



**WINTERVILLE TOWN COUNCIL AGENDA
MONDAY, MAY 8, 2023 - 6:00 PM
WINTERVILLE TOWN HALL ASSEMBLY ROOM**

- I. **CALL TO ORDER.**
- II. **INVOCATION.**
- III. **PLEDGE OF ALLEGIANCE.**
- IV. **WELCOME.**
- V. **APPROVAL OF AGENDA.**
- VI. **PUBLIC HEARINGS:**
 1. DPD Properties II, LLC Annexation.
 2. Church of the Open-Door Annexation.
 3. Aces for Autism Annexation.
 4. Brookfield Section 4, Phase 1 Annexation.
- VII. **PUBLIC COMMENT:** *The Public Comment period of thirty minutes provides an opportunity for residents to comment on any item included in the agenda or to address the Town Council on any other matter related to the Town of Winterville. For an item included in the Public Hearing section of the agenda, residents should address the Council at the time the Mayor invites public comment on the item. No public comment may be made to the Council during the meeting, except during the Public Comment period or as part of a Public Hearing. Individual speakers are limited to a maximum of three minutes, and no more than three speakers may address the Council on a single matter. The Town Council may elect to take no action on the matter addressed by a speaker, may schedule the matter for further consideration at a future Council meeting, or may refer the matter to Town staff for disposition. Copies of the Town Public Comment Policy are available in the rear of the Assembly Room.*
- VIII. **CONSENT AGENDA:** *The following items are considered routine in nature and will not be discussed by the Town Council unless a Councilman or citizen requests that an item be removed from the Consent Agenda for further discussion. The Mayor may allow citizens to address an item or ask questions.*
 1. Reedy Branch Farms Subdivision Preliminary Plat.
 2. Budget Amendment 22-23-07.
 3. Chapman Street Pumpstation Rehabilitation – Property Purchase.
 4. Ops Center Roof Replacement.
- IX. **OTHER AGENDA ITEMS.**
- X. **ITEMS FOR FUTURE AGENDAS/FUTURE WORK SESSIONS.**
- XI. **REPORTS FROM TOWN ATTORNEY, MAYOR PRO TEM, TOWN COUNCIL AND TOWN MANAGER.**

XII. ANNOUNCEMENTS:

1. Planning and Zoning Board Meeting: Monday, May 15, 2023 @ 7:00 pm - Town Hall Assembly Room.
2. Town Manager Performance Review: Monday, May 15, 2023 @ 5:00 pm – Town Hall Executive Conference Room.
3. Board of Adjustment Meeting: Tuesday, May 16, 2023 @ 7:00 pm - Town Hall Assembly Room.
4. Recreation Advisory Board: Monday, May 22, 2023 @ 6:30 pm – Operations Center Training Room (rescheduled from the 23rd due to Budget Workshop #1).
5. Town Council Budget Work Session #1: Tuesday, May 23, 2023 @6:00 pm – Town Hall Assembly Room.
6. Town Council Budget Work Session #2: Thursday, May 25, 2023 @6:00 pm – Town Hall Assembly Room.
7. Human Relations Board Meeting: Thursday, May 25, 2023 @7:00 pm – Town Hall Executive Conference Room (needs to be rescheduled due to Budget Workshop #2).
8. Town Offices Closed: Monday, May 29, 2023 for the Memorial Day Holiday.

XIII. REPORTS FROM THE TOWN ATTORNEY, MAYOR AND TOWN COUNCIL, AND TOWN MANAGER.

XIV. CLOSED SESSION:

NCGS § 143-318.11. (a) (5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract (Potential Acquisition of Real Property).

XV. ADJOURN.

SPECIAL NOTICE: *Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Town Clerk, Don Harvey at (252) 756-2221 ext. 2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)*



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: May 8, 2023

Presenter: Stephen Penn, Planning &
Economic Development Director

Item to be Considered

Subject: DPD Properties II, LLC. – Annexation.

Action Requested Hold Public Hearing for Annexation.

Attachments: Annexation Petition with Legal Description, Annexation Map, Certificate of Sufficiency, Draft Ordinance.

Prepared By: Stephen Penn, Planning & Economic Development Director

Date: 4/25/2023

ABSTRACT ROUTING:

TC 05/03/2023

FD

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

DPD Properties II, LLC., property owner of Parcel 60147, is applying for annexation into the Town limits.

Location: 2903 Storage Lane; North-eastern corner of Highway 11 and Reedy Branch Road.

Size: 9.68 Acres

Zoned: Industrial Zone.

Annexation Process:

1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).

2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).

3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).

Budgetary Impact: TBD.

Recommendation: Hold Public Hearing for Annexation.

CERTIFICATE OF SUFFICIENCY

**DPD PROPERTIES II, LLC
PARCEL 60147**

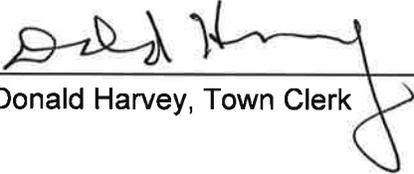
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of March 2023.

ATTEST:





Donald Harvey, Town Clerk

PETITION REQUESTING ANNEXATION

Date: 10/18/22

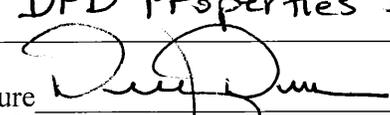
To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Legal Description

Beginning at a right-of-way monument in the eastern right-of-way of NC Highway 11, said monument having coordinate values of N: 645,981.87' and E: 2,472,105.92', also being the POINT AND PLACE OF BEGINNING. Thence from THE POINT AND PLACE OF BEGINNING, continuing along the eastern right-of-way of NC Highway 11 N27°48'35"E a distance of 840.89 feet to a right-of-way monument, thence N62°59'31"W a distance of 29.39 feet to a right-of-way monument, thence N27°46'20"E a distance of 186.69 feet to a right-of-way monument, thence leaving the eastern right-of-way of NC Highway 11 S0°17'08"E a distance of 118.61 feet to an iron pipe, thence N89°16'03"E a distance of 311.81 feet to an iron pipe, thence S0°47'05"E a distance of 719.20 feet to an iron pipe, thence S79°32'51"W a distance of 404.05 feet to an iron pipe, thence N72°18'56"W a distance of 256.31 feet to an iron pipe, thence S21°00'25"W a distance of 141.92 feet to an iron pipe, thence N64°35'35"W a distance of 14.35 feet to an iron pipe, thence N64°35'35"W a distance of 77.45 feet to an right-of-way monument in the eastern right-of-way of NC Highway 11, being the POINT AND PLACE OF BEGINNING, containing 9.68 acres (421,830.1 square feet), more or less.

Name DPD Properties II Address P.O. Box 1639
Signature  Winterville NC 28590
DEREK P. DUNN MANAGER

Name _____ Address _____

Signature _____

Name _____ Address _____

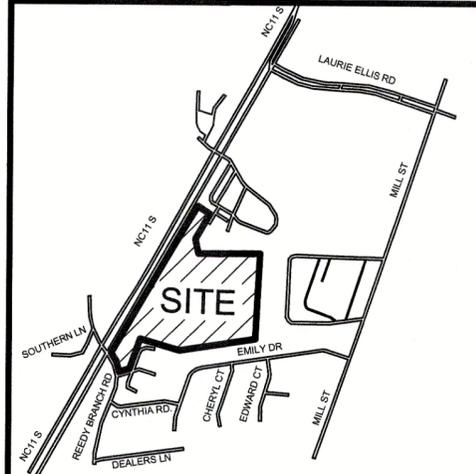
Signature _____

NOTES:

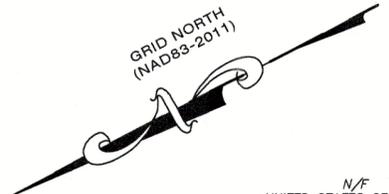
1. AREA DETERMINED BY COORDINATES.
2. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
3. NO POINT SET AT ANY CORNER.
4. THIS MAP WAS PREPARED FOR ANNEXATION PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON, OR TO BE USED FOR SALES OR CONVEYANCE.
5. CITY LIMITS WAS TAKEN FROM PITT COUNTY GEOGRAPHIC INFORMATION SYSTEM.
6. BOUNDARY INFORMATION OF SUBJECT PROPERTY WAS TAKEN FROM DEED AND MAP REFERENCES SHOWN HEREON. ALL CORNER MONUMENTATION SHOWN ON THIS MAP WAS TAKEN FROM THE REFERENCED DEEDS AND PLATS. NO FIELD SURVEY WAS PERFORMED FOR THIS MAP.

REFERENCES:

- D.B. 3930 PG. 40
- D.B. 4292 PG. 69
- M.B. 88 PG. 38
- D.B. 3253 PG. 583
- D.B. 358 PG. 355
- M.B. 26 PG. 121
- D.B. 356 PG. 434
- D.B. 420 PG. 407
- D.B. 1200 PG. 824
- D.B. 2786 PG. 336
- M.B. 73 PG. 160



VICINITY MAP
SCALE: 1" = 1000'



N/F
UNITED STATES OF AMERICA
D.B. 1200, PG. 824
PARCEL #63877

S 0°47'09" E 719.20'
OLD CITY LIMITS

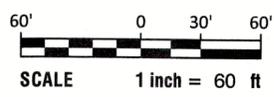
SUBJECT PROPERTY (PORTION TO BE ANNEXED)

N/F
DPD PROPERTIES II, LLC.
D.B. 4196 PG. 291
M.B. 51 PG. 101
PIN# 4674265396
PARCEL# - 60147

ANNEXATION AREA
9.68 AC. +/-
421,830.1 SQ.FT +/-

N/F
DEREK P. DUNN AND
ELIZABETH K. DUNN
D.B. 179, PG. 246
PARCEL #45700

N/F
DMS PROPERTIES OF NC, LLC
D.B. 2786, PG. 336
M.B. 73, PG. 160
PARCEL #60972



SCALE 1 inch = 60 ft

LEGEND

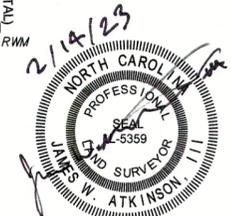
- NEW CITY LIMITS
- - - OLD CITY LIMITS
- ADJOINER PROPERTY LINE
- RIGHT-OF-WAY
- EIP ○ EXISTING IRON PIPE (SEE NOTE 6)
- EIR ○ EXISTING IRON ROD (SEE NOTE 6)
- CP ▲ COMPUTED POINT

ABBREVIATIONS

- PIN PARCEL IDENTIFICATION NUMBER
- REID REAL ESTATE IDENTIFICATION
- N/F NOW OR FORMERLY
- D.B. DEED BOOK
- P.B. PLAT BOOK
- M.B. MAP BOOK
- P.G. PAGE
- NAD NORTH AMERICAN DATUM
- R/W RIGHT-OF-WAY
- AC. ACRES
- SQ.FT. SQUARE FEET
- ETJ EXTRA-TERRITORIAL JURISDICTION
- RWM RIGHT-OF-WAY MONUMENT

ACCEPTED FOR THE TOWN OF WINTERVILLE

MAYOR _____ DATE _____
RECORDED IN MAP BOOK _____ PAGE _____



CERTIFICATION

NORTH CAROLINA PITT COUNTY
I, JAMES W. ATKINSON III, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM DEED DESCRIPTIONS RECORDED IN DEED BOOK REFERENCES AS NOTED; THAT THE RATIO OF PRECISION IS 1:10,000; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND AND REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f)(1)(d) AS TO THE FOLLOWING; THAT THIS SURVEY IS OF ANOTHER CATEGORY; BEING A SURVEY FOR ANNEXATION INTO CITY LIMITS OF THE TOWN OF WINTERVILLE; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 14TH DAY OF FEBRUARY, 2023.

SIGNED *James W. Atkinson III* 2/14/23
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5359

ANNEXATION MAP FOR DPD PROPERTIES II, LLC.

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: DPD PROPERTIES II LLC.
ADDRESS: P.O. BOX 1639
WINTERVILLE, NC 28590

Rivers & ASSOCIATES, INC.
riversandassociates.com Since 1918
NC License: F-0334
Engineers, Planners, Surveyors, Landscape Architects
107 East Second Street, Greenville, NC 27838
(252) 762-4135

SURVEYED	N/A
DRAWN	NRW
CHECKED	JWA
APPROVED	_____
DATE	02/14/2023
SCALE	1" = 60'

MAP SHOWING AREA ANNEXED BY
THE TOWN OF WINTERVILLE, N.C.

EFFECTIVE DATE _____ ORDINANCE NO. _____
9.68 AC. AREA
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

R:\LANDDEV\DPD_TEAM_CNCR1-NC11_SELF_STGE-2021\07\SURVEY\DWG\Z-2699_DPD-NC11_SELF-STORAGE-ANNEXATION-MAP.DWG - Z-2699_DPD-NC11_SELF-STORAGE-ANNEXATION-MAP

Town of Winterville
Annexation Ordinance

Ordinance No: *****

Property Annexed: Parcel 60147 (DPD Properties II, LLC.)

Ordinance Adopted: May 8, 2023

Effective Date: May 31, 2023.

Mail to:

Town of Winterville
Attn: Planning Department
2571 Railroad Street
Winterville, NC 28590

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

DPD Properties II, LLC. – Annexation

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council 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 annexation was held at the Winterville Town Hall at 6:00 pm on May 8, 2023 after due notice was given by publication on April 26, 2023 and May 3, 2023; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of May 31, 2023:

Legal Description for Annexation
DPD Properties II, LLC. – Annexation
(Parcel 60147)

Beginning at a right-of-way monument in the eastern right-of-way of NC Highway 11, said monument having coordinate values of N: 645,981.87' and E: 2,472,105.92', also being the POINT AND PLACE OF BEGINNING. Thence from THE POINT AND PLACE OF BEGINNING, continuing along the eastern right-of-way of NC Highway 11 N27°48'35"E a distance of 840.89 feet to a right-of-way monument, thence N62° 59'31"W a distance of 29.39 feet to a right-of-way monument, thence N27°46'20"E a distance of 186.69 feet to a right-of-way monument, thence leaving the eastern right-of-way of NC Highway 11 S0° 17'08"E a distance of 118.61 feet to an iron pipe, thence N89°16'03"E a distance of 311.81 feet to an iron pipe, thence S0°47'05"E a distance of 719.20 feet to an iron pipe, thence S79°32'51"W a distance of 404.05 feet to an iron pipe, thence N72°18'56"W a distance of 256.31 feet to an iron pipe, thence S21°00'25"W a distance of 141.92 feet to an iron pipe, thence N64°35'35"W a distance of 14.35 feet to an iron pipe, thence N64° 35'35"W a distance of 77.45 feet to an right-of-way monument in the eastern right-of-way of NC Highway 11, being the POINT AND PLACE OF BEGINNING, containing 9.68 acres (421,830.1 square feet), more or less.

Section 2. Upon and after May 31, 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. The Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County (MB _____ PG _____), and in the Office of the Secretary of State in 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 map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of May 2023.

Richard Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina

Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on May 8, 2023 at 6 o'clock pm at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of May 2023.

Donald Harvey, Town Clerk

North Carolina

Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of April 2022.

Notary Public

My Commission Expires: **June 23, 2024**



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: May 8, 2023

Presenter: Stephen Penn, Planning & Economic Director

Item to be Considered

Subject: Church of the Open Door, Inc. – Annexation.

Action Requested Hold Public Hearing for Annexation.

Attachments: Annexation Petition with Legal Description, Annexation Map, Certificate of Sufficiency, Draft Ordinance.

Prepared By: Stephen Penn, Planning & Economic Development Director

Date: 4/25/2023

ABSTRACT ROUTING:

TC 05/03/2023

FD

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

Church of the Open Door, INC., property owner of Parcel 86748, is applying for annexation of a newly purchased portion of their land into the Town limits.

Location: 4584 Reedy Branch Road.

Size: 19.32 Acres

Zoned: Agricultural Residential (AR)

Annexation Process:

1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).

2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).

3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).

Budgetary Impact: TBD.

Recommendation: Hold Public Hearing for the Annexation.

CERTIFICATE OF SUFFICIENCY

**CHURCH OF THE OPEN DOOR, INC.
PARCEL 86748**

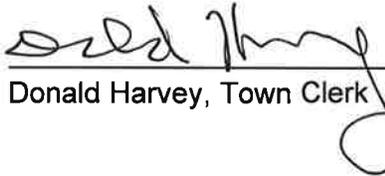
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of March 2023.

ATTEST:





Donald Harvey, Town Clerk

PETITION REQUESTING ANNEXATION

Date: 12-6-22

To the Mayor and Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully requested that the area described in Paragraph 2 below be annexed to the Town of Winterville.

2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

Beginning at an existing iron rod in the western right-of-way of Reedy Branch Road, being the common property corner of Sutton Land Holdings, LLC (parcel #88050) and Church of the Open Door Inc. (parcel #86748), also being THE POINT AND PLACE OF BEGINNING, thence continuing along the common property line of Sutton Land Holdings, LLC and Church of the Open Door Inc. a bearing of S76°48'20"W a distance of 2,174.17 feet to a point in the centerline of Swift Creek Canal, thence cornering and following the centerline of Swift Creek Canal a bearing of S19°31'35"E a distance of 435.91 feet to a point in the centerline of Swift Creek Canal, thence cornering and leaving the centerline of Swift Creek Canal N76°42'46"E a distance of 1,742.45 feet to a point, also being the common property corner of Church of the Open Door Inc. (parcel #86748) and James J. Ferenczy (parcel #50872), thence cornering a bearing of N10°38'38"E a distance of 181.38 feet to an existing iron pipe, thence cornering a bearing of S79°08'43"E a distance of 14.35 feet to a point being the common property corner of Church of the Open Door Inc. (parcel #86748), James J. Ferenczy (parcel #50872) and Jason Tremain Barnett (parcel #34183), thence cornering a bearing of N10°45'16"E a distance of 125.22 feet to an existing iron rod, thence cornering a bearing of S79°04'10"E a distance on 160.22 feet to an existing iron pipe in the western right-of-way of Reedy Branch Road, thence cornering and following the western right-of-way of Reedy Branch Road a bearing of N11°09'09"E a distance of 243.03 feet to an existing iron rod and THE POINT AND PLACE OF BEGINNING, containing 19.32 acres (841,364.278 square feet), more or less, and being a portion of the 51.98 acre tract, more or less, owned by The Church of the Open Door Inc. (parcel #86748), referenced in Deed Book 3930 Page 40 dated June 2nd, 2020, recorded with the Pitt County Register of Deeds Office.

Name Brian Maciaszek Address 4584 Reedy Branch Rd
Signature [Handwritten Signature] Winterville NC 28570

Name _____ Address _____

Signature _____

Name _____ Address _____

Signature _____

Town of Winterville
Annexation Ordinance

Ordinance No: *****

Property Annexed: Parcel 86748 (Church of the Open Door, Inc.)

Ordinance Adopted: May 8, 2023

Effective Date: May 31, 2023.

Mail to:

Town of Winterville
Attn: Planning Department
2571 Railroad Street
Winterville, NC 28590

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

Church of the Open Door – Annexation

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council 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 annexation was held at the Winterville Town Hall at 6:00 pm on May 8, 2023 after due notice was given by publication on April 26, 2023 and May 3, 2023; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of May 31, 2023:

Legal Description for Annexation
Church of the Open Door, Inc. – Annexation
(Parcel 86748)

Beginning at an existing iron rod in the western right-of-way of Reedy Branch Road, being the common property corner of Sutton Land Holdings, LLC (parcel #88050) and Church of the Open Door Inc. (parcel #86748), also being THE POINT AND PLACE OF BEGINNING, thence continuing along the common property line of Sutton Land Holdings, LLC and Church of the Open Door Inc. a bearing of S76°48'20"W a distance of 2,174.17 feet to a point in the centerline of Swift Creek Canal, thence cornering and following the centerline of Swift Creek Canal a bearing of S19°31'35"E a distance of 435.91 feet to a point in the centerline of Swift Creek Canal, thence cornering and leaving the centerline of Swift Creek Canal N76°42'46"E a distance of 1,742.45 feet to a point, also being the common property corner of Church of the Open Door Inc. (parcel #86748) and James J. Ferenczy (parcel #50872), thence cornering a bearing of N10°38'38"E a distance of 181.38 feet to an existing iron pipe, thence cornering a bearing of S79°08'43"E a distance of 14.35 feet to a point being the common property corner of Church of the Open Door Inc. (parcel #86748), James J. Ferenczy (parcel #50872) and Jason Tremain Barnett (parcel #34183), thence cornering a bearing of N10°45'16"E a distance of 125.22 feet to an existing iron rod, thence cornering a

bearing of S79°04'10"E a distance on 160.22 feet to an existing iron pipe in the western right-of-way of Reedy Branch Road, thence cornering and following the western right-of-way of Reedy Branch Road a bearing of N11°09'09"E a distance of 243.03 feet to an existing iron rod and THE POINT AND PLACE OF BEGINNING, containing 19.32 acres (841,364.278 square feet), more or less, and being a portion of the 51.98 acre tract, more or less, owned by The Church of the Open Door Inc. (parcel #86748), referenced in Deed Book 3930 Page 40 dated June 2nd, 2020, recorded with the Pitt County Register of Deeds Office.

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Section 3. The Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County (MB _____ PG _____), and in the Office of the Secretary of State in 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 map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of May 2023.

Richard Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina

Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on May 8, 2023 at 6 o'clock pm at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of May 2023.

Donald Harvey, Town Clerk

North Carolina

Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of April 2022.

Notary Public

My Commission Expires: **June 23, 2024**



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: May 8, 2023

Presenter: Stephen Penn, Planning &
Economic Development Director

Item to be Considered

Subject: Aces for Autism – Annexation.

Action Requested Hold Public Hearing for Annexation.

Attachments: Annexation Petition, Annexation Map, Legal Description, Certificate of Sufficiency, Draft Ordinance.

Prepared By: Stephen Penn, Planning & Economic Development Director

Date: 4/25/2023

ABSTRACT ROUTING:

TC 05/03/2023

FD

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

Kyle Robinson of Aces For Autism, property owner of Parcel 14643, is applying for annexation into the Town limits.

Location: 700 Samuel Robinson Way; South of Worthington Road, roughly 790 feet east of the Worthington and Old Tar Road intersection.

Size: 23.372 Acres

Zoned: Office & Institutional Zoning. (O&I).

Annexation Process:

1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).

2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).

3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).

Budgetary Impact: TBD.

Recommendation: Hold Public Hearing for Annexation.

CERTIFICATE OF SUFFICIENCY

**ACES FOR AUTISM
PARCEL 14643**

To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of March 2023.

ATTEST:





Donald Harvey, Town Clerk

PETITION REQUESTING ANNEXATION

Date: August 25, 2022

To the Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town Of Winterville.

2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

All that property owned by Aces for Autism as recorded in Deed Book 3729, Page 203 of the Pitt County Registry, located along the southern side of Worthington Road (NCSR 1711). The property is further identified as Pitt County Parcel Number 14643.

Name Kyle Robinson for Aces for Autism Address 535 Cedar Ridge Dr Winterville, NC 28590

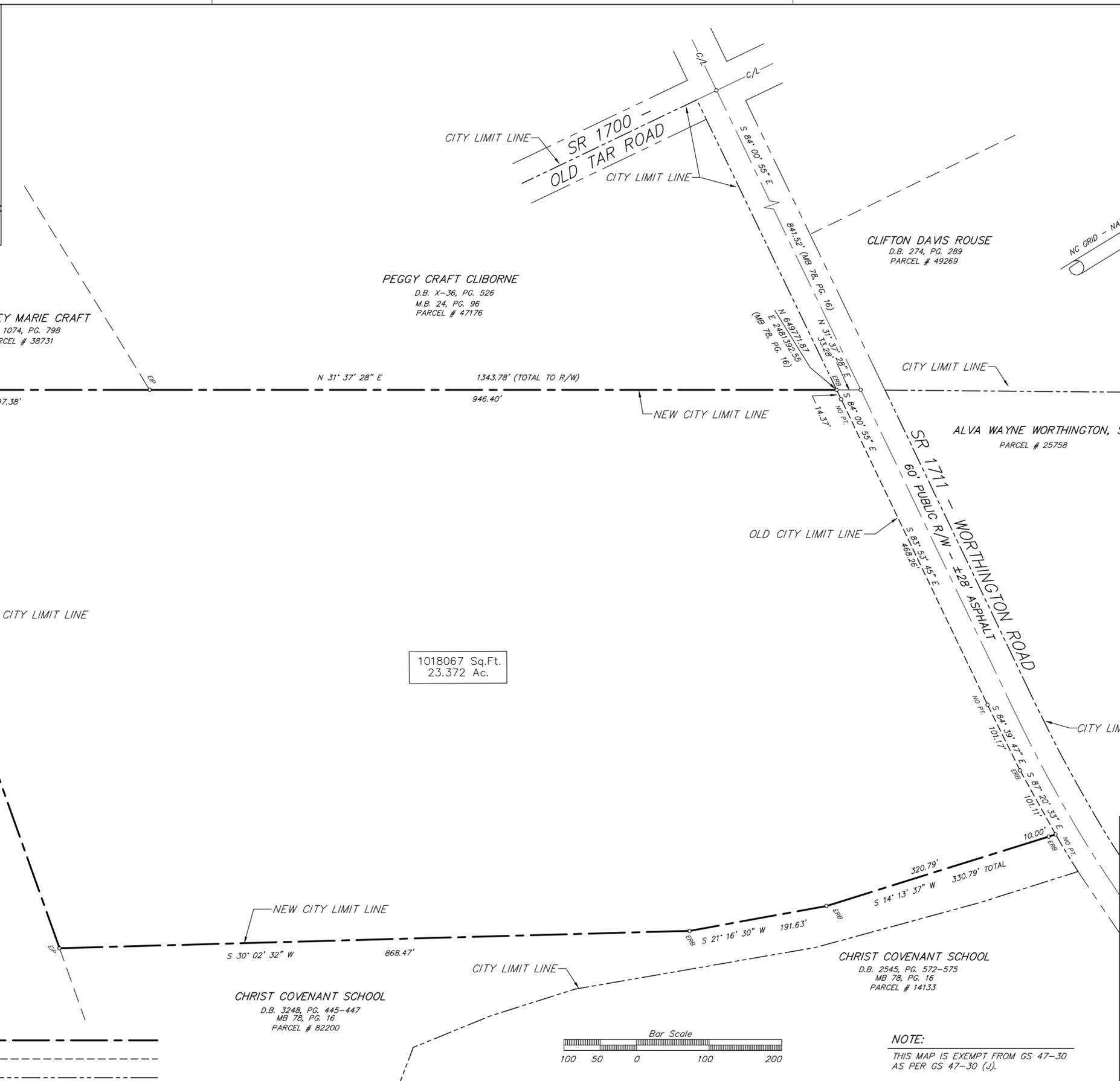
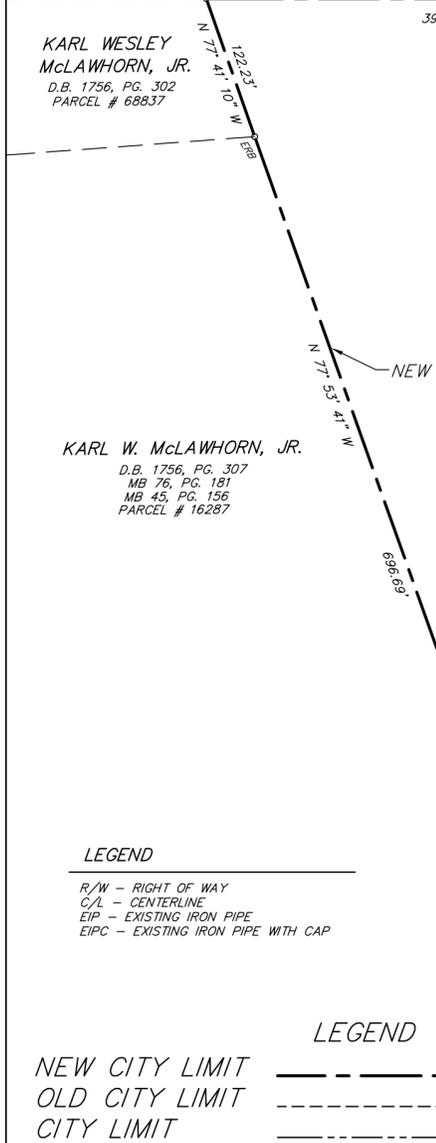
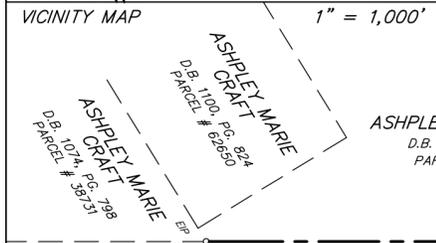
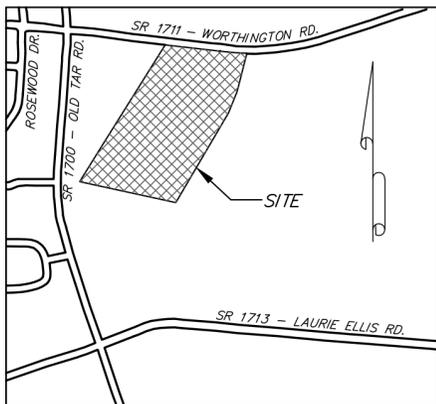
Signature 

ANNEXATION PLAT

FOR

ACES FOR AUTISM

Beginning at an existing rebar corner having NC Grid Coordinates N 649771.87 and E 2481392.55, the POINT OF BEGINNING; said rebar corner being located in the southern right of way of Worthington Road (SR 1711) and being the northwest property corner of the Aces for Autism property as recorded in Deed Book 3729, Page 230 and Map Book 78, Page 16, Pitt County Registry; thence running along the southern right of way of Worthington Road S 84-00-55 E, 14.37 feet to a point located on the southern right of way of Worthington Road, thence continuing along the southern right of way of Worthington Road S 83-53-45 E, 468.26 feet to a point located on the southern right of way of Worthington Road; thence continuing along the southern right of way of Worthington Road S 84-39-47 E, 101.17 feet to an existing rebar corner located on the southern right of way of Worthington Road; thence continuing along the southern right of way of Worthington Road S 87-20-33 E, 101.11 feet to an existing rebar corner located on the southern right of way of Worthington Road, said corner being the northwestern corner of the Christ Covenant School property recorded in Map Book 78, Page 16, Pitt County Registry, thence leaving the southern right of way of Worthington Road and with the western line of the Christ Covenant School property recorded in Map Book 78, Page 16 and the eastern line of the Aces for Autism property recorded in Map Book 78, Page 16 S 14-13-37 W, 10.00 feet to an existing rebar corner; thence continuing with said line S 14-13-37 W, 320.79 feet to an existing rebar corner; thence continuing with said line S 21-16-30 W, 191.63 feet to an existing rebar corner; thence continuing with said line S 30-02-32 W, 868.47 feet to an existing iron pipe; said iron pipe being the southwest corner of the Christ Covenant School property recorded in Map Book 78, Page 16, said corner being the southeast corner of the Aces for Autism property recorded in Map Book 78, Page 16, and said corner also being in the northern line of the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 Pitt County Registry; thence cornering and running with the southern line of the Aces for Autism property recorded in Map Book 78, Page 16 and the northern line of the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 N 77-53-41 W, 696.69 feet to an existing rebar corner, said corner being the common corner between the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 and the Karl W. McLawhorn, Jr. property recorded in Deed Book 1756, Page 302 Pitt County Registry; thence continuing with the northern line of the Karl W. McLawhorn, Jr. property recorded in Deed Book 1756, Page 302 and the southern line of the Aces for Autism property recorded in Map Book 78, Page 16 N 77-41-10 W, 122.23 feet to an existing iron pipe; said iron pipe being the southwest corner of the Aces for Autism property recorded in Map Book 78, Page 16 and being in the eastern line of the Ashpley Marie Craft property recorded in Deed Book 1074, Page 798 Pitt County Registry; thence cornering and running with the western Aces for Autism line and the eastern Ashpley Marie Craft line N 31-37-28 E, 397.38 feet to an existing iron pipe; said iron pipe being the northeast corner of the Ashpley Marie Craft property recorded in Deed Book 1074, Page 798 and the southeast corner of the Peggy Craft Cliborne property recorded in Map Book 24, Page 96 Pitt County Registry; thence continuing with the western Aces for Autism line and the eastern Peggy Craft Cliborne line N 31-37-28 E, 946.40 feet to the point of beginning containing 23.372 acres.



SURVEYOR'S CERTIFICATION
 I, GARY S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK D-42, PAGE 755, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE REF., OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
 I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (1) (d). THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 6TH DAY OF FEBRUARY, 2023.

SIGNED _____
 PROFESSIONAL LAND SURVEYOR NO. L-2562

LEGEND
 R/W - RIGHT OF WAY
 C/L - CENTERLINE
 EIP - EXISTING IRON PIPE
 EIPC - EXISTING IRON PIPE WITH CAP

LEGEND
 NEW CITY LIMIT
 OLD CITY LIMIT
 CITY LIMIT

MAP NO.	PLATS RECORDED	BOOK	PAGE

ANNEXATION PLAT FOR ACES FOR AUTISM
 BEING TAX PARCEL # 14643
 WINTERVILLE TOWNSHIP, PITT CO., N.C.

MAP SHOWING AREA ANNEXED BY THE TOWN OF WINTERVILLE, N.C.

DATE: _____ ORDINANCE NO. _____ AREA: 23.372 AC.
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

Town of Winterville
Annexation Ordinance

Ordinance No: *****

Property Annexed: Parcel 14643 (Aces For Autism)

Ordinance Adopted: May 8, 2023

Effective Date: May 31, 2023.

Mail to:

Town of Winterville
Attn: Planning Department
2571 Railroad Street
Winterville, NC 28590

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

Aces For Autism – Annexation

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council 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 annexation was held at the Winterville Town Hall at 6:00 pm on May 8, 2023 after due notice was given by publication on April 26, 2023 and May 3, 2023; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of May 31, 2023:

Legal Description for Annexation
Aces for Autism – Annexation
(Parcel 14643)

Beginning at an existing rebar corner having NC Grid Coordinates N 649771.87 and E 2481392.55, the POINT OF BEGINNING; said rebar corner being located in the southern right of way of Worthington Road (SR 1711) and being the northwest property corner of the Aces for Autism property as recorded in Deed Book 3729, Page 230 and Map Book 78, Page 16, Pitt County Registry; thence running along the southern right of way of Worthington Road S 84-00-55 E, 14.37 feet to a point located on the southern right of way of Worthington Road, thence continuing along the southern right of way of Worthington Road S 83-53-45 E, 468.26 feet to a point located on the southern right of way of Worthington Road; thence continuing along the southern right of way of Worthington Road S 84-39-47 E, 101.17 feet to an existing rebar corner located on the southern right of way of Worthington Road; thence continuing along the southern right of way of Worthington Road S 87-20-33 E, 101.11 feet to an existing rebar corner located on the southern right of way of Worthington Road, said corner being the northwestern corner of the Christ Covenant School property recorded in Map Book 78, Page 16, Pitt County Registry, thence leaving the southern right of way of Worthington Road and with the western line of the Christ Covenant School property recorded in Map Book 78, Page 16 and the eastern line of the Aces for Autism property recorded in Map Book 78, Page 16 S 14-13-37 W, 10.00 feet to an existing rebar corner; thence continuing with said line S 14-13-37 W, 320.79 feet to an existing rebar corner; thence continuing with said line S 21-16-30 W, 191.63 feet to an existing rebar corner; thence continuing with said line S 30-02-32 W, 868.47 feet to an existing iron pipe; said

iron pipe being the southwest corner of the Christ Covenant School property recorded in Map Book 78, Page 16, said corner being the southeast corner of the Aces for Autism property recorded in Map Book 78, Page 16, and said corner also being in the northern line of the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 Pitt County Registry; thence cornering and running with the southern line of the Aces for Autism property recorded in Map Book 78, Page 16 and the northern line of the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 N 77-53-41 W, 696.69 feet to an existing rebar corner, said corner being the common corner between the Karl W. McLawhorn, Jr. property recorded in Map Book 76, Page 181 and the Karl W. McLawhorn, Jr. property recorded in Deed Book 1756, Page 302 Pitt County Registry; thence continuing with the northern line of the Karl W. McLawhorn, Jr. property recorded in Deed Book 1756, Page 302 and the southern line of the Aces for Autism property recorded in Map Book 78, Page 16 N 77-41-10 W, 122.23 feet to an existing iron pipe; said iron pipe being the southwest corner of the Aces for Autism property recorded in Map Book 78, Page 16 and being in the eastern line of the Ashpley Marie Craft property recorded in Deed Book 1074, Page 798 Pitt County Registry; thence cornering and running with the western Aces for Autism line and the eastern Ashpley Marie Craft line N 31-37-28 E, 397.38 feet to an existing iron pipe; said iron pipe being the northeast corner of the Ashpley Marie Craft property recorded in Deed Book 1074, Page 798 and the southeast corner of the Peggy Craft Cliborne property recorded in Map Book 24, Page 96 Pitt County Registry; thence continuing with the western Aces for Autism line and the eastern Peggy Craft Cliborne line N 31-37-28 E, 946.40 feet to the point of beginning containing 23.372 acres.54 °56'32" E 43.11' to the point of beginning containing 1.102 acres and being a portion of the property described in Deed Book 4049, Page 773 of the Pitt County Register of Deeds.

Section 2. Upon and after May 31, 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. The Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County (MB _____ PG _____), and in the Office of the Secretary of State in 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 map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of May 2023.

Richard Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina

Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on May 8, 2023 at 6 o'clock pm at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of May 2023.

Donald Harvey, Town Clerk

North Carolina

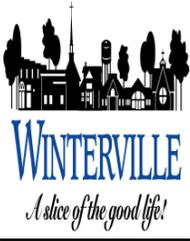
Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of April 2022.

Notary Public

My Commission Expires: **June 23, 2024**



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Public Hearings

Meeting Date: May 8, 2023

Presenter: Stephen Penn, Planning & Economic
Director

Item to be Considered

Subject: Brookfield Section 4, Phase 1. – Annexation.

Action Requested Hold Public Hearing for Annexation.

Attachments: Annexation Petition, Annexation Map, Legal Description, Certificate of Sufficiency, Draft Ordinance.

Prepared By: Stephen Penn, Planning & Economic Development Director

Date: 4/25/2023

ABSTRACT ROUTING:

TC 05/03/2023

FD _____

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

Will Kuhn, partner and owner of Parcel 25766 (Cooper Island Development LLC.), is applying for the annexation of Brookfield Section 4, Phase 1.

Location: North-Western Corner of Old Tar Road and Laurie Ellis Road.

Size: 13.227 Acres.

Zoned: R-10 CD.

Annexation Process:

1st Council Meeting: Direct Town Clerk to Investigate the Sufficiency of the Annexation (3/13/2023).

2nd Council Meeting: Schedule a Public Hearing for the Annexation (4/10/2023).

3rd Council Meeting: Hold Public Hearing on the Annexation (5/8/2023).

Budgetary Impact: TBD.

Recommendation: Hold Public Hearing for Annexation.

CERTIFICATE OF SUFFICIENCY

**BROOKFIELD SECTION 4, PHASE 1
PARCEL 25766**

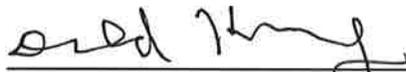
To the Town Council of the Town of Winterville, North Carolina:

I, Donald Harvey, Town Clerk, do hereby certify that I have investigated the petition attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described herein, in accordance with NCGS 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Winterville this the 14th day of March 2023.

ATTEST:





Donald Harvey, Town Clerk

PETITION REQUESTING ANNEXATION

Date: February 27, 2023

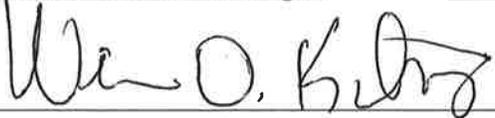
To the Town Council of the Town of Winterville:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the Town Of Winterville.
2. The area to be annexed is contiguous to the Town of Winterville and the boundaries of such territory are as follows:

Description

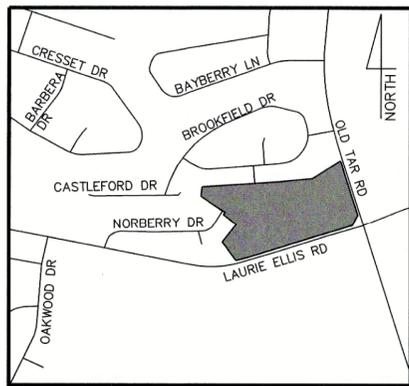
All that property owned by Cooper Island Development, LLC as recorded in Deed Book 3573, Page 522 of the Pitt County Registry, located along the eastern side of Old Tar Road and northern side of Laurie Ellis Road, and being Brookfield – Section 5, Phase 1. The property is further identified as Pitt County Parcel Number 25766.

Name Will Kuhn, Member/Manager Address 2625 Charles Boulevard, Greenville, NC 27858

Signature 

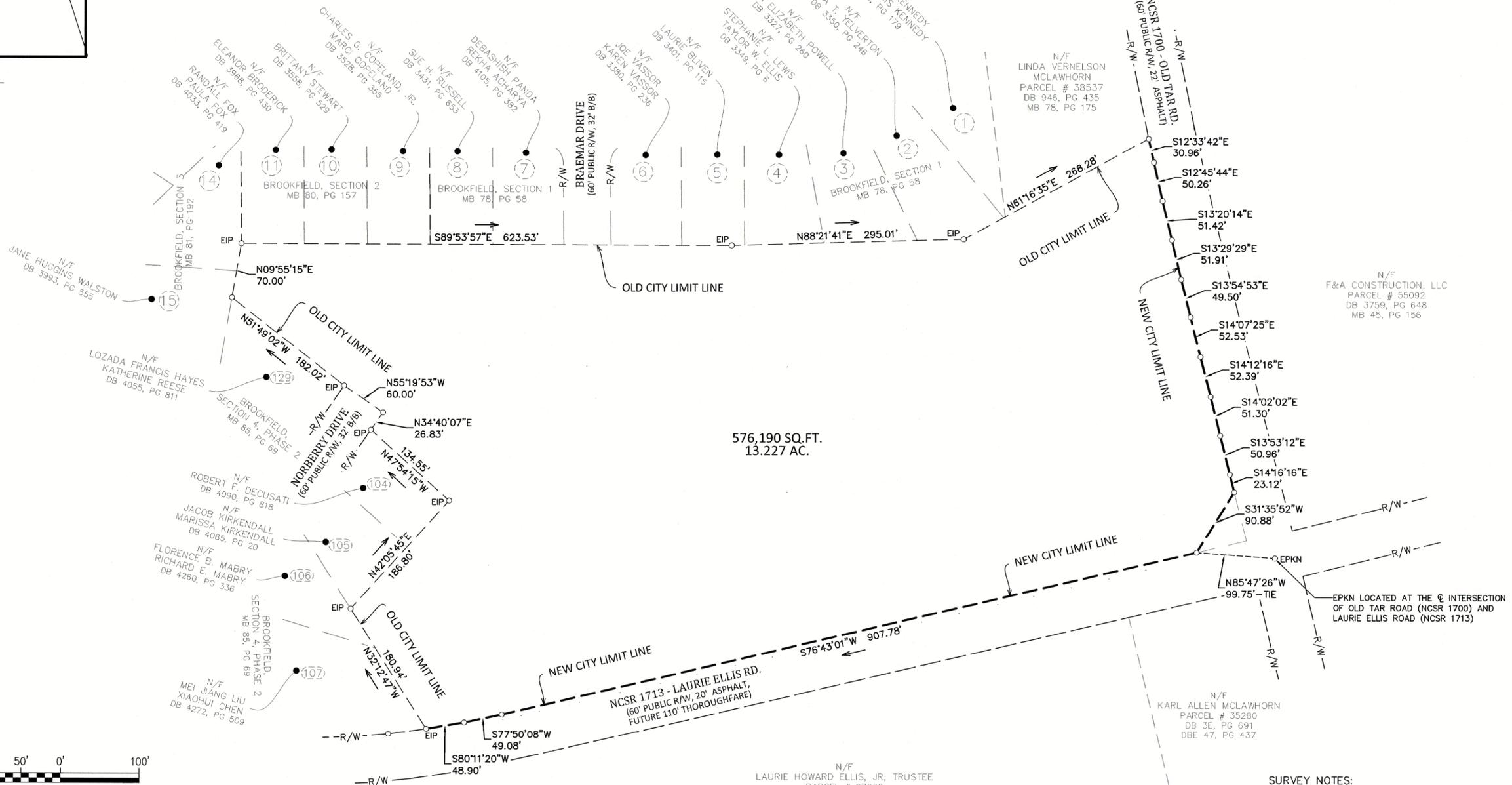
ANNEXATION PLAT
FOR
BROOKFIELD – SECTION 4, PHASE 1

Beginning at an existing iron pipe at the southwest corner of Lot 11, Brookfield Section 2 as recorded in Map Book 80, Page 157, the POINT OF BEGINNING; said iron pipe being the northwest property corner of the Cooper Island Development, LLC property as recorded in Deed Book 3573, Page 522, Pitt County Registry; thence running along the southern line of Brookfield, Section 2 as recorded in Map Book 80, Page 157, Pitt County Registry and Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry S 89-53-57 E, 623.53 feet to an existing iron pipe; thence continuing with the southern line of Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry S 88-21-41 E, 295.01 feet to an existing iron pipe located in the southern line of Lot 2 Brookfield Section 1; thence cornering and with the southern line of Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry and the southern line of the now or formerly Linda Vernelson McLawhorn property recorded in Deed Book 946, Page 435 and Map Book 78, Page 175, Pitt County Registry N 61-16-35 E, 268.28 feet to a point in the western right of way line of Old Tar Road (NCSR 1700); thence cornering and running with the western right of way of Old Tar Road (NCSR 1700) the following courses and distances; S 12-33-42 E, 30.96 feet; thence S 12-45-44 E, 50.26 feet; thence S 13-20-14 E, 51.42 feet; thence S 13-29-29 E, 51.91 feet; thence S 13-54-53 E, 49.50 feet; thence S 14-07-25 E, 52.53 feet; thence S 14-12-16 E, 52.39 feet; thence S 14-02-02 E, 51.30 feet; thence S 13-53-12 E, 50.96 feet; thence S 14-16-16 E, 23.12 feet; thence S 31-35-52 W, 90.88 feet to a point in the northern right of way line of Laurie Ellis Road (NCSR 1713); thence cornering and with the northern right of way line of Laurie Ellis Road (NCSR 1713) S 76-43-01 W, 907.78 feet; thence S 77-50-08 W, 49.08 feet; thence S 80-11-20 W, 48.90 feet to an existing iron pipe, said iron pipe being the southeast corner of Lot 107 Brookfield – Section 4, Phase 2 as recorded in Map Book 85, Page 69, Pitt County Registry; thence leaving the northern right of way line of Laurie Ellis Road and with the eastern line of Brookfield – Section 4, Phase 2 as recorded in Map Book 85, Page 69, Pitt County Registry, N 32-12-47 W, 180.94 feet to an existing iron pipe in the eastern line of Lot 106 Brookfield – Section 4, Phase 1; thence N 42-05-45 E, 186.80 feet to an existing iron pipe being the southeast corner of Lot 104 Brookfield – Section 4, Phase 2; thence N 47-54-15 W, 134.55 feet to an existing iron pipe in the southern right of way line of Norberry Drive; thence with the Norberry Drive right of way N 34-40-07 E, 26.83 feet to a point; thence N 55-19-53 W, 60.00 feet to an existing iron pipe, said pipe being the northeast corner of Lot 129 Brookfield – Section 4, Phase 2; thence leaving the Norberry Drive right of way and with the northern line of Lot 129 Brookfield – Section 4, Phase 2 N 51-49-02 W, 182.02 feet to a point, said point being in the eastern line of Lot 15 Brookfield Section 3 as recorded in Map Book 81, Page 192, Pitt County Registry; thence with the eastern line of Lot 15 Brookfield Section 3 N 09-55-15 E, 70.00 feet to the Point of Beginning containing 13.227 acres more or less.

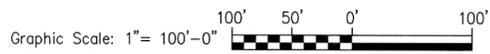


LEGEND:
 AC = ACRE
 B/B = BACK OF CURB TO BACK OF CURB
 CL = CENTERLINE
 DB = DEED BOOK
 EIP = EXISTING IRON PIPE
 EIS = EXISTING IRON STAKE
 EPKN = EXISTING PARKER KALON NAIL
 IPS = IRON PIPE SET
 MB = MAP BOOK
 N/F = NOW OR FORMERLY
 NTS = NOT TO SCALE
 NPS = NO POINT SET
 PG = PAGE
 RD = ROAD
 REF = REFERENCE
 R/W = RIGHT OF WAY
 SQ.FT. = SQUARE FEET

VICINITY MAP
 ±1"=1000'



576,190 SQ.FT.
 13.227 AC.



SHEET 1 of 1

ANNEXATION MAP FOR
BROOKFIELD
 SECTION 4, PHASE 1
 BEING PITT COUNTY TAX PARCEL #25766,
 AS RECORDED IN DEED BOOK 3573, PAGE 522 OF THE PITT COUNTY REGISTRY
 WINTERVILLE TOWNSHIP,
 PITT COUNTY, NORTH CAROLINA

OWNER(S) COOPER ISLAND DEVELOPMENT, LLC
 ADDRESS PO BOX 606, GREENVILLE, NC 27835
 PHONE (252) 205-7121

COASTAL CAROLINA SURVEYORS, PLLC LAND SURVEYORS PO Box 2768, Winterville, NC 28590 AJH cell (252) 320-4601 jamiehamm.ccsurveyors@yahoo.com	SURVEYED:	APPROVED:
	AJH	AJH
	DRAWN:	DATE:
	AJH/CT	02/27/23
CHECKED:	SCALE:	
AJH	1" = 100'	

MAP SHOWING AREA ANNEXED BY
 THE TOWN OF WINTERVILLE, N.C.

DATE: _____ ORDINANCE NO. _____ AREA: 13.227 AC.
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.



- SURVEY NOTES:**
1. THE PROPERTY BOUNDARY LINES SHOWN HEREON ARE FROM PROVIDED SURVEY INFORMATION BY BALDWIN DESIGN CONSULTANTS, P.A.
 2. THIS MAP IS EXEMPT FROM GS 47-30 AS PER GS 47-30 (J).

SURVEYOR'S CERTIFICATION

I, ANTHONY J. HAMM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (1)(11)(d), THIS SURVEY IS OF ANOTHER CATEGORY AND IS AN EXEMPTION TO THE DEFINITION OF SUBDIVISION.

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE _____ DAY OF FEBRUARY, 2023.

SIGNED: ANTHONY J. HAMM, P.L.S. L-3754

CCS Project No. 2022027

Town of Winterville
Annexation Ordinance

Ordinance No: *****

Property Annexed: Parcel 25766 (Brookfield Section 4, Phase 1)

Ordinance Adopted: May 8, 2023

Effective Date: May 31, 2023.

Mail to:

Town of Winterville
Attn: Planning Department
2571 Railroad Street
Winterville, NC 28590

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

Brookfield Section 4, Phase 1 – Annexation

WHEREAS, the Town Council has been petitioned under NCGS 160A-31 to annex the area described below; and

WHEREAS, the Town Council 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 annexation was held at the Winterville Town Hall at 6:00 pm on May 8, 2023 after due notice was given by publication on April 26, 2023 and May 3, 2023; and

WHEREAS, the Town Council finds that the petition meets the requirements of NCGS 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Winterville, North Carolina that:

Section 1. By virtue of the authority granted by NCGS 160A-31, the following described territory is hereby annexed and made part of the Town of Winterville as of May 31, 2023:

Legal Description for Annexation
Brookfield Section 4, Phase 1 – Annexation
(Parcel 25766)

Beginning at an existing iron pipe at the southwest corner of Lot 11, Brookfield Section 2 as recorded in Map Book 80, Page 157, the POINT OF BEGINNING; said iron pipe being the northwest property corner of the Cooper Island Development, LLC property as recorded in Deed Book 3573, Page 522, Pitt County Registry; thence running along the southern line of Brookfield, Section 2 as recorded in Map Book 80, Page 157, Pitt County Registry and Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry S 89-53-57 E, 623.53 feet to an existing iron pipe; thence continuing with the southern line of Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry S 88-21-41 E, 295.01 feet to an existing iron pipe located in the southern line of Lot 2 Brookfield Section 1; thence cornering and with the southern line of Brookfield, Section 1 as recorded in Map Book 78, Page 58, Pitt County Registry and the southern line of the now or formerly Linda Vernelson McLawhorn property recorded in Deed Book 946, Page 435 and Map Book 78, Page 175, Pitt County Registry N 61-16-35 E, 268.28 feet to a point in the western right of way line of Old Tar Road (NCSR 1700); thence cornering and running with the western right of way of Old Tar Road (NCSR 1700) the following courses and distances; S 12-33-42 E, 30.96

feet; thence S 12-45-44 E, 50.26 feet; thence S 13-20-14 E, 51.42 feet; thence S 13-29-29 E, 51.91 feet; thence S 13-54-53 E, 49.50 feet; thence S 14-07-25 E, 52.53 feet; thence S 14-12-16 E, 52.39 feet; thence S 14-02-02 E, 51.30 feet; thence S 13-53-12 E, 50.96 feet; thence S 14-16-16 E, 23.12 feet; thence S 31-35-52 W, 90.88 feet to a point in the northern right of way line of Laurie Ellis Road (NCSR 1713); thence cornering and with the northern right of way line of Laurie Ellis Road (NCSR 1713) S 76-43-01 W, 907.78 feet; thence S 77-50-08 W, 49.08 feet; thence S 80-11-20 W, 48.90 feet to an existing iron pipe, said iron pipe being the southeast corner of Lot 107 Brookfield – Section 4, Phase 2 as recorded in Map Book 85, Page 69, Pitt County Registry; thence leaving the northern right of way line of Laurie Ellis Road and with the eastern line of Brookfield – Section 4, Phase 2 as recorded in Map Book 85, Page 69, Pitt County Registry, N 32-12-47 W, 180.94 feet to an existing iron pipe in the eastern line of Lot 106 Brookfield – Section 4, Phase 1; thence N 42-05-45 E, 186.80 feet to an existing iron pipe being the southeast corner of Lot 104 Brookfield – Section 4, Phase 2; thence N 47-54-15 W, 134.55 feet to an existing iron pipe in the southern right of way line of Norberry Drive; thence with the Norberry Drive right of way N 34-40-07 E, 26.83 feet to a point; thence N 55-19-53 W, 60.00 feet to an existing iron pipe, said pipe being the northeast corner of Lot 129 Brookfield – Section 4, Phase 2; thence leaving the Norberry Drive right of way and with the northern line of Lot 129 Brookfield – Section 4, Phase 2 N 51-49-02 W, 182.02 feet to a point, said point being in the eastern line of Lot 15 Brookfield Section 3 as recorded in Map Book 81, Page 192, Pitt County Registry; thence with the eastern line of Lot 15 Brookfield Section 3 N 09-55-15 E, 70.00 feet to the Point of Beginning containing 13.227 acres more or less.

Section 2. Upon and after May 31, 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Winterville and shall be entitled to the same privileges and benefits as other parts of the Town of Winterville. Said territory shall be subject to municipal taxes according to NCGS 160A-58.10.

Section 3. The Mayor of the Town of Winterville shall cause to be recorded in the Office of the Register of Deeds of Pitt County (MB _____ PG _____), and in the Office of the Secretary of State in 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 map shall also be delivered to the County Board of Elections, as required by NCGS 163-288.1.

Adopted this the 8th day of May 2023.

Richard Hines, Mayor

ATTEST:

Donald Harvey, Town Clerk

North Carolina

Pitt County

I hereby certify that the foregoing is a true and accurate copy of an ordinance duly adopted by the Town Council of the Town of Winterville, North Carolina, at a meeting held on May 8, 2023 at 6 o'clock pm at the Town Hall in the Town of Winterville.

IN WITNESS WHEREOF I have hereunto set my hand and have caused the official corporate seal of the Town of Winterville to be affixed, this _____ day of May 2023.

Donald Harvey, Town Clerk

North Carolina

Pitt County

I, Kristin L. Godley, a Notary Public, do hereby certify that Donald Harvey, Town Clerk, personally appeared before me this day and acknowledged the due execution of the foregoing certification, for the purpose therein expressed.

WITNESS my hand and notarial seal this _____ day of April 2022.

Notary Public

My Commission Expires: **June 23, 2024**



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: New Business

Meeting Date: May 8, 2023

Presenter: Stephen Penn, Planning &
Economic Development Director

Item to be Considered

Subject: Reedy Branch Farms Preliminary Plat.

Action Requested: Consider the proposed Preliminary Plat.

Attachments: Reedy Branch Farms Preliminary Plat; Greenville Urban Area Thoroughfare Plan Map; Subdivision Ordinance Language Excerpt; NCDOT Email.

Prepared By: Stephen Penn, Planning & Economic Development Director

Date: 4/25/2023

ABSTRACT ROUTING:

TC 05/03/2023

FD

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

Reedy Branch Farms Preliminary Plat:

- Location: 6178 Reedy Branch Road (Parcel Number 86745).
- Size: 15.2003 Acres.
- Number of lots proposed: 4 Acres.
- Smallest lot: 1.22 acres.
- The applicant is requesting direct driveway access onto Reedy Branch Road. Subdivision Considerations:

This portion of Reedy Branch Road is designated as a Minor Thoroughfare on the Greenville Urban Area Thoroughfare Plan Streets Inventory and Recommendations Table and is listed as a Major Thoroughfare on the Greenville Urban Area Thoroughfare Plan Map.

Subdivision Ordinance Considerations:

- Section 154.12- “Subdivision Types”
 - This is a Major Subdivision since it involves more than 10 acres & this Preliminary Plat will be followed up by a Final Plat.
- Section 154.21- “Connectivity & Appropriateness to Adjoining Property and Land Uses.”
 - Specific Language is attached.
- Section 154.24- “Restriction of Access”.
 - Specific Language is Attached.

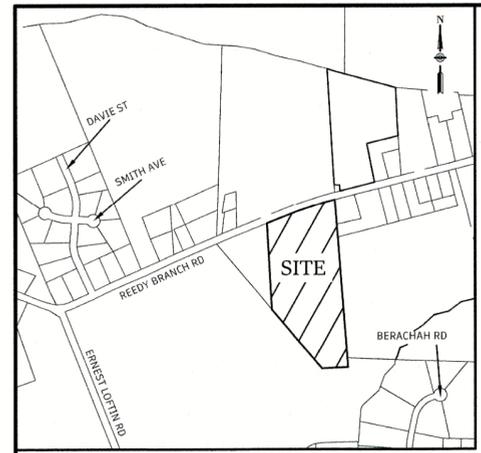
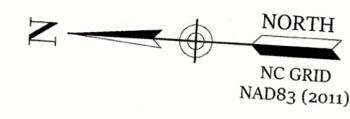
P&Z recommended approval of the proposed final plat at their April 17th P&Z Meeting with a vote of 7-1.

Budgetary Impact: TBD.

Recommendation: Consideration of Preliminary Plat Proposal.

SITE DATA

TOTAL AREA IN TRACT 15.2003 ACRES
 NUMBER OF LOTS CREATED 4
 SMALLEST LOT SIZE 1.22 ACRES
 CURRENT ZONING AR
 LINEAR FEET IN STREETS 0
 AREA IN PARKS, RECREATION
 OR COMMON AREA 0
 AREA IN WETLANDS 1.47 ACRES



VICINITY MAP
SCALE: 1" = 1000'

NCGS "LAURIE"
(N) 646,603.04
(E) 2,487,794.21
NAD 83 (2011)

CURVE DATA

R=4524.40' Δ=1°30'25" L=119.00' CH=N 73°39'33" E 119.00'
R=4524.40' Δ=1°17'30" L=102.00' CH=N 72°15'35" E 102.00'
R=4524.40' Δ=1°32'50" L=122.17' CH=N 70°50'25" E 122.17'
R=4524.40' Δ=0°42'25" L=55.83' CH=N 69°42'48" E 55.83'
R=5553.27' Δ=1°10'51" L=114.46' CH=N 68°38'06" E 114.46'
R=5553.28' Δ=0°18'07" L=26.03' CH=N 67°44'44" E 26.03'

LOCATE D/W AT THE COMMON LOT LINE OF LOT 1 & 2 (SEE DETAIL)

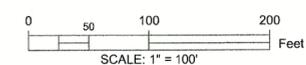
LOCATE D/W AT THE COMMON LOT LINE OF LOT 3 & 4 (SEE DETAIL)

LINE TABLE WETLAND LINE "A"

LINE #	DIRECTION	DISTANCE
L1	S 55°13'15" W	94.93'
L2	S 52°39'41" W	92.80'
L3	S 43°50'40" W	51.31'
L4	S 36°58'39" W	42.84'
L5	S 60°53'17" W	51.71'
L6	S 01°14'58" W	52.70'
L7	S 21°38'02" W	60.38'
L8	S 10°11'50" W	56.30'
L9	S 50°01'13" W	11.01'

LINE TABLE WETLAND LINE "B"

LINE #	DIRECTION	DISTANCE
L10	N 80°29'35" E	67.30'
L11	N 62°02'13" E	69.05'
L12	N 64°06'14" E	48.77'
L13	N 24°27'20" W	74.36'
L14	N 06°39'18" E	57.72'
L15	N 08°00'20" E	112.17'
L16	N 32°36'04" W	29.30'
L17	N 63°54'52" W	65.67'
L18	N 72°47'29" W	46.77'
L19	S 43°22'51" W	51.68'
L20	S 65°09'54" W	35.19'



PN 86745



PRELIMINARY PLAT
REEDY BRANCH FARMS

REFERENCE: BEING THE PROPERTY RECORDED IN DEED BOOK 4227,
 PAGE 465 AND IN MAP BOOK 86, PAGE 38
 OF THE PITT COUNTY REGISTRY

WINTERVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: ROCKY RUSSELL BUILDERS, INC
 106 REGENCY BLVD
 GREENVILLE, NC 27834
 (252) 329-7368

<p>STROUD ENGINEERING, P.A. 107-B COMMERCE STREET. GREENVILLE, NC 27858 (252) 756-9352 LICENSE NO.C-0647</p>	SURVEYED: JD, DE/JE	APPROVED: DTB
	DRAWN: MLB/DTB	DATE: 01/02/2023
	CHECKED: DTB	SCALE: 1" = 100'

SURVEYOR'S CERTIFICATE

I, DEBORAH T. BOYETTE CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 3898, PAGE 587, OR FROM BOOKS REFERENCED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4227, PAGE 465; OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:19,440; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON N/A; THAT THE SURVEY WAS COMPLETED ON 01/02/23; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 3rd DAY OF APRIL, 2023.

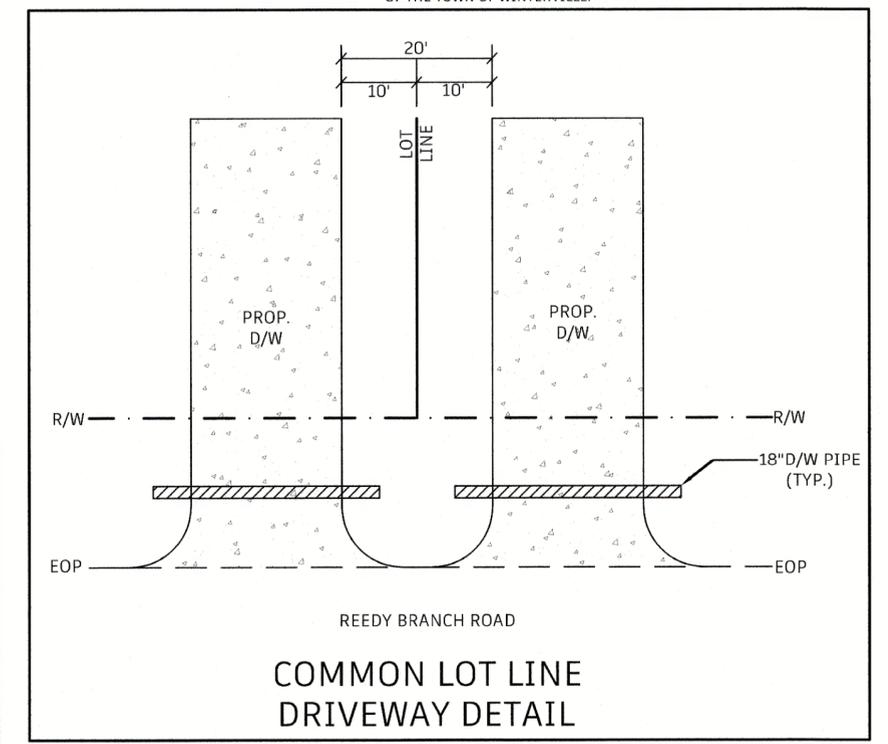
SIGNED Deborah T. Boyette
 PROFESSIONAL LAND SURVEYOR PLS L-4146

APPROVAL

THIS PRELIMINARY PLAT NO. _____ AND THE STREET NAMES SHOWN HEREON WERE APPROVED BY THE WINTERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ 20____.

SIGNED _____ CHAIRMAN

SIGNED _____ CITY PLANNER



LEGEND

FIP= FOUND IRON PIPE
 SIR= SET IRON ROD
 FAX= FOUND AXLE
 FMN= FOUND MAGNETIC NAIL
 R/W= RIGHT-OF-WAY
 CL= CENTERLINE
 D/W= DRIVEWAY

NOT TO SCALE

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - IRON STAKES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
 - THIS PROPERTY IS LOCATED IN THE WINTERVILLE RURAL FIRE DISTRICT.
 - ELECTRICAL SUPPLY TO BE PROVIDED BY GREENVILLE UTILITY COMMISSION.
 - WATER SUPPLY TO BE PROVIDED BY EASTERN PINES WATER CORPORATION.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY INDIVIDUAL LOT SEPTIC TANK SYSTEMS AS APPROVED BY THE PITT COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 - THE NEAREST FIRE HYDRANT TO THIS PROPERTY IS LOCATED AT THE NORTHWEST INTERSECTION OF DAVIE STREET AND REEDY BRANCH ROAD.
 - THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FIRM 37204674003, 37204673003 EFFECTIVE DATE 01/02/2004
 - TIES TO NC GEODETIC MONUMENTS NCGS "CABLER" AND NCGS "LAURIE" WERE MADE USING GPS AND THE NC GEODETIC SURVEY GNSS REAL-TIME NETWORK. THIS TIE WAS FOR THE PURPOSE OF NORTH ROTATION. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED. NO SCALE FACTORS HAVE BEEN APPLIED.
 - WETLAND DELINEATION PROVIDED ON 06/15/2022 BY ENVIRONMENTAL AND SOIL SERVICE, INC., P.O. BOX 82, PINETOPS, NC, 27864, CONTACT NUMBER (252) 531-3471. FLAG LOCATIONS ARE NOT SURVEY GRADE. THIS WETLAND DELINEATION IS PRELIMINARY IN NATURE. A JURISDICTIONAL DETERMINATION BY THE US ARMY CORPS OF ENGINEERS HAS NOT BEEN MADE AT THIS TIME.
 - THIS PROPERTY IS LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE TOWN OF WINTERVILLE.

Subdivision Ordinance Excerpts for Reedy Branch Farms Preliminary Plat:

Section 154.21 Connectivity and Appropriateness to Adjoining Property and Land Uses

The subdivision shall be designed in relationship to adjoining property and land uses. **Except where the Town Council determines that a different scheme is more appropriate,** the proposed street system shall extend existing and projected streets at no less than the required minimum width for the classification of the street and shall be in conformance with the following criteria:

- 1) Conformance With Thoroughfare Plan
The location and design of streets shall be in conformance with the Thoroughfare Plan.
- 2) Street Classification
All streets within and adjoining the subdivision shall be classified according to function by the Town Council. Each street segment shall be classified in accordance with the Schedule of Street Classifications contained in the Appendix of these regulations and as defined herein. The classification of a street segment shall determine the cross-section and design standard to which that street segment shall be designed and constructed. Street design standards for each street classification are shown in the appendix.
- 3) Connection to Adjoining Property
Proposed streets shall be extended to the boundary of the subdivision for connection to existing streets on the boundary of adjoining property or for future connection. Cul-de-sacs shall not be used to avoid connection with an existing street, to avoid the extension of a thoroughfare or collector street, or to avoid connection to adjoining property. In general, cul-de-sacs shall not be used to provide access to development on the boundary of the development. Cul-de-sacs shall not exceed 800 feet in length unless necessitated by topography or property accessibility and specifically approved by the Town Council. Measurement shall be from the point where the centerline of the deadend street intersects with the centerline of a general circulation street to the center of the turnaround of the cul-de-sac. Where one cul-de-sac extends from another cul-de-sac, the end of each cul-de-sac shall be no more than 800 feet from a general circulation street as measured by the centerline of the streets.
- 4) Required Subdivision Access Points
 - (1) **When a residential subdivision borders on or contains a major thoroughfare, direct driveway access from lots within the subdivision onto the thoroughfare shall not be permitted.**
 - (2) In order to accommodate emergency and service vehicles, the following standards shall apply:
 - (a) Any residential subdivision of greater than 30 lots shall include at least two separate and constructed access points.
 - (b) Residential subdivisions of 300 or more lots shall provide at least three separate and constructed access points.
 - (c) Street stub-outs to adjacent undeveloped properties shall be provided

- as deemed appropriate. Stub-outs to adjacent undeveloped properties shall not count towards the minimum number of required access points. All stub-outs shall be constructed to the property line.
- (d) Street connections shall be made to existing stub-outs on adjacent developed properties. These street connections may count towards the minimum number of required access points.
 - (e) All required access points outlined in this section shall be constructed prior to plat recordation of the phase in which the access points are located.
 - (f) Multi-family residential developments. Multi-family projects having more than 100 dwelling units shall provide at least two separate and constructed access points. Required access points shall be constructed prior to issuance of the first certificate of occupancy for the phase in which they are located.

Section 154.24

Restriction of Access

Where a subdivision abuts or contains an existing or proposed thoroughfare, the Town Council may require marginal access streets, reverse frontage or such other treatment as may be necessary for adequate separation of through and local traffic.

Residential Subdivisions Lots located on a Major or Minor Thoroughfare shall have driveway access from an internal street and shall not have individual driveway connections to the Thoroughfare unless necessitated by topography or property accessibility and only when specifically approved by the Town Council.

For the purposes of this Section, Major and Minor Thoroughfares are defined as follows:

- a. All State Highways and State Roads within the Town of Winterville and the Extraterritorial Jurisdiction of the Town of Winterville.
- b. Any street so designated by the Greenville Urban Area Metropolitan Planning Organization Thoroughfare Plan within the Town of Winterville or its Extraterritorial Jurisdiction.

Gene Pittman, Assistant District Engineer, comment on Reedy Branch Farms Preliminary Plat:

Mr. Penn,

The section of Reedy Branch Road that this “subdivision” is located on had an ADT of only 750 vehicles per day as counted in 2021. Using a 1% growth factor, gives this roadway an ADT for 2023 of 765 vpd. NCDOT does not feel that this is sufficient at this time to warrant any roadway mitigation. The proposed design of grouped driveways only adds 2 conflict points that will be approximately 250 ft. apart. Although not significant in terms of volume, NCDOT yields to the Town of Winterville and their decision as to allowing this division or not.

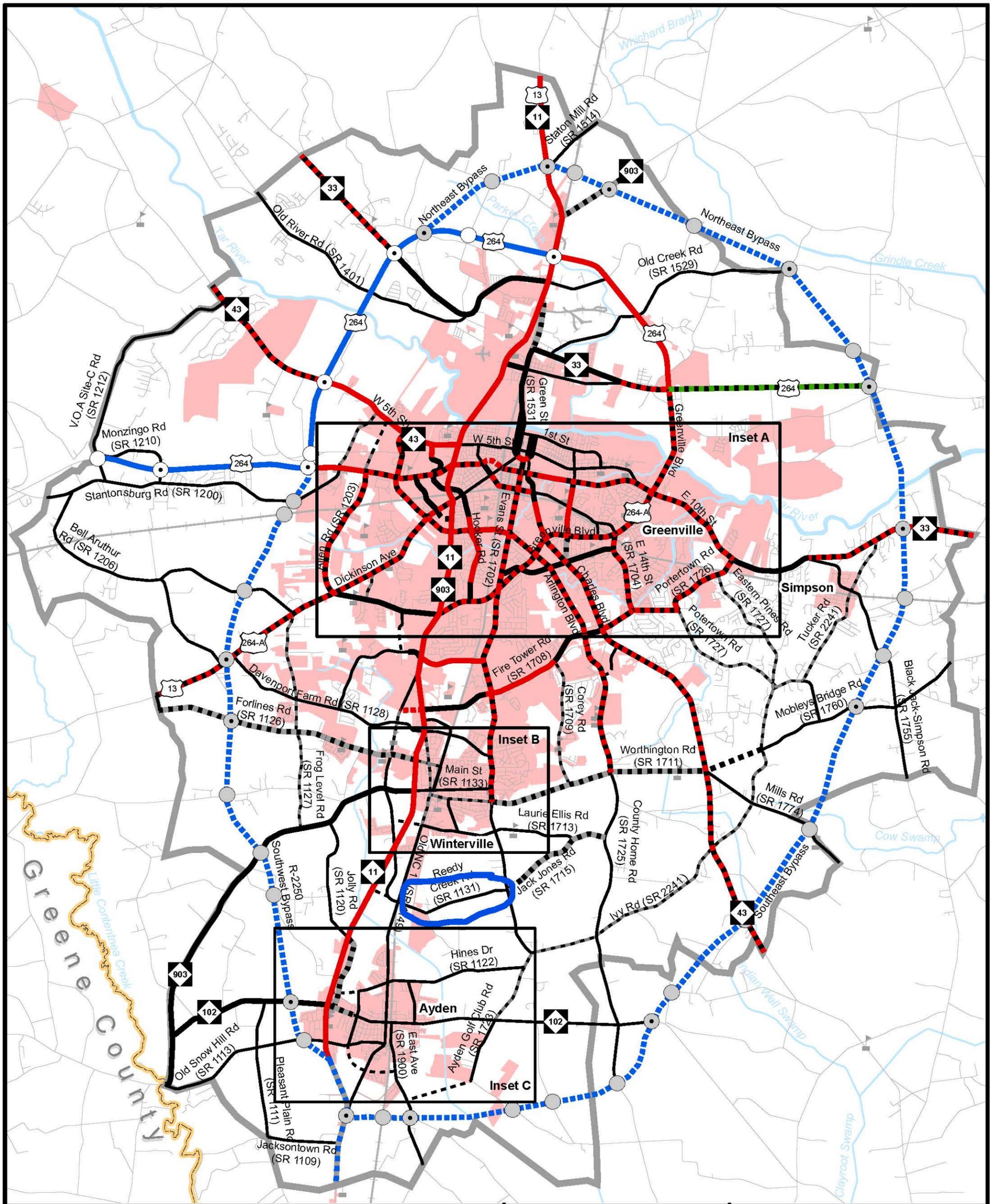
Gene Pittman

Assistant District Engineer
Washington District Office

252 623 5300 Office
252 623 5311 Direct Line
sgpittman@ncdot.gov

1701 West Fifth Street
Washington, NC 27889-4003





Freeways	Other Major Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Expressways	Minor Thoroughfares
Existing	Existing
Needs Improvement	Needs Improvement
Recommended	Recommended
Boulevards	Existing Interchange
Existing	Proposed Interchange
Needs Improvement	Interchange Needs Improvement
Recommended	Existing Grade Separation
	Proposed Grade Separation

Miles
0 0.5 1 2 3

DRAFT

Base map date: 7/5/17

Refer to CTP document for more details

Highway Map

**Greenville
Urban Area MPO
Comprehensive
Transportation Plan**

Plan date: ⁴²



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: May 8, 2023

Presenter: Anthony Bowers, Assistant Town Manager

Item to be Considered

Subject: Budget Amendment 2022-2023-7.

Action Requested: Approval of the Budget Amendment.

Attachment: Copy of Budget Amendment.

Prepared By: Anthony Bowers, Assistant Town Manager

Date: 4/27/2023

ABSTRACT ROUTING:

TC: 5/3/2023

TM: 5/3/2023

Final: 5/3/2023

Supporting Documentation

This is the seventh budget amendment for the 2022-2023 Fiscal Year.

The first item addresses the need for additional funds to cover the cost of Ange St. Sidewalk engineering. This agreement with The Wooten Company was approved in September 2022. The amount of the contract was \$39,500.

The second item addresses the needs for additional funds for Legal Services. This has been an extremely busy year, and there was a rate increase from the prior year. The additional funds need are \$42,000.

The third item address the cost of the construction of the sewer outfall line being constructed between Aces for Autism and Christ Covenant School. We are only paying to the enlargement or extra capacity. This project will allow for us to abandon the Winterville Crossing Lift Station. The Town's portion of this project is \$132,563.

Budgetary Impact: The total budget amendment will increase the in the amount of \$214,060.

Recommendation: Staff recommends Council approval of the Budget Amendment.

BUDGET ORDINANCE AMENDMENT 22-23-7

BE IT ORDAINED by the Governing Board of the Town of Winterville, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023:

SECTION 1. Revenues are to be changed as follows:

LINE ITEM DESCRIPTION	Fund	Account	Increase	Decrease
Fund Balance	10	3831	81,500	
Fund Balance	61	3831	132,560	
Total			214,060	\$ - \$ 214,060

SECTION 2. Appropriations are to be changed as follows:

LINE ITEM DESCRIPTION	Account	Department	Fund	Increase	Decrease
Capital Outlay	10451002	7150 Public Works	General	39,500	
Legal Services	10950000	5107 Non-Departmental	General	42,000	
Capital Outlay	62301000	7150 Sewer	Sewer	132,560	
Total				214,060	-
Adopted the 8th day of May 2023.				214,060	-
					\$ -

Mayor

Town Clerk



**Town of Winterville
Town Council
Agenda Abstract**

Item Section: Consent Agenda

Meeting Date: May 8, 2023

Presenter: Anthony Bowers, Assistant Town Manager

Item to be Considered

Subject: Chapman Street Sewer Lift Station Relocation and Upfit.

Action Requested: Approve the Purchase of the Site.

Attachment: Copy of Associated Appraisal.

Prepared By: Anthony Bowers, Assistant Town Manager

Date: 4/27/2023

ABSTRACT ROUTING:

TC: 5/3/2023

TM: 5/3/2023

Final: 5/3/2023

Supporting Documentation

The purchase of this site is part of our Chapman Street Pump Station relocation project. The Chapman St sewer lift station is nearing its maximum capacity. In order to handle new development and growth, the Town is having to construct a new lift station and force main. This property located on the west side of Chapman St across the street from the current lift station. The Chapman St. station is the heaviest used station on the Town's sewer system.

The landowner does not want to sell, but realizes the Town has the option to take the land by Adverse Position, or Eminent Domain. As you know those processes would be very expensive and include legal fees. End the end, the settlement would be based on an appraisal.

The property was appraised at a value of \$40,900.

Without this piece of land, the project cannot move forward. It is vital to the continued growth of the Town. This station services most of our commercial growth areas with will have a major impact on our tax base.

The property owner is willing to accept the appraised value as the sales price.

Budgetary Impact: Funds are already appropriated in the Sewer Fund in FY 2022-2023 Approved Budget.

Recommendation: Approve the purchase of the land in the amount of \$40,900.

ANDY PINER
& Associates

ANDY E. PINER, MAI
625 LYNNDALE COURT, SUITE E
TELEPHONE: (252) 752-1010

PO BOX 7183
GREENVILLE, NC 27858
WWW.ANDYPINER.COM

Appraisal Report for:

Town of Winterville
Proposed Pump Station Site
W/S Chapman Street
Winterville, NC 28590



Client/Intended User:

Mr. Anthony Bowers, Assistant Town Manager
Town of Winterville
2571 Railroad Street
Winterville, NC 28590

Date of Valuation: April 12, 2023

Date of Report: April 13, 2023

Prepared by:

Andy E. Piner, MAI
Andy Piner & Associates, LLC
625 Lynndale Court, Suite E
Greenville, North Carolina 27858

APPRAISALS – BROKERAGE – CONSULTING – DEVELOPMENT

ANDY PINER

& Associates

ANDY E. PINER, MAI
625 LYNNDALE COURT, SUITE E
TELEPHONE: (252) 752-1010

PO BOX 7183
GREENVILLE, NC 27858
WWW.ANDYPINER.COM

April 13, 2023

Mr. Anthony Bowers, Assistant Town Manager
Town of Winterville
2571 Railroad Street
Winterville, NC 28590

Re: Appraisal Report of:
Town of Winterville
Proposed Pump Station Site
W/S Chapman Street
Winterville, NC 28590

Dear Mr. Bowers:

As requested, I have made an appraisal of the above referenced property for the purpose of estimating the current market value of the subject's fee simple estate. The subject of this Appraisal Report involves the acquisition of an 8,100 square foot or 0.18595-acre portion of a larger 4.776-acre tract of land identified as Pitt County Tax Parcel 30879 which is currently owned by White's Property Holdings, LLC as legally described in Deed Book 3597, Page 413 of the Pitt County Registry. The 8,100 square foot or 0.18595-acre site being acquired is for the use of a future pump station site for the Town of Winterville. This appraisal is of the land only and specifically excludes any contributing value of paving associated with the non-exclusive easement that extends between NC 11 and Chapman Street, as well as fencing associated with the Owners business entity. The property is also subject to a sign easement along NC 11 in the northwest corner of the site as described in a Memorandum of Lease dated September 1, 2017, and as recorded in Deed Book 3626, Page 468 of the Pitt County Registry. These site improvements are not considered adversely affected by the acquisition of the pump station site from the parent tract. Therefore, for purposes of this assignment, this appraisal is predicated upon the Hypothetical Condition that the site is vacant. This appraisal makes no use of any other extraordinary assumptions or hypothetical conditions. The reader's attention is directed to the detailed list of standard assumptions and limiting conditions provided with the addenda of the attached report.

I have prepared my findings within this Appraisal Report, in accordance with Standards 2-2 (a) of the Uniform Standards of Professional Appraisal Practice (USPAP). In addition, I have adhered to

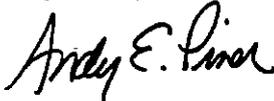
the Competency Provision of USPAP. April 12, 2023 is the effective date of valuation. The date of the report is April 13, 2023.

Based upon my market analysis, the estimates of market value as of April 12, 2023, and subject to the Hypothetical Condition referenced herein, are as follows:

Estimated Before Value	\$1,050,700
Estimated After Value	\$1,009,800
Difference, Value of Part Taken	\$40,900

I certify that I have no present or contemplated future interest in the property appraised. Furthermore, the estimates of market value reported herein are not predicated upon a minimum valuation, a specific valuation, or an amount that would favor the client. No one provided any significant real property appraisal assistance to the appraiser for this assignment.

Respectfully submitted,



Andy E. Piner, MAI

Attachment:



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IDENTITY OF THE CLIENT AND INTENDED USER:

The Client and Intended User is identified as The Town of Winterville, c/o Assistant Town Manager of the Town of Winterville, Mr. Anthony Bowers. The use of this report by others is not intended.

INTENDED USE OF THE APPRAISAL:

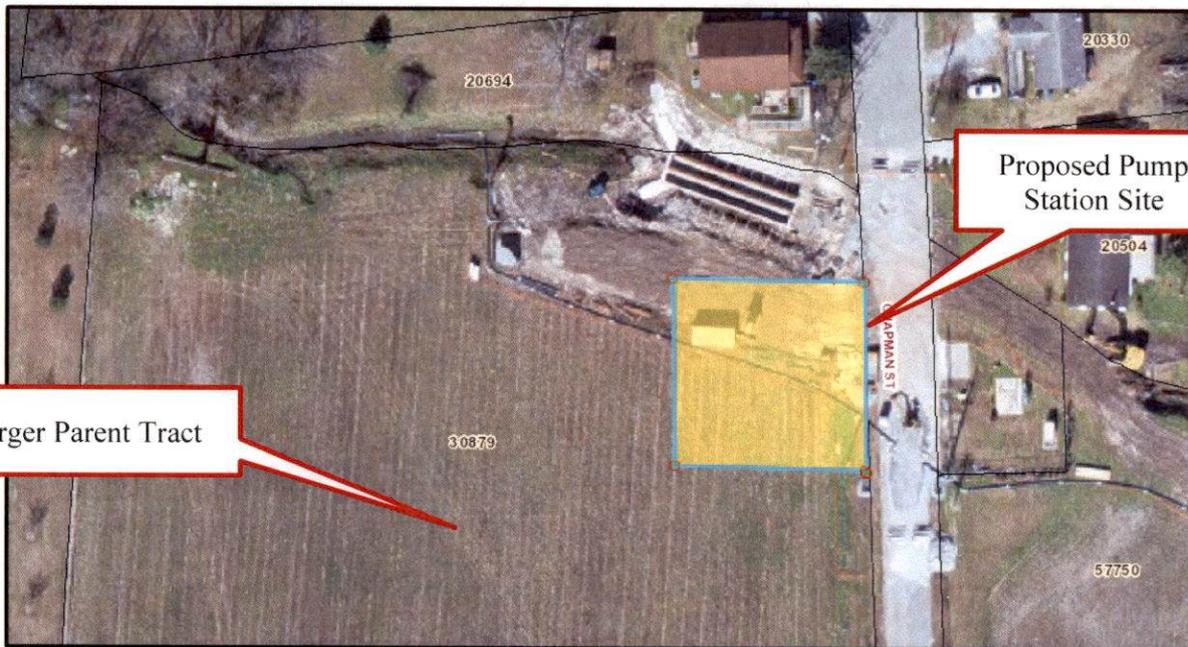
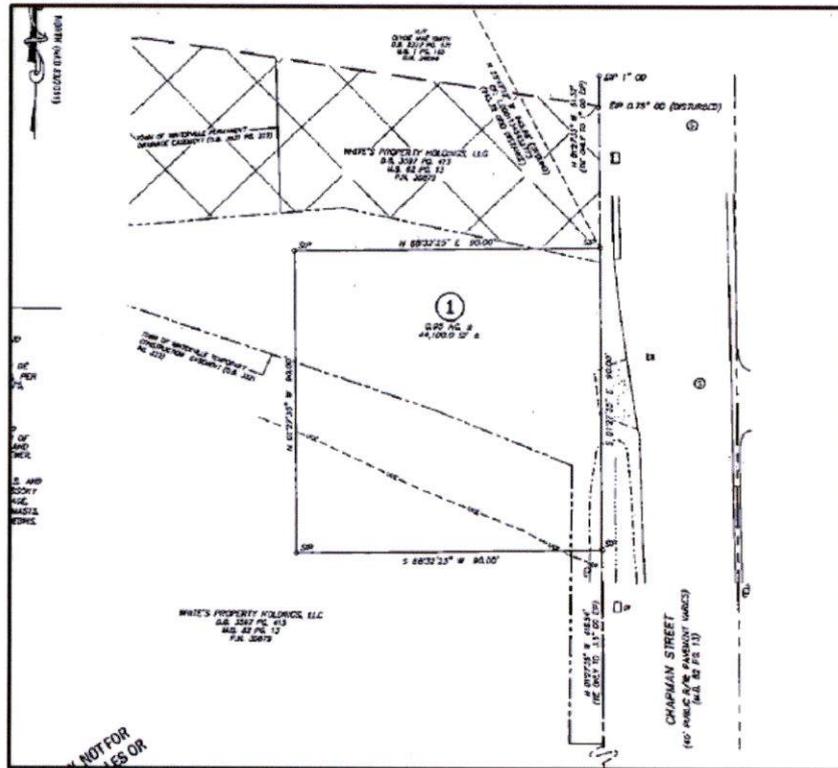
The intended use of this appraisal is to assist the Client and Intended User in estimating the value of the subject property for possible acquisition by the Town of Winterville for the location of a pump station on the proposed site. The use of this appraisal for any other purpose is not intended.

PROPERTY IDENTIFICATION:

Surveys, excerpts, and Pitt County GIS aerials of the subject property are as follows:



Preliminary Map for Pump Station Site



The subject of this Appraisal Report involves the acquisition of an 8,100 square foot or 0.18595-acre portion of a larger 4.776-acre tract of land identified as Pitt County Tax Parcel 30879 which is currently owned by White's Property Holdings, LLC as legally described in Deed Book 3597, Page 413 of the Pitt County Registry. The 8,100 square foot or 0.18595-acre site being acquired is for the use of a future pump station site for the Town of Winterville. The proposed pump station is an approximate 90'x 90' site on the west side of Chapman Street, south of Boyd Street/SR 1129 in the Town of Winterville, NC. The subject is part of a larger parcel identified as Pitt County Tax Parcel 30879 under the ownership of Whites Property Holdings, LLC.

PROPERTY RIGHTS APPRAISED

The estimate of market value reported herein is of the fee simple estate. On Page 90 of *The Dictionary of Real Estate Appraisal, 6th Edition*, as published by the Appraisal Institute, **fee simple estate** is defined as "*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*"

The estimate of market value reported herein is of the property as described herein. The property is subject to all matters of public record as would be identified by a current title opinion and survey. No current title opinion has been provided and this procedure is beyond the scope of work.

There is a survey of the larger tract recorded in Map Book 82, Page 13 of the Pitt County Registry that identifies a 50' non-exclusive easement of ingress, egress and regress which extends along subject's southern property line between NC 11 and Chapman Street.

The property is also subject to a sign easement along NC 11 in the northwest corner of the site as described in a Memorandum of Lease dated September 1, 2017, and as recorded in Deed Book 3626, Page 468 of the Pitt County Registry.

There is a 46.54'- 57.93' wide permanent drainage easement totaling 18,559 SF or 0.423 acres that extends along subject's northern property line between NC 11 and Chapman Street. This permanent drainage easement was deeded to the Town of Winterville on August 8, 2019, as recorded in Deed Book 3821, Page 322 of the Pitt County Registry.

I am unaware of any easements or encroachments that would adversely affect the use, or the marketability of the property. The frontage along NC 11 is subject to controlled access fencing by the North Carolina Department of Transportation.

DEFINITION OF MARKET VALUE

In the valuation of the subject property, **market value** is defined as *"The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- a. buyer and seller are typically motivated;*
- b. both parties are well informed or well advised, and acting in what they consider their own best interests;*
- c. a reasonable time is allowed for exposure in the open market;*
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing, or sales concessions granted by anyone associated with the sale."* (Code of Federal Regulations, the Interagency and Evaluation Guidelines)

Market value does not account for the unpredictable buyer who pays a price in excess of that which is reasonable and supported by market data, nor those transactions made under adverse conditions of sale.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is of the land only and specifically excludes any contributing value of paving associated with the non-exclusive easement that extends between NC 11 and Chapman Street, as well as fencing associated with the Owners business entity. The property is also subject to a sign easement along NC 11 in the northwest corner of the site as described in a Memorandum of Lease dated September 1, 2017, and as recorded in Deed Book 3626, Page 468 of the Pitt County Registry. These site improvements are not considered adversely affected by the acquisition of the pump station site from the parent tract. Therefore, for purposes of this assignment, this appraisal is predicated upon the Hypothetical Condition that the site is vacant.

This appraisal makes no use of any other Extraordinary Assumptions or Hypothetical Conditions. The reader's attention is directed to the detailed list of standard assumptions and limiting conditions contained within the addenda.

DATE OF REPORT AND EFFECTIVE DATE OF VALUATION

April 12, 2023 is intended as the effective date of valuation. The date of the report is April 13, 2023.

SCOPE OF WORK

Scope of work is defined in USPAP 2020-2021 Edition on Page 5 as *"the type and extent of research and analyses in an assignment or appraisal review assignment."* The scope of this appraisal assignment is to appraise the previously identified real property in accordance with Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice.

After accepting this appraisal assignment and defining the appraisal problem, an initial inspection of the property and its surrounding market area was made, and I began my preliminary analysis and data collection for the subject property and the market data analyzed for comparative purposes. A final inspection of the property was made on April 12, 2023, at which time descriptions and photographs were taken. No structural or environmental reports were provided for use in this appraisal, and these procedures are beyond the expertise of the appraiser and scope of work. Information obtained for use in this appraisal was gathered from the Client as well as the public records of Pitt County and the Town of Winterville, such as the Pitt County Tax Assessor, the Pitt County Register of Deeds, and the Town of Winterville Planning-Zoning and Public Works Department. As needed, I have also obtained data from other local area real estate brokers, as well as my office files and reference materials.

I have used the above referenced information in the valuation of the subject property by the Sales Comparison Approach which is the most applicable valuation method for this property type by market participants. The Cost Approach and the Income Approach are not considered applicable or necessary and have therefore been omitted. I have presented my findings within this Appraisal Report, in accordance with Standards Rule 2-2(a) of USPAP. In addition, I have adhered to the Competency Provision of USPAP.

ESTIMATE OF EXPOSURE AND MARKETING TIMES

On Page 83 of *The Dictionary of Real Estate Appraisal, 6th Edition* (Chicago: Appraisal Institute, 2015), **exposure time** is identified as, *"The time a property remains on the market."* *"Exposure time is an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."* (USPAP, 2020-2021 Edition)

Also, on Page 140 of *The Dictionary of Real Estate Appraisal, 6th Edition* (Chicago: Appraisal Institute, 2015), **marketing time** is identified as, *"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)"*

With any property, exposure and marketing time are a function of asking price, property type, marketing techniques, and market conditions. In my market analysis I have discussed the marketing of properties such as the subject with other local area commercial real estate brokers and appraisers. I have also reviewed various sales and current listings reported in the Regional Flex Multiple Listing Service.

Marketing and exposure periods of about 12 -24 months are reasonable which assumes that the property is actively marketed for sale with typical marketing techniques, and within a reasonable range of market value.

TAX DATA

The property is identified as Pitt County Tax Parcel Number 30879 under the ownership of Whites Property Holding, LLC. The assessed value is \$466,050 which is all attributable to land. The property is subject to the taxes for the Town of Winterville, Pitt County and EMS. The Year 2022 tax rates applicable to the property was \$1.2186 per \$100 of assessed value which reflects an annual tax burden of \$5,679.29. The current assessment reflects no undue tax burden. The 2023 tax rates have not been determined.

ZONING DATA

The property is zoned General Business-GB by the Town of Winterville. According to the Town of Winterville's Code of Ordinances, *"the purpose of the General Business District (GB) is to accomodate those business that serve the traveling public, require large amounts of land for display and parking, and are not oriented to the pedestrian shopper."*

In addition to the dimensional requirements in the GB district, retail uses require one parking space per 200-300 square feet of gross floor area depending upon the specific occupancy. The dimensional requirements are as follows:

	All Uses
Lot Area	20,000 SF
Lot Width	90'
Public Street Setback	35'
Side Setback	20'
Rear Setback	20'
Maximum Height	35'

There are several permitted commercial uses within the GB Zoning District including municipal/governmental buildings, offices, financial institutions, medical/dental facilities, dance studios/martial arts, physical fitness centers, houses of worship, colleges, hospitals, schools, beauty/barber shops, and general retail services. The subject property is vacant but adjoins a retail/service facility to the south. The property conforms to the surrounding land use development pattern, and no change in zoning is expected for the foreseeable future. This property is subject to typical local and state building code ordinances, regulations regarding the treatment of water and sewer, and public road right-of-way access regulations. Other land use regulations affecting the development of subject include the various buffer-yard setbacks, utility easements, drainage easements, and ingress-egress easements as described herein and as identified by a current title opinion and as-built survey.

I have not been provided a title opinion and I am unaware of any adverse easements or encumbrances affecting the use or marketability of the property. The property is subject to the matters of public record. There is a survey of the larger tract recorded in Map Book 82, Page 13 of the Pitt County Registry that identifies a 50' non-exclusive easement of ingress, egress and regress which extends along subject's southern property line between NC 11 and Chapman Street.

The property is also subject to a sign easement along NC 11 in the northwest corner of the site as described in a Memorandum of Lease dated September 1, 2017, and as recorded in Deed Book 3626, Page 468 of the Pitt County Registry.

There is a 46.54' - 57.93' wide permanent drainage easement totaling 18,559 SF or 0.423 acres that extends along subject's northern property line between NC 11 and Chapman Street. This permanent drainage easement was deeded to the Town of Winterville on August 8, 2019, as recorded in Deed Book 3821, Page 322 of the Pitt County Registry.

The frontage along NC 11 is subject to controlled access fencing by the North Carolina Department of Transportation. Access to the property from NC 11 is by the 50' non-exclusive easement of ingress, egress and regress which extends along subject's southern property line between NC 11 and Chapman Street. There is frontage and access from Chapman Street.

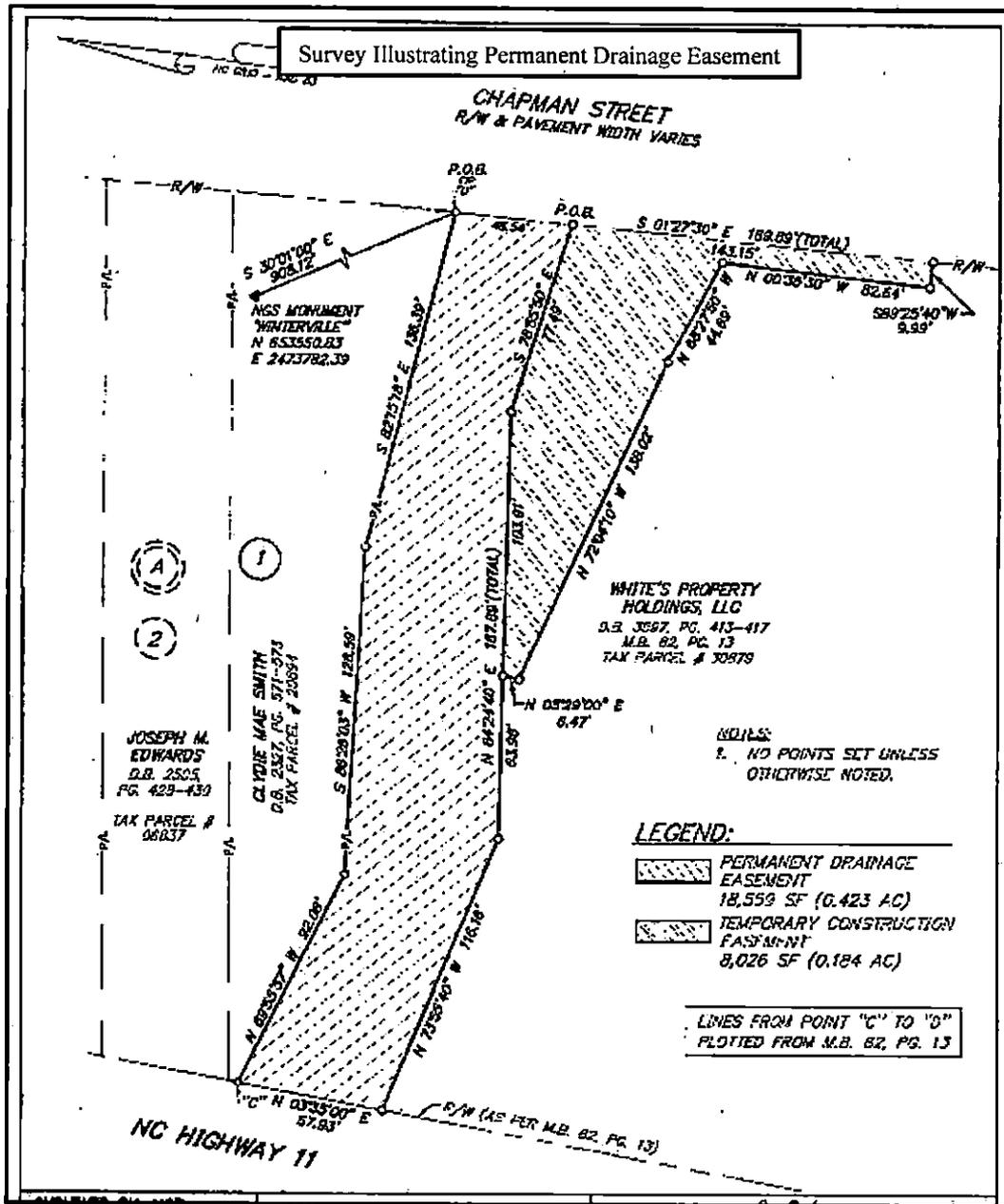
PROPERTY DESCRIPTION

A survey of the larger property is recorded in Map Book 82, Page 13 of the Pitt County Registry. The general descriptions of the subject site are as follows:

Land Area:	4.776 Acres
Frontage/Exposure:	571.46'-E/S NC 11 (controlled access) 548.89'-E/S Chapman Street
Depth:	362'-400.17'
Shape:	Rectangular
Topography:	Basically level, at street grade, sloping northward toward drainage ditch
Flood Hazard Area:	None; Zone X per FEMA Flood Insurance Rate Map 37204675OOK, effective 7/7/2014.
Soils:	Lynchburg, Norfolk, and Bladen
Easement/Encroachments:	50' non-exclusive ingress, egress, and regress easement along southern property line and 18,559 SF permanent drainage easement along northern property line. Other than typical utility and drainage easements and public road right-of-way access regulations, no apparent adverse easements or encroachments noted, and it is assumed none are present; however, this is subject to verification by a current as-built survey.
Utilities:	All Public

The subject site is located between NC 11 and Chapman Street, approximately 700'-775' south of Boyd Street and Forlines Road and approximately 1,290' north of Main Street and NC 903 in Winterville. There are traffic signals on NC 11 at Forlines Road/Boyd Street and on NC 11 at Main Street/NC 903. No environmental, geo-technical or subsoil analyses have been submitted for use with this report and these procedures are beyond the scope of the appraisal assignment and my level of expertise. No adverse conditions were immediately apparent upon my inspection, and it is assumed none are present; however, this is subject to verification by more detailed inspections from qualified environmental or structural engineers. Overall, the site is physically adaptable for several of the legally permissible uses. Excerpts from the Pitt County GIS aerials and recorded surveys are as follows:

Survey Illustrating Permanent Drainage Easement





**Town of Winterville
Town Council
Agenda Abstract**

Meeting Date: May 8, 2023
Presenter: David Moore, Fire Chief

Item Section: Consent Agenda

Item to be Considered

Subject: Operations Center Roof Replacement.

Action Requested: Approval of Bid and Award of Contract to Designco Construction, Inc.

Attachments: Bid Tab and Associated Bids.

Prepared By: David Moore, Fire Chief

Date: April 26, 2023

ABSTRACT ROUTING:

TC 05/03/2023

FD

TM 05/03/2023

Final tlp – 05/03/2023

Supporting Documentation

This abstract recommends Town Council approve and provide staff the authority to replace the Operation Center Roof. The roof is currently shingled and has been replaced, in part, numerous times since 2009 as a result of multiple incidents of storm damage. The storm that occurred in December 2022 resulted in damage in the amount of \$27,500, to the rear (West) side of the building's roof. Subsequently, the Town did receive insurance proceeds in the amount of \$27,000.

Staff has received multiple quotes from various contractors in accordance with Town Purchasing Policy. Staff recommends that we issue a purchase order in the amount of \$89,680 to Designco Construction, Inc., for the replacement of the Operations Center Roof with a new 26 gauge standing seem metal roof. As a note, based on the estimate from Designco Construction, Inc, any wood rot will be repaired at a rate of \$100 per 4' x 8' sheet.

Budgetary Impact: \$89,680.

Recommendation: Staff recommends that Council authorize Staff to issue a Purchase Order in the amount of \$89,680 to Designco Construction, Inc. for the replacement of the Operations Center Roof.

Town of Winterville

Operation Center Roof Replacement Project

5/8/2023

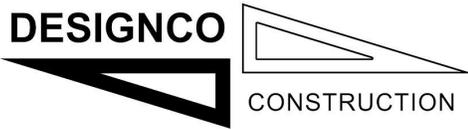
Bid Tab

Estimate 1 Designco Construction, In \$89,680

Estimate 2 B & T Roofing \$94,118

Estimate 3 Baker Roofing \$204,525





David Moore
Town of Winterville
2914 Church Street
Winterville, NC 28590

Reference: **Standing Seam Metal Roof**

Designco Construction, Inc. offers to replace roof at Town of Winterville Operations Center, 2914 Church Street located in Winterville, NC for the following breakdowns listed. This estimate includes all necessary labor, material, insurance, and taxes, and is valid for 15 days. The following scope of work will clarify, add to, and otherwise modify any previous discussions regarding this project.

Scope of Work:

- Remove the existing shingle roof and install synthetic underlayment
- Install high temp ice and water shield in the valleys
- Install 26 gauge 16-inch panel standing seam metal roof
- Install new flashing and pipe boots
- Owner to select a color from the manufacturer's standard color chart
- Add \$100 per sheet for roof sheathing replacement
- Only items stated in this proposal are included in the price, no other items are assumed or implied
- Keep the job site clean and haul off all construction debris

Total: \$89,680.00

The above pricing is per contractor and owner conversation, prices may change due to owner selections or changes. Owners may add to or delete items, which will affect final pricing. Job to be billed at the completion of work. Owner to pay contractor within fifteen days of invoice.

We genuinely appreciate the opportunity to submit this proposal for your review and consideration. If you find this acceptable, please sign and return one copy to our office via email, fax, or regular mail (address provided on the page header). Thank you for the opportunity to serve you.

Sincerely,

Michael Moore
General Contractor

ACCEPTED BY:

Signature _____

Printed Name _____

Title _____

Date _____

Terri Parker

Subject: FW: Ops Center Roof - Second Quote

From: David Moore <david.moore@wintervillenc.com>
Sent: Wednesday, April 26, 2023 2:30 PM
To: Terri Parker <terri.parker@wintervillenc.com>
Cc: Don Harvey <don.harvey@wintervillenc.com>; Anthony Bowers <anthony.bowers@wintervillenc.com>
Subject: Ops Center Roof - Second Quote

David Moore

Begin forwarded message:

From: norman sadler <btroofing1@gmail.com>
Date: March 13, 2023 at 5:46:27 PM EDT
Subject: 2936 church st

Be Advised: This email originated from outside of the Town of Winterville, NC

Norm Sadler
B&t roofing
1910 Carolina Ave, Washington, NC 27889
252.945.2973

Roofing quote--

1. Remove existing shingles and dispose of all debris.
2. Install new underlayment
3. New roofing material--
4. New drip edge around all perimeters if applicable
5. New plumbing pipe boots and all flashing.
6. All work guaranteed for 3 years excluding any major acts of nature.
7. Fully insured

1. 26 gauge standing seam SL 150 metal panels.
All accessories and flashings included.
Total job including materials and labor--\$94,118

2. 29 gauge master rib screw down metal panels.
All accessories and flashings included.
Total job including materials and labor--\$66,656

3. 30 year dimensional shingles with ice and water shield.
All accessories and flashings included.
Total job including materials and ---\$49,081

Call me please to discuss. Thanks a bunch.



SINCE 1915

Town of
WINTERVILLE
A slice of the good life!

Winterville Recreation Department - Metal Reroof

Prepared for:
David Moore
Town of Winterville

2936 Church St
Winterville, NC, 28590

Created by:
S. Taft Martin
(910) 520-5409 | tmartin@bakerroofing.com

Baker Roofing Company

WE SHALL DO GOOD WORK | AT A PROFIT IF WE CAN | AT A LOSS IF WE MUST | BUT ALWAYS GOOD WORK

Project Information: Winterville Recreation Department - Metal Reroof - Town of Winterville Recreation Department

Thank you for allowing Baker Roofing Company to provide you with our recommendations for your property.

Client	
Client Contact	David Moore
Client Billing Address	2571 Railroad St., Winterville, NC, 28590
Client Email Address	david.moore@wintervillenc.com
Client Phone Number	252.814.4943
Project Information	
Property Name	Winterville Recreation Department - Metal Reroof - Town of Winterville Recreation Department
Project Address	2936 Church St, Winterville ,NC 28590

Prepared By	
Baker Roofing Company Representative	S. Taft Martin
Contact Phone	(910) 520-5409
Contact Email	tmartin@bakerroofing.com



Project Overview: Winterville Recreation Department - Metal Reroof



Roofing Scope of Work

Base Scope of Work:

1. Perform pre-construction meeting to discuss set up, staging area for equipment and loading of the roof, appropriate work hours, safety and production projections.
2. Set up equipment, materials, safety lines at all roof perimeters and ground loading/dumpster area.
3. Demo existing shingle roof and related trims.
4. Demo existing gutter and downspouts and set aside for reuse. (see add for replacement)
5. Furnish and install full coverage self-adhered high temperature ice and water shield over existing plywood decking.
6. Furnish and install new 24 ga. 18" wide x 1.75" high rib snap lock roof panel. Panel to be secured to decking with concealed galvanized clips and fasteners.
7. Furnish and install all related flashings, sealants, and accessories to provide a complete roof system per manufacturer's installation instructions.
8. Re-install existing gutter and downspouts at low eaves.
9. Shop drawings by Baker Roofing.
10. Signed, sealed, stamped engineering to determine clip spacing by a licensed engineer in the state of NC.
11. Metal colors to be selected by the owner from the manufacturer's standard list of 2-coat colors.
12. Clean and remove all project related debris.
13. Provide a Manufacturer's 30-year finish warranty.
14. Provide a Manufacturer's 20-year standard weather tightness warranty.
15. Provide a 2 year Contractors workmanship warranty.

Alternates & Upgrades:

1. Furnish and install 24 ga. box gutter and rectangular downspouts at low eaves. Color to be selected from manufacturer's standard list of 2-coat colors.



Unit Pricing:

Unit prices are set per current and announced price changes at the time of contract. Additional incurred costs due to material or shipping increases will be adjusted on a unit rates as required.

Description	Unit of Measurement	Pricing
Plywood Sheathing	Sheet	\$95.00
Wood Nailers	LF	\$3.37
Wood Decking	SF	Time & Material

Exclusions

- Wood Blocking
- Sheathing
- Payment and performance bond (+1.25%)
- Custom or metallic/mica color sheet metal
- Weekend work
- 3-coat color finish
- Composite or plate panels
- Air or vapor barriers
- Waterproofing membrane
- Brake metal coping
- Stud or light gage framing
- Manufacturer's weather tight warranty
- Anchor bolts or design
- Pre-manufactured metals
- Siding
- Insulation in roof assembly
- Any work on the interior
- EFIS/Stucco
- Hat channels and sub framing
- Soffit
- Decking
- Snow retention system
- Field painting
- Straightening or leveling existing framing
- Cornice
- Roof hatches
- Use of felt or slip sheets
- OH doors or walk doors
- Windows or louvers
- Roof drains
- Welding
- Textura fees
- OCCIP/CCIP participation
- Security railings or access ladders
- Registered roof observer
- Composite cleanup participation
- Cast iron downspout boots
- Penetrations not shown on roof plan
- Tying downspouts into underground drainage
- Airtight construction or testing
- Caulking of joints between metal flashings and materials installed by other subcontractors
- Mechanical curbs
- Pre-engineered metal canopies
- Pipe portal systems
- Pipe supports
- More than 1 submittal revision
- Skylights
- Roof protection for other trades
- Flood testing
- Fireproofing
- Permits
- Insulation at mechanical curbs
- Delegated design and all related engineering
- FM Insured assemblies - Unless specifically noted
- Anything not specifically included in the scope

Exclusions

Additional Work / Change Orders - The following rates will be used to perform all additional work that is not included within our proposal. All additional work will be handled via the method spelled out in the executed contract. If we are directed / authorized to proceed using a field directive or extra work order, we will do so on a T&M basis, using the rates below plus a negotiated amount of overhead and profit.

Description	Laborer	Craftsman	Foreman	Fabricator	Super	PM
Total Wage	\$53.15	\$60.13	\$75.61	\$71.83	\$104.09	\$125.61
Overtime	\$68.15	\$77.63	\$95.61	\$89.78	\$134.09	\$163.11



Project Pricing: Winterville Recreation Department - Metal Reroof

Date: Mar 3, 2023

Main Scope of Work	Price
Contract Price	\$204,525.00

Alternates and Upgrades	Price	Initial Acceptance
Replace Gutters and Downspouts	+ \$10,620.00	



Contract Acceptance: Winterville Recreation Department - Metal Reroof

CONTRACT ACCEPTANCE

The above prices, terms, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. Payment will be made as outlined above. The Owner confirms that by signing this agreement, no existing contract / warranty to which the customer is a party is, or will be, breached. This agreement is not binding on Baker Roofing until executed by an authorized officer of Baker Roofing. The above contract may be withdrawn by Contractor if not accepted within 30 days of the Contractor's signing date.

TERMS OF PAYMENT

Owner agrees to pay Contractor 40% due upon delivery of materials, monthly progress billings through substantial completion to be paid according to the work performed. Final payment due upon completion and issuance of warranty. Terms net 30 days on all invoices. Finance charges at an 18% annual percentage or .05% per day plus reasonable attorney charges will apply should terms not be followed. For customers paying by credit card, an additional 3% fee will be added.

Authorized Owner Representative	Baker Roofing Company
Signature	Signature
Title	Title
Date	Date

Purchase Order # (if applicable)	
----------------------------------	--

Warranty Holder Information

Name	
Company	
Address	
Phone Number	

Billing Info (if different from above)

Billing Contact Name	
Billing Contact Phone	
Billing Contact Email	
Billing Address	

Roofing Contract Details

ROOF TOP EQUIPMENT

Mechanical equipment / penetrations that will need to be raised, shifted or moved to allow the installation of the new roof system shall be the sole responsibility of the owner. The owner and/or tenants shall be responsible for all work associated and the cost thereof including but not limited to disconnects, reconnects, and/or re-calibrations. The contractor will coordinate all work with owners and/or tenants as required. Contractor is not responsible for the watertight integrity of any skylight(s) unless it/they are replaced during construction.

SCHEDULE

The standard operating procedure for project start is within (12-16) weeks of contract approval and signature by Owner or as negotiated on a case by case basis.

WEATHER CONDITIONS

Inclement weather such as high winds (exceeding 20 MPH), snow or ice accumulations, and or rainfall will negatively affect production. The owner may at their option elect to pay extra labor charges at \$55.00 per man hour for dealing with such conditions. Baker Roofing Company Inc. will not remove excessive accumulations of water, snow, or ice unless so directed by the owner with written consent and agreement to pay the additional charges outlined above. Baker Roofing Company Inc. will not incur additional labor to fight high winds as described above.

MOLD DISCLAIMER, RELEASE AND WAIVER

We, the contractor, will not be held responsible for any damages caused by mold or some other agent that may be associated with pre-existing conditions and/or the actions or inactions by the owner. Owner hereby releases Contractor from all claims losses damages risks or causes of action ("Claims") whether now known or unknown, arising now or in the future directly or indirectly from pre-existing conditions and/or the actions or inactions by the owner. This includes any damages or injuries or claims either to property or person caused by mold or mold related issues. Owner expressly intends and agrees to indemnify, reimburse and hold harmless Contractor with respect to any and all claims for injury or death to any person or injury to any property arising out of, directly or indirectly, from any and all mold and claims resulting from the pre-existing conditions and/or the actions or inactions by the owner, even if caused by inactions of the Contractor.

STANDING WATER DISCLAIMER

Standing water is typical in roofing situations where 100% positive drainage and slope does not exist. Most manufacturer's warranties do not exclude standing water. Added drainage and or total positive drainage is recommended but cannot be guaranteed based on the existing building's physical roof condition(s). Baker Roofing Company is not responsible for providing 100% positive drainage.

POSITIVE OR NEGATIVE BUILDING PRESSURES

We, the contractor, will not and cannot be responsible for any damages caused by positive or negative internal building pressures. Owner hereby releases Contractor from all claims, losses, damages, risks, or causes of action ("Claims") whether now known or unknown, arising now or in the future directly or indirectly from Contractor's services which result in any damages or injuries or claims either to property or person that are caused by pressure related issues.

UN-FORESEEN ELECTRICAL MECHANICAL OR WATER LINES

We, the contractor, will not and cannot be responsible for any damages caused by mechanical fasteners penetrating existing electrical lines that cannot be seen or are installed against the existing deck, which conflicts current building code requirements. Owner hereby releases Contractor from all claims losses damages risks or causes of action ("Claims") whether now known or unknown, arising now or in the future directly or indirectly from Contractor's services which result in any damages or injuries or claims either to property or person caused by mechanical fasteners penetrating existing electrical lines that cannot be seen or are installed against the existing deck. Owner expressly intends and agrees to indemnify, reimburse and hold harmless Contractor with respect to any and all claims for injury or death to any person or injury to any property arising out of, directly or indirectly, any mechanical fasteners penetrating existing electrical lines that cannot be seen or are installed against the existing deck, even if caused by the actions or inaction of the Contractor.

ASBESTOS AND LEAD CONTAINING MATERIALS DISCLAIMER, RELEASE AND WAIVER

All new materials shall be free of lead and asbestos. We, the contractor, will not be held responsible for any damages caused by asbestos or some other agent that may be associated with our construction and or pre-existing conditions. Owner hereby releases Contractor from all claims, losses, damages, risks, or causes of action ("Claims") whether now known or unknown, arising now or in the future directly or indirectly from Contractor's services which result in any damages or injuries or claims either to property or person caused by Asbestos and or Lead related issues. Owner expressly intends and agrees to indemnify, reimburse and hold harmless Contractor with respect to any and all claims for injury or death to any person or injury to any property arising out of, directly or indirectly, from any and all Asbestos and or Lead claims resulting from the Contractor's services, even if caused by the actions or inaction of the Contractor.

ROOF DECKING, WOOD BLOCKING, SHEATHING, OR STRUCTURAL ELEMENTS

Excludes the replacement or repairs of any roof decking, wood blocking, sheathing, or structural elements not noted above. Any repair or replacement found necessary while performing the Scope of Work detailed above shall be brought to the attention of the Owner and will be repaired/replaced on a Time & Material basis or quote, in addition to the Contract Amount.