulon certifies that all applicable federal and state guidelines and policies were followed in the bid process.

I will be the responsible staff person in charge of this project during the construction phase. My contact information follows:

Zebulon Public Works
Chris D. Ray, Public Works Director
450 East Horton Street
Zebulon, NC 27597
919-269-5285
cray@Townofzebulon.org

We respectfully request that NCDOT review the bid package, accept the low bid, and concur with the award of this construction contract to Narron Contracting, Inc., as the lowest, responsive, responsible bidder.

Sincerely,

Chris D. Ray
Public Works Director

enclosures

RESOLUTION 2020-09 - A

RESOLUTION AUTHORIZING THE TOWN MANAGER JOSEPH M. MOORE, II, P.E. TO EXECUTE A CONTRACT AND ANY CHANGE ORDERS WITH NARRON CONTRACTING, INC., ON BEHALF OF THE TOWN OF ZEBULON WITHIN THE BUDGETED AMOUNT FOR THE PROJECT KNOWN AS BEAVERDAM CREEK GREENWAY PHASE 1 – BASE AND ALTERNATE BIDS

WHEREAS, a request for bids was advertised on February 16, 2020, in the *News and Observer* newspaper, and requests were listed on the Town of Zebulon and North Carolina Department of Transportation websites, and;

WHEREAS, a mandatory pre-bid meeting was held on Thursday, February 27, 2020, which included a site visit, and;

WHEREAS, sealed bids were received on March 12, 2020, at 2:00 pm at Zebulon Town Hall, room # 202, located at 1003 N. Arendell Avenue, and;

WHEREAS, Narron Contracting, Inc., submitted the lowest, responsive, responsible bid and are properly licensed with NCDOT to perform the scope of work, and;

WHEREAS, the base bid by Narron Contracting, Inc., was within the engineer's estimate for the construction budget approved by NCDOT and Town; and,

WHEREAS, the base bid is being funding with federal, state, and local grants plus Town of Zebulon funds; and,

WHEREAS, the alternate bid by Narron Contracting, Inc., was within the construction budget adopted by the Zebulon Board of Commissioners, and;

WHEREAS, the alternate bid by Narron Contracting, Inc., is being funded in its entirety by the Town of Zebulon, and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ZEBULON THAT:

Zebulon Town Manager Joseph M. Moore, II, P.E. is hereby authorized to execute, on behalf of the Town of Zebulon, the contract with base bid and with alternate bid with Narron Contracting, Inc., in the amount of \$1,644,002.06 and any change orders within the budgeted amount for the Beaverdam Creek Greenway Phase 1, pending concurrence of award by the North Carolina Department of Transportation.

Read, approved, and adopted this 20th day of May 2020.

Robert S. Matheny—Mayor

Seal

Lisa M. Markland, CMC—Town Clerk

RESOLUTION 2020-09 – B

RESOLUTION AUTHORIZING THE TOWN MANAGER, JOSEPH M. MOORE, II, P.E., TO EXECUTE A CONTRACT AND ANY CHANGE ORDERS WITH NARRON CONTRACTING, INC. ON BEHALF OF THE TOWN OF ZEBULON WITHIN THE BUDGETED AMOUNT FOR THE PROJECT KNOWN AS BEAVERDAM CREEK GREENWAY PHASE 1 – BASE BID

WHEREAS, a request for bids was advertised on February 16, 2020, in the *News and Observer* newspaper, and requests were listed on the Town of Zebulon and North Carolina Department of Transportation websites, and;

WHEREAS, a mandatory pre-bid meeting was held on Thursday, February 27, 2020, which included a site visit, and;

WHEREAS, sealed bids were received on March 12, 2020, at 2:00 pm at Zebulon Town Hall, room # 202, located at 1003 N. Arendell Avenue, and;

WHEREAS, Narron Contracting, Inc., submitted the lowest, responsive, responsible bid and are properly licensed with NCDOT to perform the scope of work, and;

WHEREAS, the base bid by Narron Contracting, Inc., was within the construction budget adopted by the Zebulon Board of Commissioners, and;

WHEREAS, the base bid was within the engineer's estimate for the construction budget approved by NCDOT, and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ZEBULON THAT:

Zebulon Town Manager Joseph M. Moore, II, P.E. is hereby authorized to execute, on behalf of the Town of Zebulon, the contract with Narron Contracting, Inc., in the amount of \$1,279,907.21 and any change orders within the budgeted amount for the Beaverdam Creek Greenway Phase 1, pending concurrence of award by the North Carolina Department of Transportation.

Read, approved, and adopted this 20th day of May, 2020.

Robert S. Matheny- Mayor

seal

Lisa M. Markland, CMC- Town Clerk

RESOLUTION 2020-09 - C

**RESOLUTION REJECTING BIDS FOR CONSTRUCTION OF THE PROJECT
KNOWN AS BEAVERDAM CREEK GREENWAY PHASE 1**

WHEREAS, a request for bids was advertised on February 16, 2020, in the *News and Observer* newspaper, and requests were listed on the Town of Zebulon and North Carolina Department of Transportation websites, and;

WHEREAS, a mandatory pre-bid meeting was held on Thursday, February 27, 2020, which included a site visit, and;

WHEREAS, sealed bids were received on March 12, 2020, at 2:00 pm at Zebulon Town Hall, room # 202, located at 1003 N. Arendell Avenue, and;

WHEREAS, the Board of Commissioners does not believe acceptance of the bid is in the best interests of the Town of Zebulon at this time;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ZEBULON THAT:

The Board of Commissioners reject all construction bids from March 12, 2020, and recommends this project be considered for readvertisement during the next Fiscal Year.

Read, approved, and adopted this 20th day of May, 2020.

Robert S. Matheny—Mayor

Seal

Lisa M. Markland, CMC—Town Clerk