



\* Revised

**PINEVILLE TOWN COUNCIL WORK SESSION AGENDA**  
**PINEVILLE COMMUNICATIONS for Council & Staff**  
(Meeting Open to the Public via ZOOM-See Instructions below)  
**118 COLLEGE ST., PINEVILLE, NC**  
**MONDAY, JUNE 22, 2020**  
**6:00 P.M.**

- 1) **Call Meeting to Order:**
- 2) \* **Closed Session:** *Discussion of matters pursuant to NCGS 143-318.11 (5), Real Estate matter.*
- 3) **Discussion Items:**
  - A. **Kings Grant Warehouse Project by Beacon Development** *(Travis Morgan)* Final Review of Kings Grant Warehouse Project on Downs Rd.
  - B. **Request to Build Patio-Style Townhomes on Dorman Rd.** *(Travis Morgan)* Second review of plans for townhomes between the Haven and the Laurels.
  - C. **Review of Hyundai Plan** *(Travis Morgan)* Second Review of Revised Plans for a Hyundai Dealership represented by John Fryday on behalf of TT of HY Pineville Property LLC and Nick Berndt of AMSI.
  - D. **Approval of Minutes from the May 26, 2020 Work Session Meeting**
  - E. **Budget Amendments for FY19-20** *(Richard Dixon)*
  - F. **Lobby Door at New Town Hall** *(Ryan Spitzer)*
- 4) **Adjourn**

*If you require any type of reasonable accommodation as a result of physical, sensory, or mental disability in order to participate in this meeting, please contact Barbara Monticello, Clerk of Council, at 704-889-2291 or [bmonticello@pinevillenc.gov](mailto:bmonticello@pinevillenc.gov). Three days' notice is required.*

**\*Please note:** Council will hold its Closed Session Meeting first at 6:00 p.m. Members of the public that wish to join the Work Session portion of the meeting can connect/dial in to the meeting beginning at 6:45 p.m. Instructions for joining the meeting are following:

**INSTRUCTIONS FOR ENTERING MEETING VIA ZOOM:**

[rspitzer@pinevillenc.gov](mailto:rspitzer@pinevillenc.gov) is inviting you to a scheduled Zoom meeting.

Topic: June 22 Work Session

Time: Jun 22, 2020 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88500854770?pwd=VUROWXlsTElWNEwxMVcvOW83bTdBdz09>

Meeting ID: 885 0085 4770

Password: 799668

One tap mobile

+16465588656,,88500854770#,,,,0#,,799668# US (New York)

+13017158592,,88500854770#,,,,0#,,799668# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 885 0085 4770

Password: 799668

Find your local number: <https://us02web.zoom.us/j/khV80hNSR>

# Workshop Meeting



**To:** Town Council

**From:** Travis Morgan

**Date:** 6/22/2020

**Re:** Proposed Senior Townhomes on Dorman Rd (*Workshop/Informational Item*)

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## **UPDATE:**

Proposal has been updated from our last workshop in March with the following

- 1) Updated parking plan showing designated nearby parking spaced coded by letter
- 2) Notes on stormwater control.
- 3) Updated architecture and notes.
- 4) View into rear of units changed with units facing Dorman Rd. Arbors added.

## **BACKGROUND:**

Property was conditionally approved and master planned as part of the Laurels, Haven, and Cottages development. Original plan called for office or community space of approximately 10,000 square feet. Applicant and Cottage residents support residential instead. Prior letter from Cottages HOA supports the request with fencing along the rear hill and county stormwater review and approval.

## **PROPOSAL:**

Request is to reopen the prior conditional approved plan to allow age restricted senior townhomes on the site. Proposal is for 23 single story townhome units on the current vacant open green.

## **DEVELOPMENT SUMMARY:**

<b>Location:</b>	13160 Dorman Road
<b>Acreage:</b>	2.214
<b>Zoning:</b>	Existing: O-I (CD) Office/Institutional. Proposed: O-I (CD)
<b>Number of Units:</b>	23
<b>Required Parking:</b>	29 spaces Senior Housing 1.25 each
<b>Parking Provided:</b>	41 in parcel (56 total allocated)
<b>Sidewalks:</b>	5'

**STAFF SUMMARY:**

Staff supports the updates and clarifications. Basic proposal is in harmony as a similar use within the area. Proposal is consistent with adopted plans. Review and confirm parking diagram, buildings, and design. All other Town and County Standards apply.

**PROCEDURE:**

The request is for conditional zoning approval as senior housing is conditionally approved only in this zoning designation. This is also to revise the previous plans to remove the office proposal in favor of the current one. This is a workshop for Council to discuss plan updates and detail with the applicant and staff. This follows standard legislative approval process. There are no findings of facts needed. Applicant follow-up or clarification and next meeting dates are to be determined. Applicant seeks a July 14<sup>th</sup> public hearing.

Office Use Only:

Application #:

Payment Method: Cash  Check  Credit Card  Amount \$ \_\_\_\_\_ Date Paid \_\_\_\_\_

## Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: WAE LAND, INC. Phone: 704.995.2808  
 Applicant's Mailing Address: 1121 CARMEL COMMONS BLVD. SUITE 405, CHARLOTTE NC 28224

### Property Information:

Property Location: 13160 DORMAN ROAD, PINEVILLE, NC  
 Property Owner's Mailing Address: 3452 SHARON ROAD, CHARLOTTE, NC 28211  
 Property Owner Name: MIRSA 2, LLC Phone: \_\_\_\_\_  
 Tax Map and Parcel Number: 221-101-07 Existing Zoning: R-7 MH (CUP.)

### Which are you applying (Check all that apply):

Rezoning by Right  Conditional Zoning  Conditional Rezoning  Text Amendment

### Fill out section(s) that apply:

Rezoning by Right:  
 Proposed Rezoning Designation N/A

Conditional Zoning:  
 Proposed Conditional Use (R-MF) CD . MULTI-FAMILY DISTRICT  
 Acreage 2.182 Square Feet ± 22,200 Approximate Height 20' # of Rooms 2 BR  
 Parking Spaces Required 46 <sup>966 sq/UNIT</sup> Parking Spaces Provided 41 + 5 NEW SPACES **\*\*Please Attach Site Specific Conditional Plan**

Conditional Rezoning:  
 Proposed Conditional Rezoning Designation N/A

Text Amendment:  
 Section N/A Reason N/A  
 Proposed Text Change (Attach if needed) N/A

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

 PRESIDENT  
 WAE LAND, INC.

Signature of Applicant

10/11/2019  
 Date

MIRSA 2 LLC, by Ann Farhaman,  
 Signature of Property Owner (If not Applicant) office

Signature of Property Owner (If not Applicant)

10/18/2019  
 Date

Signature of Town Official

Date

# ADJOINING OWNERS

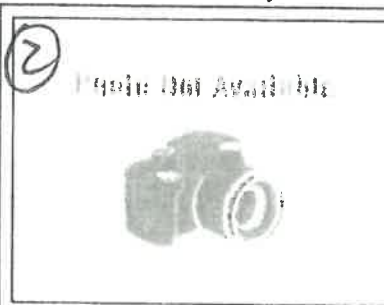
## MECKLENBURG COUNTY, NC POLARIS 3G PROPERTY INFORMATION REPORT

Date Printed: 10/11/2019

Search Criteria: within 5 ft of 22110117. Sorted by: Descending Market Value Order



12/07/2014 from Mecklenburg County  
 1) Parcel ID #: 22110116  
 Location: 13180 DORMAN RD PINEVILLE  
 Land Area: 4.188 AC  
 Sales Price: \$15,860,000.00 (11/24/2009)  
 Tax Market Value: \$8,184,100.00  
 Sq. Ft.: 75,394 Year Built: 1999  
 Bedrooms: 0 Full Baths: 0



2) Parcel ID #: 22110118  
 Location: 13150 DORMAN RD PINEVILLE  
 Land Area: 3.597 AC  
 Sales Price: \$8,120,000.00 (11/24/2009)  
 Tax Market Value: \$4,636,200.00  
 Sq. Ft.: 36,784 Year Built: 1999  
 Bedrooms: 0 Full Baths: 0



3) Parcel ID #: 22110117  
 Location: 13160 DORMAN RD PINEVILLE  
 Land Area: 2.244 AC  
 Sales Price: \$374,000.00 (05/02/2007)  
 Tax Market Value: \$438,800.00



12/07/2014 from Mecklenburg County  
 4) Parcel ID #: 22110143  
 Location: 10043 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$280,000.00 (06/01/2007)  
 Tax Market Value: \$265,900.00  
 Sq. Ft.: 1,910 Year Built: 2006  
 Bedrooms: 3 Full Baths: 2



12/07/2014 from Mecklenburg County  
 5) Parcel ID #: 22110150  
 Location: 10113 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$251,500.00 (08/14/2006)  
 Tax Market Value: \$252,800.00  
 Sq. Ft.: 1,632 Year Built: 2006  
 Bedrooms: 2 Full Baths: 2



12/07/2014 from Mecklenburg County  
 6) Parcel ID #: 22110145  
 Location: 10051 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$150,000.00 (04/19/2013)  
 Tax Market Value: \$251,400.00  
 Sq. Ft.: 1,670 Year Built: 2005  
 Bedrooms: 2 Full Baths: 2



12/07/2014 from Mecklenburg County  
 7) Parcel ID #: 22110146  
 Location: 10055 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$158,000.00 (03/26/2013)  
 Tax Market Value: \$249,400.00  
 Sq. Ft.: 1,698 Year Built: 2005  
 Bedrooms: 2 Full Baths: 2



12/07/2014 from Mecklenburg County  
 8) Parcel ID #: 22110149  
 Location: 10109 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$0.00 (03/30/2017)  
 Tax Market Value: \$247,700.00  
 Sq. Ft.: 1,698 Year Built: 2006  
 Bedrooms: 2 Full Baths: 2



12/07/2014 from Mecklenburg County  
 9) Parcel ID #: 22110144  
 Location: 10047 BISHOPS GATE BV PINEVILLE  
 Land Area: 0.152 AC  
 Sales Price: \$182,000.00 (03/08/2016)  
 Tax Market Value: \$243,800.00  
 Sq. Ft.: 1,582 Year Built: 2005  
 Bedrooms: 2 Full Baths: 2

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

**MECKLENBURG COUNTY, NC POLARIS 3G PROPERTY INFORMATION REPORT**

Date Printed: 10/11/2019

Search Criteria: within 5 ft of 22110117. Sorted by: Descending Market Value Order



12/07/2014 from Mecklenburg County  
10) Parcel ID #: 22110148  
Location: 10105 BISHOPS GATE BV  
PINEVILLE  
Land Area: 0.152 AC  
Sales Price: \$227,500.00 (06/30/2006)  
Tax Market Value: \$243,600.00  
Sq. Ft.: 1,582 Year Built: 2006  
Bedrooms: 2 Full Baths: 2

9

Photo Not Available



11) Parcel ID #: 22110147  
Location: BISHOPS GATE BV  
PINEVILLE  
Land Area: 0.03 AC  
Sales Price: \$0.00 (12/23/2009)  
Tax Market Value: \$0.00

10

**MECKLENBURG COUNTY, North Carolina**  
**POLARIS 3G PARCEL OWNERSHIP AND GIS SUMMARY**  
 Date Printed: 10/11/2019

①①

Identity	
Parcel ID	GIS ID
22150393	22150393

Property Characteristics	
Legal desc	COS M49-851
Land Area	1.14 AC
Fire District	PINEVILLE
Special District	FIRE SERVICE G
Account Type	HOMEOWNERS
Municipality	PINEVILLE
Property Use	SINGLE FAMILY RESIDENTIAL - COMMON

Zoning
Contact appropriate Planning Department or see Map.

Water Quality Buffer	
Parcel Inside Water Quality Buffer	No

FEMA and Community Floodplain	
FEMA Panel#	3710443800K
FEMA Panel Date	02/19/2014
FEMA Flood Zone	OUT:VIEW FEMA FLOODPLAIN TO VERIFY
Community Flood Zone	OUT:VIEW COMMUNITY FLOODPLAIN TO VERIFY

Situs Addresses Tied to Parcel
GREEN BIRCH DR PINEVILLE

Ownership	
Owner Name	Mailing Address
ASSOCIATION INC CAROLINA VILLAGE HOMEOWNERS	PO BOX 38809 CHARLOTTE NC 28278
C/O AMS	PO BOX 38809 CHARLOTTE NC 28278

Deed Reference(s) and Sale Price		
Deed	Sale Date	Sale Price
23616-270	04/10/2008	
15125-866	04/09/2003	\$0.00

Site Location	
ETJ Area	Pineville
Charlotte Historic District	No
Charlotte 6/30/2011 Annexation Area	No
Census Tract #	58.25

Post Construction District	
Jurisdiction	Pineville
District	Pineville

Stream Watershed Districts	
Stream Watershed Name	McALPINE

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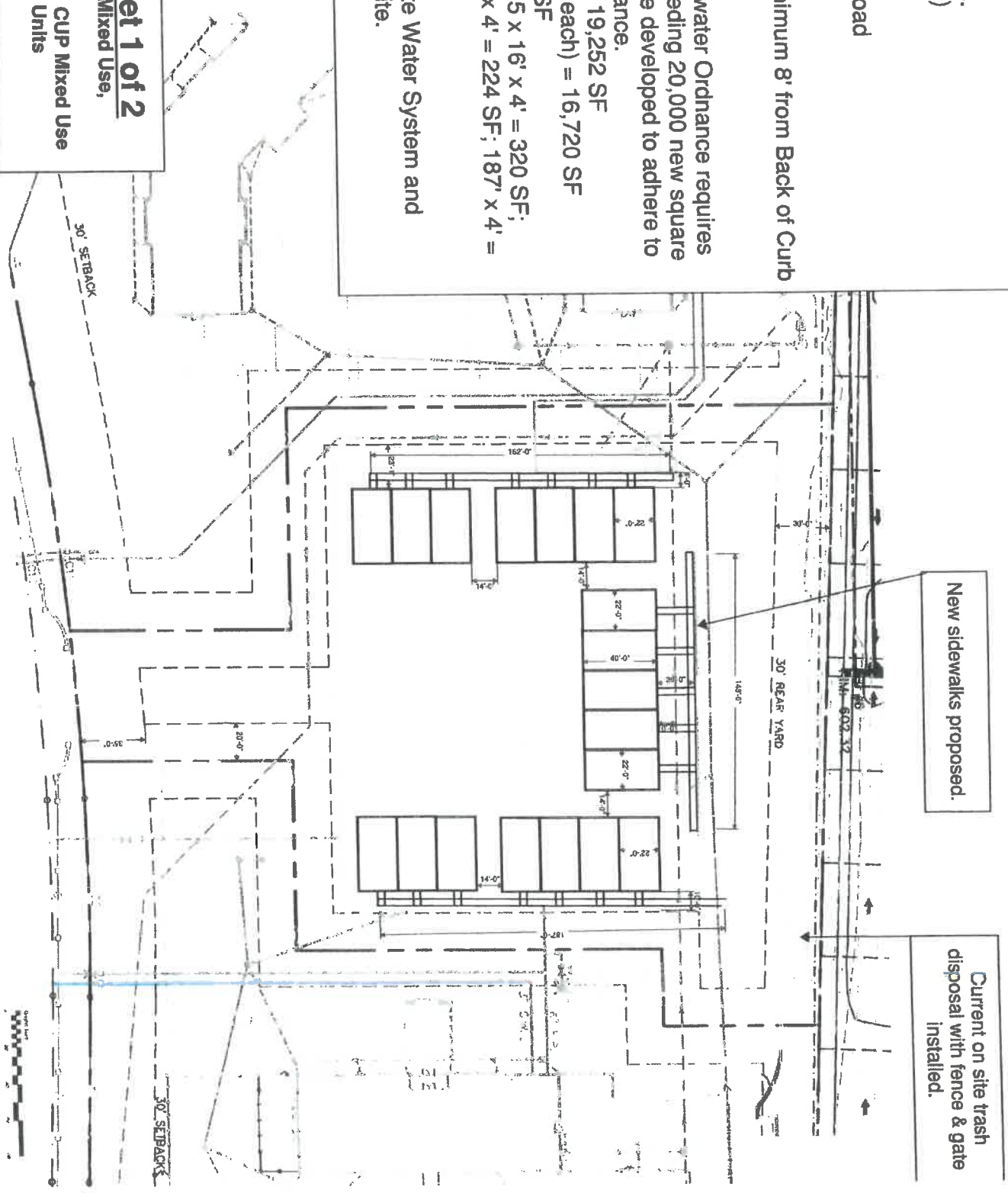
# Patio Home Concept Plan

Typical Unit: 22' x 40' (880 SF/per unit)  
 19 units proposed  
 Existing Parking: 41 Spaces.  
 Required spaces: 2/Unit (40)

Setbacks from Zoning:  
 35' Front Yard at Dorman Road  
 Side Yard: 30' Setback  
 Rear Yard: 30' Setback  
 Proposed TH Location - minimum 8' from Back of Curb

Stormwater Exemption:  
 Mecklenburg County Stormwater Ordinance requires any new development exceeding 20,000 new square feet of impervious area to be developed to adhere to Stormwater detention ordinance.  
 Proposed Impervious Area: 19,252 SF  
 New Units: 19 (880 SF each) = 16,720 SF  
 New Sidewalk: 2,532 SF  
 (148' x 4' = 592 SF; 5 x 16' x 4' = 320 SF; 162' x 4' = 648 SF; 14 x 4' x 4' = 224 SF; 187' x 4' = 748)  
 Property is served by Private Water System and Private Sewer System on site.

**Rezoning Plan Sheet 1 of 2**  
 Existing Zoning: R-7 MH CUP Mixed Use,  
 Assisted Care, Office  
 Proposed Zoning amendment: CUP Mixed Use  
 Town Homes not to exceed 19 Units  
 Date: November 12, 2019





**Proposed Elevations for Pineville Town Home Project off Dorman Road.**

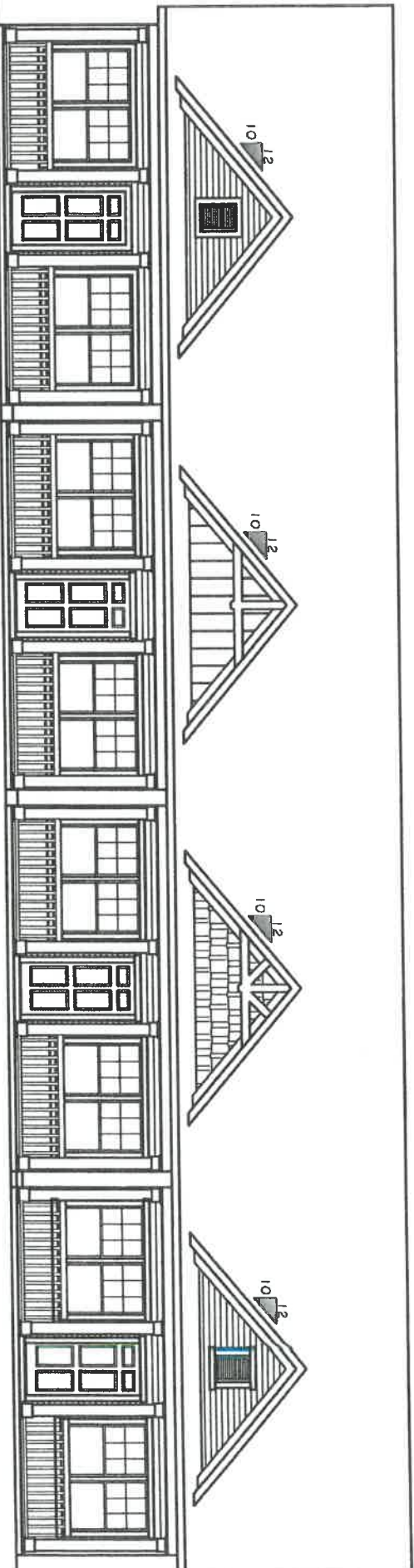
Existing Elevation built in field is the prototype with modifications of additional windows to allow for more light in units.

Existing elevation photo (left) has a side door with steps; proposed elevation below designed with front access and will be on grade for easy access for older adults.

Porches to be framed with white picket railing and square column supports.

Variation of dormer elements vary from horizontal siding, vertical ship-lap, and vinyl shake siding. Cementitious (fiber cement) siding shall be used on elevations below roof lines on front, side and rear elevations.

Grading of site may require shift in elevations necessary to accommodate topographic conditions.



**FRONT ELEVATION - 4 UNIT**

**Rezoning Plan Sheet 2 of 2**  
 Entailing Zoning: R-7 MH CUP Mixed Use,  
 Assisted Care, Office  
 Proposed Zoning amendment: CUP Mixed Use  
 Town Homes not to exceed 19 Units  
 Date: November 12, 2019



13160 Dorman Road, Pineville, NC 28134  
 Owner: MIRSA 2, LLC - Tax Parcel No. 221-10-117, +/- 2.12 acres  
 Petition for zoning change from Conditional Office use to Conditional Town Homes

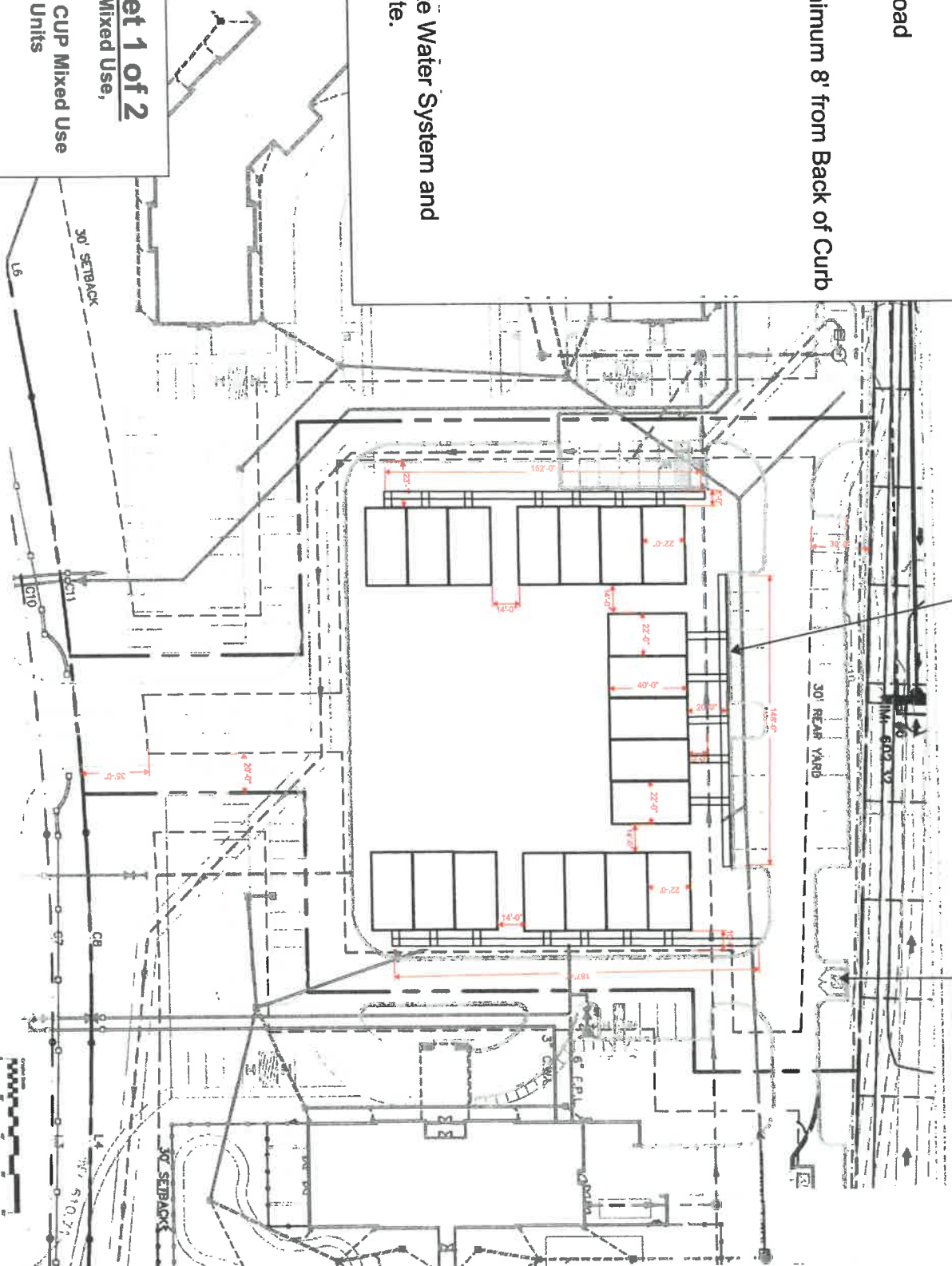
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Side Yard: 30' Setback  
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Proposed TH Location - minimum 8' from Back of Curb

Property is served by Private Water System and Private Sewer System on site.

**Rezoning Plan Sheet 1 of 2**  
Existing Zoning: R-7 MH CUP Mixed Use,  
Assisted Care, Office  
Proposed Zoning amendment: CUP Mixed Use  
Town Homes not to exceed 19 Units  
Date: November 12, 2019



New sidewalks proposed.

Current on site trash disposal with fence & gate installed.





**Proposed Elevations for Pineville Town Home Project off Dorman Road.**

Existing Elevation built in field is the prototype with modifications of additional windows to allow for more light in units.

Existing elevation photo (left) has a side door with steps; proposed elevation below designed with front access and will be on grade for easy access for older adults.

Porches to be framed with white picket railing and square column supports.

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Grading of site may require shift in elevations necessary to accommodate topographic conditions.

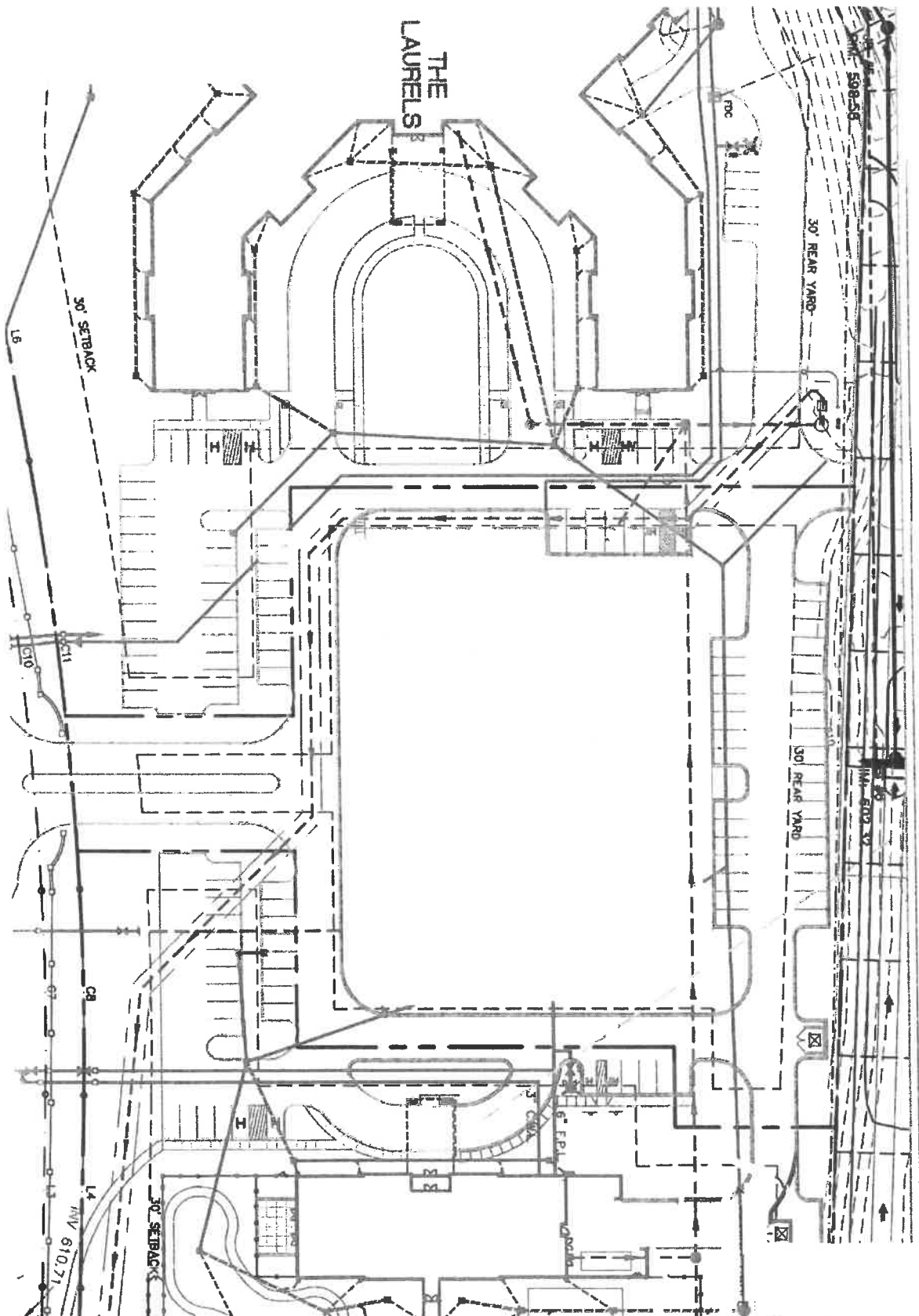
**FRONT ELEVATION - 4 UNIT**

**Rezoning Plan Sheet 2 of 2**  
Existing Zoning: R-7 MH CUP Mixed Use,  
Assisted Care, Office  
Proposed Zoning amendment: CUP Mixed Use  
Town Homes not to exceed Units  
Date: November 12, 2019



13160 Dorman Road, Pineville, NC 28134  
Owner: MIRSA 2, LLC - Tax Parcel No. 221-10-117, +/- 2.12 acres  
Petition for zoning change from Conditional Office use to Conditional  
Town Homes

# THE LAURELS



# The Cottages at Carolina Place

13030 Dorman Road

Pineville, NC 28134

December 10, 2018

Mr. Travis Morgan, AICP

Planning Director, Town of Pineville

P.O. Box 249

200 Dover Street, Pineville, NC 28134

Re: Planned 23-unit Patio Home project on vacant land adjoining The Cottages at Carolina Place

Mr. Morgan,

On November 14, 2018 at our regular Board Meeting for the community, we invited Mr. David Tibbals to share the proposal initially he communicated through our community manager, Ms. Bethany Thoterow of Henderson Properties, back on October 15, 2018.

At the meeting, Mr. Tibbals shared the concept plan for the project, showing the proposed units, the planned open courtyard, and proximity to The Cottages and seeking community support for the project. As the property has been vacant for 12 years, a positive use of the property for Patio Homes would be more acceptable than a restaurant or more intensive use. There was a good discussion with both the board and several residents attending the meeting who voiced their concerns and questions about the project.

The following items highlight the concerns of the community and its conditional support for the plan:

1. Fence separating the property: Currently there is only a partial fence and shrub hedge that separates the Laurels and The Haven's from the existing approximate ten-foot (10') high sloped elevation between the subject property and the Cottages. Members of our community have asked that a continuous fence be installed behind the proposed project protecting future residents of the proposed Patio Homes from accidentally accessing this slope and falling downhill into various individual homeowners' property in the Cottages.

2. **Storm water:** With recent rain storms, concerns were voiced about the planned project and whether there are adequate storm drainage systems to accommodate it. Mr. Tibbals shared that the design for storm systems only account for 10-year storm events. The recent rains appeared to produce temporary flooding and exceeded the systems design limits. Mr. Tibbals shared that the original master plan for the project was designed to handle the then current storm water regulations. As the project is in preliminary stages, Mr. Tibbals committed to a review of the full storm water plan for the community (The Haven's/Laurels and The Cottages), and prior to any final construction documents, engage a civil engineer to review and confirm the storm systems are compliant with the original design and are properly functioning and will accommodate this new development. The existing vacant site is 2.18 acres composed of +/- 1 acre of grassed land, the balance is paved with existing parking for this site, as well as circulation for the Haven's and Laurels. The proposed plan would add approximately 23K SF of (under ½ acre) of impervious area, under current the current scheme.

In summary: Based on the preliminary plan submitted for 23 single-story attached Patio Homes surrounding a common courtyard; and based on satisfactory resolution of the two (2) items described above in the final plans, the community and board gives its conditional support to rezoning of this land for the proposed use.

Sincerely,

W. Anthony Dunn

President

Home Owners Association

Board of Directors

# Workshop Meeting



**To:** Town Council  
**From:** Travis Morgan  
**Date:** 6/22/2020  
**Re:** **Proposed Hyundai Car Dealership** (*Workshop/Informational Item*)

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## UPDATE:

Proposal has been updated from our last workshop with the following

- 1) \$5,000 town sign compensation and corner sign rendering
- 2) Clarification on existing building facades not re-skinned to be painted
- 3) Lighting plan with foot-candle measurements.
- 4) 5 front display cars as shown and 4-foot-tall parking lot screening shrubs
- 5) Payment in lieu option for Cadillac road work

## BACKGROUND:

You may recall the 10518 Cadillac property adjacent to I-485 and Pineville Road from prior dealership proposals: Hyundai June 2017 and Mercedes October 2018. Previously approved new Mercedes was abandoned in favor of improvements at the existing Mercedes facility due to expense and bad soil. Applicants would like to reapprove a similar Hyundai dealership proposal. Automobile dealerships are conditionally approved only in the B-4 zoning district.

## PROPOSAL:

Same applicants as prior Hyundai. John Fryday on behalf of TT of HY Pineville Property LLC and Nick Berndt of AMSI request your consideration of a Hyundai new car dealership. Proposal is similar to 2017 proposal. Highlighted changes are a smaller proposal 40,000 square feet with traffic study allowance of up to 44,000 square feet down from up to 55,000, more detail on clock tower placement and relocated Pineville Welcome sign due to grading, use of dryvit “newbrick” cladding to reskin metal warehouse (see sample material), and larger concrete plaza by the dealership front door.

## DEVELOPMENT SUMMARY:

<b>Location:</b>	10518 Cadillac
<b>Acreage:</b>	11.22 acres (minimum 4 acres)
<b>Square footages:</b>	44,000 per TIA (40,000 shown plus 1,200 car wash) (28,000 minimum) 75,000 (existing remaining warehouse)
<b>Employment:</b>	60 people (stated from prior)
<b>Parking Provided:</b>	<b>Parking met. 519+/- total provided 45 front ‘customer only’ parking spaces.</b>



**Sidewalks:** 10' sidewalk along Pineville Road, 5' sidewalk along Cadillac Street

**Height:** approx. 26-28'

**Traffic:** Additional right turn in pavement for turn radius on Pineville Rd repave and restripe Cadillac for 3 lanes with center 100' minimum car stacking.

**STAFF SUMMARY:**

Staff would note the updates and clarification to the plans. Staff recommends required staff approval for landscape items especially the 4' evergreen screening shrubs to be hollies or similar durable approved selection.

Lighting plan is the primary area of staff concern. As shown, the proposal is not in lighting compliance. Staff recommends consideration for auto dealership needs but consistent with other approved dealerships and in light of similar municipalities. Staff recommends a maximum of 10-24 foot-candles for site lighting such as parking lots and a maximum of 30 foot-candles for the 5 display cars. As shown lighting hits 103.2 foot-candles and 89,902 lumens. Current ordinance is restrictive at 3,750 lumens. Mazda averages less than 20 foot-candles for the parking lot and 30 foot-candles for the display cars. All other town requirement standards and prior full elevations apply.

**PROCEDURE:**

This is a workshop for Council to discuss plan updates and detail with the applicant and staff. This follows standard legislative approval process. There are no findings of facts needed. Applicant follow-up or clarification and next meeting dates are to be determined. Applicant seeks a July 14<sup>th</sup> public hearing.

June 16, 2020

Mr. Travis Morgan, Planning Director  
Town of Pineville  
200 Dover Street  
Pineville, NC

Re: Hyundai of South Charlotte  
10518 Cadillac Street  
Pineville, NC 28134

Dear Travis,

We are submitting with this letter the sheets revised per our workshop meeting with Town Council May 26th. Per the direction received during the meeting, the following changes or clarifications have been made on the submittal:

- 1) Clock Tower 'sign' no longer has the words 'South Charlotte'. See new rendering of the Tower and Pineville sign location relationship.
- 2) Existing Town of Pineville sign will be removed by the developer due to grading issues, and the Town is offered two options. The existing sign will be relocated to the site agreed to near the Cadillac St intersection at Developers cost, or the Developer will contribute \$5000 to the Town toward a new sign, which is expected to be fabricated and placed in 'this' general location by the Town. The Town must decide on which approach is preferred by the time a building permit is issued. Developer will coordinate with Town on schedule of installation to ensure site is ready.
- 3) Landscape screening around the customer parking has been increased to be 4' high at planting. (Note the request for 4' along the Polk St boundary was included in the original submittal, and remains unchanged)
- 4) A parking pad for not to exceed 5 vehicles has been added in the space between the building and the required street sidewalk (see plan). A note limits vehicles to 5, and each cannot have more than 4 tires.
- 5) Conditional notes state the existing warehouse building that receives the new masonry appearing surface will also be painted on the South end (which faces Cadillac St) and the remainder of the Polk St side of the building.
- 6) Wording has been added to provide the developer with the OPTION to make payment in lieu of improvements shown on the drawings to Cadillac street. Additional coordination will take place between the Town and Developer to define the exact scope of work each will complete.

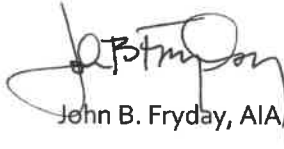
Mr. Travis Morgan, Planning Director

June 16, 2020

Page 2

Thank you for the workshop review with the Council, and we hope addressing all these items will lead us to a Public Hearing and vote to approve on July 14th. Let us know if you see any discrepancies or concerns with how the Council requests were addressed.

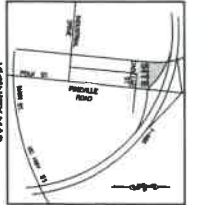
Sincerely,

A handwritten signature in black ink, appearing to read "John B. Fryday". The signature is stylized and cursive, with a large loop at the end.

John B. Fryday, AIA/ASID/ LEED AP

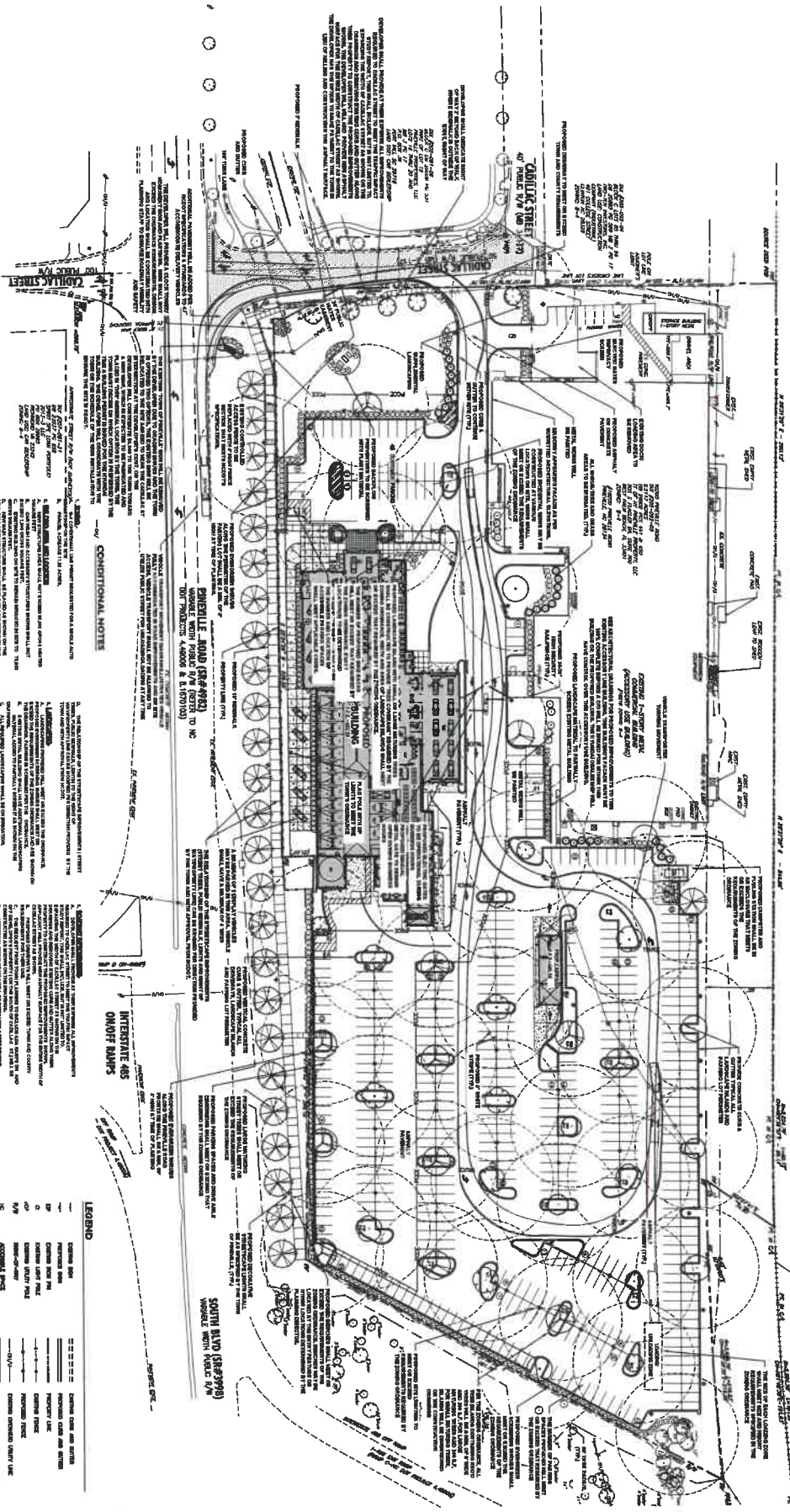
Attachments:

- Sheet C001, *Conditional Use Plan*, dated 06.15.2020
- Sheet C001, *Conditional Use Plan*, dated 06.15.2020 (*with revisions noted*)
- *Hyundai of South Charlotte Elevations and Finishes Sheet 2*, revision 06.15.2020
- *Sign and Clock Tower Perspective 1*
- *Sign and Clock Tower Perspective 2*



DATE: 08/14/2012  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 12-00000000

**SOUTHERN RAILWAY - CIVIL PLAN**  
**SECTION 10: RAILROAD CROSSING APPROACH**

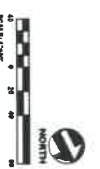


**CONDITIONAL NOTES**

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
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9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

**LEGEND**

- 1. CONCRETED ASPHALT DRIVE
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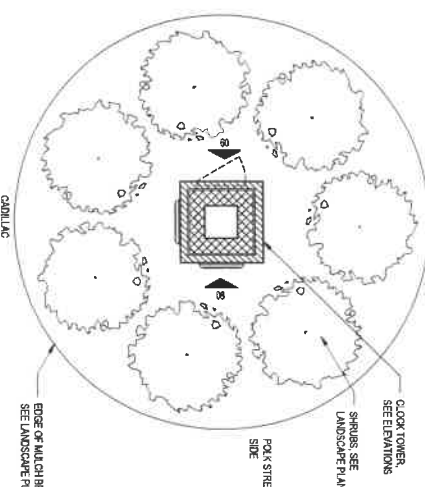


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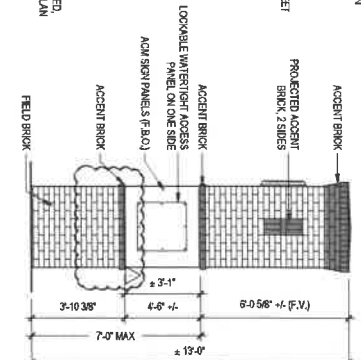
**Hyundai of South Charlotte**  
 10518 Cadillac Street  
 Pineville, North Carolina



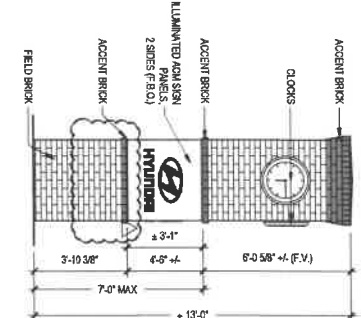
**benesch**  
 Alfred Benesch & Company  
 2358 Perimeter Office Parkway, Suite 50  
 Charlotte, NC 28218  
 www.benesch.com  
 704.521.9800



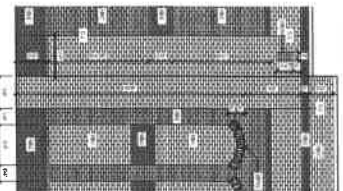
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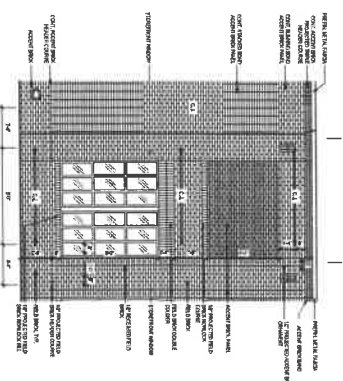
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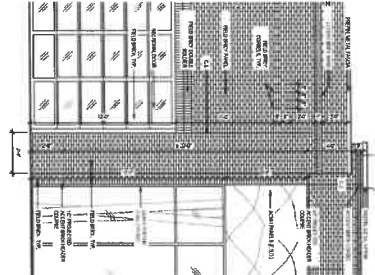
08 - ENLARGED ELEVATION  
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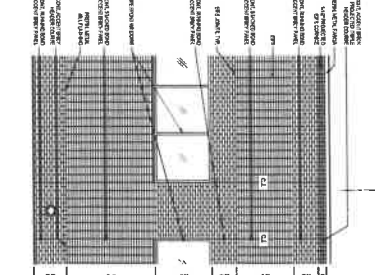
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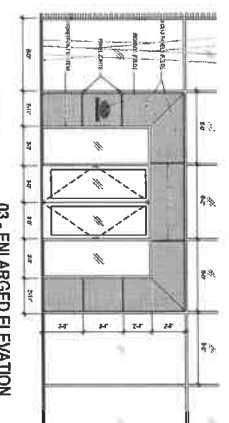
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SCALE: 1/8" = 1'-0"



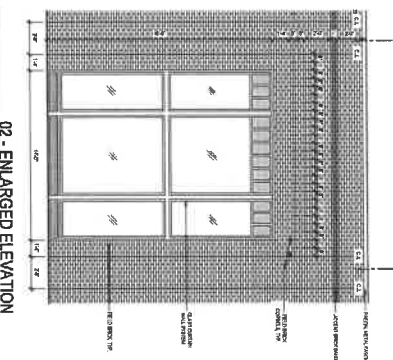
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SCALE: 1/8" = 1'-0"



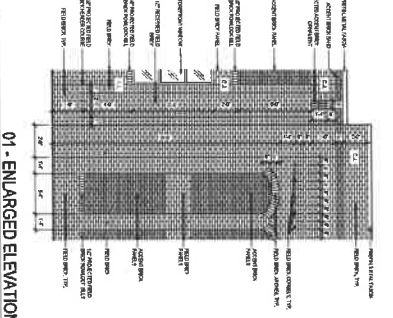
04 - ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"



03 - ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"



02 - ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"



01 - ENLARGED ELEVATION  
SCALE: 1/8" = 1'-0"















10615 Industrial Drive  
 Pineville, NC 28134  
 (704) 835-1123

# ESTIMATE

## EST-2804

Marketing and Branding Solutions  
 www.signarama-pineville.com

Payment Terms: Cash Customer

Created Date: 5/26/2020

**DESCRIPTION:** Real Brick Base Monument Sign

**Bill To:** City of Pineville  
 200 Dover St.  
 PO BOX 249  
 Pineville, NC 28134  
 US

**Pickup At:** Signarama Pineville  
 10615 Industrial Drive  
 Pineville, NC 28134  
 US

**Requested By:** Brian Elgort  
 Email: belgort@pinevillenc.gov

**Salesperson:** Darren Vanderhall

NO.	Product Summary	QTY	UNIT PRICE	UNIT PRICE	AMOUNT
1	<b>Brick Monument Sign w/ Installation</b>	1		\$23,451.95	\$23,451.95
1.1	<b>Custom Item Taxed - Brick/Pre-cast/Foundation</b> Part Qty: 1				
1.2	<b>Custom Item Taxed - Sign Face/Beams/Dimensional Lettering</b> Part Qty: 1 <b>Text:</b> Real Brick Base 124" x 54" x 14" Double Faced Fabricated Aluminum Cabinet Painted Black with 15" x 3" deep Fabricated Aluminum Letters Halo-Illuminated with LEDs (PINEVILLE), 6" x 3" deep Fabricated Aluminum Letters Halo-Illuminated with LEDs (WELCOME TO) and (2) 23" Sandblasted HDU Pineville Logos to mount to Mason Supplied Base with 6" x 6" Red Wood Accent Posts				
1.3	<b>Installation - Installation</b> Part Qty: 1				
1.4	<b>Design / Layout - Design / Layout</b> - # of Hours: 2				
2	<b>Sign Removal (Note: Removal doesn't include breaker box, landscaping, or grading. These items would be handled either by the power company or determined after a detailed survey).</b>	1		\$455.00	\$455.00
2.1	<b>Custom Item Taxed - Existing Sign Removal/Disposal</b> Part Qty: 1				
3	<b>Estimated Permitting</b>	1		\$267.50	\$267.50
3.1	<b>Custom Item Taxed -</b> Part Qty: 1				

4	<b>Estimated Survey (Engineering Survey- TBD)</b>	1	\$5.00	\$5.00
4.1	<b>Custom Item Taxed -</b> <b>Part Qty: 1</b>			

<b>Subtotal:</b>	\$24,179.45
<b>Taxes:</b>	\$1,652.96
<b>Grand Total:</b>	\$25,832.41

Regarding production of custom signs, this estimate is valid based on information from client about the project requirements. Changes by the client after proof and quote approval may result in a change to the price of the produced signs.

Please note our banking details are as shown below.

Acct Name:  
BSB:  
Acct No:  
ABN:

Regarding Installation and onsite services, this quote is for estimation purposes and is not a guarantee of cost for sign services for installation. The Estimate is based on current information from client about the project. for time required to complete the installation. Actual cost may change once project elements are finalized. Client agrees that sign service & repair will add on the cost of ballast, LED lights, lamps, sockets, wiring and other components to restore sign illumination as needed only. Client must request and approve complete replacement of lamps. Client may choose to pay for a site survey wherein we will inspect the sign illumination and will provide an itemized list of replacement components the sign needs.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



**MINUTES OF THE  
TOWN COUNCIL WORK SESSION OF  
Tuesday, May 26, 2020 · 6:00 P.M.  
(Meeting held remotely via Zoom for the Public)  
The Hut Meeting Facility for Council & Staff**

The Town Council of the Town of Pineville, NC, met in a Work Session on Tuesday, May 26<sup>th</sup>, 2020 @ 6:00 p.m. The meeting was held remotely using Zoom for the public. Council Members and Staff were present at the Hut.

**ATTENDANCE**

Mayor: Jack Edwards  
Mayor Pro-Tem: Melissa Davis  
Council Members: Amelia Stinson Wesley, Les Gladden and Joe Maxim  
Town Manager: Ryan Spitzer  
Town Clerk: Barbara Monticello  
Planning & Zoning Director: Travis Morgan

**Present via Zoom:** Financial Director, Richard Dixon. Representatives from Beacon Development including Jon Morris, John Core, and Jeff Orsborn, Larry Shaheen for parking on Downs Rd. and John Fryday/Nick Berndt representing the Hyundai Dealership.

**CALL TO ORDER**

Mayor Jack Edwards called the meeting to order at 6:01 p.m. Council Member Amelia Stinson Wesley made a motion to open the meeting and Council Member Les Gladden seconded the motion. There were ayes by all and the meeting was opened. The Mayor then called upon Planning and Zoning Director, Travis Morgan, to begin the discussion on Kings Grant Warehouse Project.

**DISCUSSION ITEMS:**

**A. Kings Grant Warehouse Project by Beacon Development–** (*Travis Morgan*) Planning Director, Travis Morgan, stated that Carolina Crossing Logistic Center was the name Beacon Developers gave the warehouse complex instead of Kings Grant. Since the town already had a neighborhood by the name of Carolina Crossing, Beacon would have to come up with another name for the center or go back to calling it Kings Grant Warehouse.

This meeting is for a conditional request for a warehouse center of approximately 3.5 million square feet to be situated between Downs Road and Nations Ford Road. They presented an updated plan with notes, clarifications, etc. Council Member Les Gladden suggested discussing each bullet point as they go through each one.

Travis reviewed Staff Comments noting that for note 2F on the plan, it should read “zoned (G-I-CD)” to match the plan in lieu of “zoned for uses permitted”. On note 3B he appreciated them adding comments about outdoor storage but on note 3D, he recommended no outdoor storage from the front of the building to the street particularly on Downs Road and the new connector road. No storage in the front of buildings 2 and 3 facing Downs Road or buildings 4,5,6,7,8 & 11 facing the connector road.

Jon Morris of Beacon Development stated that along Downs Road they will have a berm and landscaping for building 3 southward and buildings 4, 5, 6 will have a 6-foot berm with landscaping. There is a small, triangular piece of land that may be used as a park amenity for picnics at the northwest corner by the nicest of the buildings.

John Core with Beacon Development, asked for clarification on the storage. Director Travis Morgan said the biggest concern was with buildings 2,3,4,5,6,7,8, and 11. He was not keen on outdoor storage.

Referring to note 2G, Mr. Morgan stated that the normal vesting period for the town was 2 years. The note indicated 5 years as a vesting period. Mr. Morgan stated that as long as they kept progressing and continued their efforts, there should not be a problem.

Mr. Morgan stated that on note #6, staff recommended the wording be "No On-street Parking". For notes 6 LMN – Mr. Morgan asked that they "reign in" the wording for "front yard parking" as it was too broad. He'll will work with them on some different language.

Jon Morris noted that with Buildings 7 & 8 there were truck courts that faced sideways and they can be seen from the connector road which Mr. Morgan did not want to see. Council Member Les Gladden suggested changing the wording to "no trucks to be parked at the end of Building 8; no tractor trailers in that area". Jon Morris added that was why they had long neck driveways. Council Member Les Gladden said just don't park trucks in employee lots.

With regards to note #8, they had worked out a plan with alternating decorative and utilitarian forms of lighting but they were still trying to find a less expensive option than the town's lights. He was checking on double head fixtures and was still waiting on pricing for them. Staff's priority is to have more decorative poles on Downs Road and more utilitarian along the connector road.

Mr. Morgan had received two comments from neighboring properties. First was Charles Wilkerson at 1225 Nations Ford Road, who was in agreement with Beacon's plan. Also, Ken and Denise Hammond of 123181 Downs Road, operate a horse farm at that location. They had sent an email with their concerns:

- 1) Stormwater/flooding – avoid Downs Road ditch.
- 2) Lighting, noise, buffers and screening.
- 3) Concerns with the connector road lining up with their driveway. Would like screening if it has to be there and preferably a solid masonry wall as a buffer to mitigate lights and noise from tractor trailers turning in and out of the connector road.

John Core stated that it was their intent to have a landscaping buffer there. Council Member Les Gladden said that on Down's Road, across on Kimbrell's side, when trucks come in at night the headlights will shine right into the windows of their home. There will have to be landscaping and fencing to prevent that from happening. Jon Morris suggested that what they needed was a berm there. Putting a well-landscaped berm with different trees, flowering bushes, etc. across both sides of the roads may be better than a wall since the property slopes down. They want to be good neighbors and do a nice buffer.

Jon Morris suggested moving on to talk about Storm Water. He asked John Core to go over their plan for Storm Water. Mr. Core stated that Parcels A, B, and C that touch Downs Road, will all drain to a BMP. Water will go to a drain under Downs Road. Everything will need to be constructed to meet County regulations as well as NCDOT standards. They will be adding curb and gutter all along Downs Road as well.

Jon Morris added that the whole neck of the entrance will be concrete and will go back 100 feet which is more than what Council had suggested at 50 feet.

Council Member Les Gladden wanted assurance that none of the flooding like they discussed at the last meeting will happen again. Mr. Morris stated that while they couldn't control the amount of rain that falls, they can make it better and admitted that it may not be perfect in a huge rainfall event but it would be better. Council Member Les Gladden then asked him where the gutter was going to end. John Core said that they would end in the same pipes that were discharging from here (pointing to the map on the screen).

Mayor Pro Tem Melissa Davis needed clarification asking that with all the hard surface being added, how could the storm run-off possibly be better? Mr. Core stated that calculations that they prepare and submit to the county have to prove that the flow of water is better than what is was before. Mayor Pro Tem Davis was having difficulty believing that there would not be any flooding. Jon Morris reiterated that it wouldn't be eliminated altogether but that they would be controlling it better than before.

Council Member Les Gladden asked about items on the plan labeled "possible" ponds by the end of building 3. He wanted to know what "possible" meant? Mr. Morris responded that it was probably a carry-over from when they were preparing to put those properties under contract. John Core stated that constructing BMP's 1,2,3, and 4 would have to be done first out of the gate and when all was complete there would be a total of 5 BMP's. Depending on which buildings are built first would depend on which BMP's are built first.

Council Member Les Gladden asked where BMP 6 was going to dump into. Mr. Morris stated that 35% would go north over to McCullough and 65% would travel to a storm water pipe and then down the street to BMP 2. Mr. Morgan asked if those BMP's would be permanent wet ponds? Mr. Core replied that they were required to have water in them year-round. Mayor Pro Tem Melissa Davis asked how they would be maintained. John Core said they get inspected yearly and mowed regularly. Mr. Morgan asked if they would have sand filters to which Mr. Morris replied that they would be way too big for sand filters which are generally used more in areas with sandy soil. Mr. Orsborn added that they would maintain the BMP's with landscapers, etc. and that they would have to be inspected every time there was one inch of rain or more.

Mayor Pro Tem Melissa Davis asked to be further educated on wet ponds and the potential for mosquitos. Jeff Osborne said they will be flushing the water out. Mr. Morris added that they've never had an issue with mosquitos; that's never been a problem. Geese have been an issue but not mosquitos. Beacon did not want to do just a good complex; they wanted to do a great one. They want to work with their neighbors.

Mayor Pro Tem Melissa Davis asked about the noise and the impact the development would have on the two residential homes, as well as the horse farm. Mr. Morris reiterated that trucks would exit the complex on to Nations Ford Road – and that the landscaping and berm will act as the buffer to minimize any impact on the residents. They would have plenty of dirt for a berm with all the farm soil from the Harley property.

Council Member Les Gladden asked if Class I manufacturing was an allowed usage in the General Industrial district. Mr. Morgan stated that anything they wanted to add to Class II, from the first list as a prohibited use, they could look at but he hasn't seen anything that would generate a lot of noise. We can look at particular businesses if we need to.

Council Member Les Gladden asked if restrictions could be put on certain buildings, like buildings 4 through 7 cannot have manufacturing at all because they are closest to residences; can the town prohibit certain things like this? Mr. Morgan again stated that he hasn't seen anything that would cause concern. Mr. Morris added that they looked at those things very carefully – if a tenant puts in something like an air compressor, Beacon asks them to construct a building around it to minimize any noise that it might generate.

Council Member Amelia Stinson Wesley wanted to be sure that Beacon touched base with the Hammonds as it was important to represent this conversation to them. Jon Morris will send an email to them and sit down and discuss with them whatever they would like. Travis will be the point person. Jon Morris said he would like to meet with all of the homeowners.

Council Member Les Gladden asked Beacon to be sure they were aware of the fire hydrant requirements for Pineville, not the county, but for Pineville. Our roads and fire hydrants are more restrictive than what the county allows.

The floor was open to anyone from the public that wanted to speak on the subject. Mr. Kimbrell residing on Downs Road asked if there was any consideration to tie the connector road into Eagleton Downs Road. Mr. Morris stated that due to that section crossing over a creek and other design considerations, it just didn't work with the design of the park. Additionally, on the original plan three driveways were shown exiting onto Downs Road which Pineville asked be eliminated altogether. With the way the driveway comes off of Building 9, the NCDOT would likely have issues with it. Mr.



Kimbrell asked if the NCDOT was okay with where it was presented on Beacon's plan – directly across from the Hammond property? Mr. Morris said that's where they wanted it.

Town Manager Ryan Spitzer said the Town was looking to have a Public Hearing in June and a Council vote on this project in July.

- B. Request for Parking at 510 Eagleton Downs Road** – Planning and Zoning Director, Travis Morgan, stated that all of Eagleton Downs was a conditional use subdivision. The first building on the right as you go into Eagleton Downs is being constructed and the applicant was requesting that we allow parking in front of the building. Our overlay does not allow parking in the front of the building. The proposed parking will be in the front corner. One thing that could offset the parking would be a sidewalk, which is also an asset to the town. The developer is going to put sidewalks in along Eagleton Downs and it will tie in to the Beacon project.

Screening and landscaping along Downs Road would also be an asset to the town. Mr. Morgan was proposing that the developer amend their proposed landscaping to something a little larger to offset the parking in the front of the building. Sidewalks are difficult here because of the drainage coming through there and generally landscaping under the overhead power lines that are there is prohibited so any landscaping should be outside that area.

Larry Sheehan, representing the development of this property, knows the town's concern of the parking in front of the building. He stated that they only needed a little bit of parking out in front of the building and they were going to be sure it looked nice. Council Member Les Gladden asked Travis if he was satisfied with the landscaping.

Mr. Morgan stated they might need to adjust the landscaping a bit, perhaps moving it in front of the utility lines. There is a gap in the buffer due to power line easement. Mr. Shaheen stated he would work with Mr. Morgan on this to do it the right way. Council Member Les Gladden asked if they were OK with doing the landscaping that Pineville required. Larry Shaheen said yes, they were happy to do shrubs.

Mayor Pro Tem Davis asked if the town was going to get sidewalks. She wanted to know about Downs Road and Eagleton. Mr. Morgan replied, yes, the Town will get sidewalks. Council Member Amelia Stinson Wesley asked for clarification on whether the landscaping would extend beyond where parking was proposed. Mr. Morgan replied yes, beyond the proposed parking spaces. There were no additional questions or comments.

- C. Review of Hyundai Dealership Plan:** John Friday, architect for the project, was at the meeting, along with Nick Berndt, Rob Brooks and Wesley Sherrill of Hyundai. Mr. Morgan stated that the applicant was asking for a conditional Zoning Request for a car dealership at 10418 Cadillac Street in Pineville. The plan originally came in as Hyundai dealership, then came back as a Mercedes dealership, and now they were back as a Hyundai dealership but with a new plan. Auto dealerships are a conditional use and that was why they were before the board.

Mr. Morgan stated that the new plan was smaller than the original plan but it closely matched the original plan however. The plan proposed a 40,000 sq. ft. building. All previous restrictions that applied to the original plan were applicable to the new plan. The plan proposed 45 parking spaces in front for customers only and two service bays in the back. Mr. Morgan explained that there was an option to do a payment in lieu of having to pave Cadillac Street. This would allow our Public Works Department to pave the road sooner so the owners could occupy the building quicker.

The new plan also showed the Welcome to Pineville sign moved to the corner of the lot as well as less display vehicles out in front which Mr. Morgan was pleased about. All other plans still need to be approved by Pineville.

The floor was turned over to the architect, John Fryday, who stated that most things are the same plan as the original plan. The relocation of the Pineville sign was still to be discussed. The clock tower will also be in the new plan as it was originally in 2017. The building size was reduced to 40,000 sq. ft. with a floor plan that was slightly different than the original as was the shape of the current building. They were proposing to use a brick like material on the old metal warehouse because the weight of real brick on that building was too heavy. Therefore, they will be using a synthetic material instead. The front of the building will be resurfaced with brick as well.

Council Member Les Gladden asked what they were doing with the rest of the building? John Fryday replied that they were adding landscaping across the front of the building. Mayor Pro Tem Melissa Davis asked if using the faux brick was a cost-saving measure? Mr. Fryday said no, it was because the weight of real brick on that building was the issue. She then asked if only to doing part of the building was a cost-saving measure to which Mr. Fryday replied that he thought so. Mr. Nick Berndt stated that it was no different than the plan originally.

Council Member Joe Maxim remembered that the metal building was originally a point of contention and asked what the intended use for that building was. Mr. Fryday replied that they had worked out with Council what the wording would be for what the warehouse will be used for. Mr. Morgan said the concerns back then for what the warehouse would be storing and that was why the notes were put on there; they were all the same notes and all the conditions carry forth.

Council Member Les Gladden noted that you could still see a lot of the old metal building and they originally talked about extending the brick beyond where the façade ends. He asked if they were still going to do that? John Fryday said they were going to do more landscaping and paint the rest of the building.

Mayor Edwards asked If Mr. Morgan had seen the security rail fence. Mr. Morgan clarified that the perimeter security fencing was what the Mayor was asking about. We have to have a control fence at 4 ft. high.

Mayor Pro Tem Melissa Davis asked about the frontage on 485, recalling there had been a discussion on that back in 2017. Mr. Fryday stated that the ramp had a lot of screening that belonged to DOT and that the only signage proposed was the clock tower signage which lead to a discussion regarding the relocation of the town's Welcome sign.

Mayor Pro Tem Davis did not think \$2,000 was enough to relocate the sign and asked if the applicant was prepared to spend more money if it was necessary? Nick Berndt stated that they were prepared to relocate the sign or do something different, if the Town wanted it.

Council Member Amelia Stinson Wesley expressed concern that with the sign being relocated near the tower it would look as if the town was being sponsored by Hyundai. She didn't want to see this nor did she want to see another brand in the same proximity to the Town's sign. Additionally, the Hyundai sign would read, "Hyundai of South Charlotte" while the town's sign, "Welcome to Pineville" right near it would not make much sense. Council Member Les Gladden stated all of council would be appreciative if they would leave "South Charlotte" off their sign as the dealership was in Pineville, not Charlotte.

Additional items were discussed including enhanced landscaping out front, along with a 4-foot high aluminum fence, what the size of the screening shrub should be, hood-popping and elevated cars on display not being permitted, as well as how many cars can be on display out front.

The town was favoring a new Welcome Sign, perhaps a brick one instead of a plastic one. The town was willing to allow a total of five cars to be parked out front provided the applicant agreed to paying \$5,000 for a new sign. Mr. Berndt agreed to contributing \$5,000 for a new sign for the town.

It was agreed that 4-foot shrubs would be required in front of the customer parking and all along the front with a maximum of five cars allowed to be displayed out front. Council Member Stinson-Wesley was against any cars being displayed but Council Member Joe Maxim stated that it would be fair to allow some cars to be on display. There would be no box trucks allowed on display out front. Applicant for the Hyundai dealership will also do a payment in lieu of paving with the scope of cost for this improvement to be defined and agreed upon by applicant. Council Member Les Gladden also requested an answer to what the rest of the metal building would look like at their next meeting scheduled for June 22 at the Town's Work Session. After they come back for the Work Session in June, a public hearing will be held on the matter in July.

**Discussion of FY 20-21 Budget:** Town Manager Ryan Spitzer stated that in order to balance the budget the following items were either deleted or were being deferred to mid-year:

- 1) Rockin' and Reelin' deleted at \$34,335.
- 2) Fire Department drivers to start mid-year @ \$30,000 (originally \$60,000 for full year).
- 3) Defer VAC truck for Public works at \$270,000.
- 4) Defer AC/Heat in bathrooms at Shay Stage until January \$40,000

Manager Spitzer then stated the town would see about one million dollars less in revenues due to COVID-19.

The good news was that our insurance rates dropped for the first time in a long time by \$9,680. Our Health coaching will also be deleted at \$5,500. The exercise equipment for the park will also be deferred at \$35,000.

Council Member Joe Maxim requested we check on revenues every other month or quarterly to keep close track of funds to monitor the impact from COVID-19.

Mayor Pro Tem Melissa Davis asked if electric rates were going to be increased now or later. Mr. Spitzer suggested discussing the issue with Electric Director, Don Mitchell, as well as discuss limiting the amount of money we allocate to Electricities.

Council Member Les Gladden suggested doing away with the grass cutting contract and bringing that function back in-house. Advise Department Head, Chip Hill, but don't give him the extra person. Mayor Pro Tem Melissa Davis stated she was in favor of bringing the mowing back in-house and recommended contracting out the main thoroughfares like 485 for safety reasons.

Council Member Amelia Stinson Wesley said she is in favor of hiring someone for the handy man position. Council Member Joe Maxim asked to see a job description for this handy man position. Manager Spitzer stated he would get a new job description for the handy man position. Council Member Les Gladden was in favor of filling the handy man spot but not in favor of giving him another person.

Conversation moved to whether to fund for a Police Capitan's position or not. There were differing opinions whether a captain should be appointed before Chief Merchant retired or wait until a new Chief is hired and let him determine who should be the Captain. Mayor Pro Tem Davis was not in favor of funding the position until a new Chief was hired as was Council Member Amelia Stinson-Wesley.

Council Member Joe Maxim stated that it made sense to budget for the position now. He was in favor of budgeting for the position now. Council Member Les Gladden remarked that the Police Department was more stable now than it has ever been and he was in favor of letting Chief Merchant decide who should be hired for the Captain's position. He was of the belief that having a Captain already in place when a new Chief is hired would be more beneficial to a new Chief.

Council Member Joe Maxim asked if someone could be put in as an interim for that position? He would like the process in writing so that everyone was aware of what the process will be. Mr. Spitzer stated that the company assisting the town with finding a replacement for Chief Merchant, Development Associates, determined that the town should start to look for a new Police Chief beginning in August and added that it we were OK for funding the position.

Council Member Amelia Stinson Wesley was not in favor of putting anyone in as Captain until a new chief was hired. Mayor Pro Tem Melissa Davis said she is ok with an interim. Council Member Joe Maxim was in favor of an interim, was in favor of budgeting for the position and was in favor of a new Chief. Council Member Les Gladden was in favor of having someone in the Captain's spot now.

Manager Spitzer moved on to discuss the PARC Plan. Parks and Recreation Director, Kristy Detwiler, was applying for a park grant and Council needed to vote to add this into the capital budget. Council will need to approve the park expansion and approve to have it put in the capital plan in order to get the grant. The town is looking to buy approximately 12.6 acres for approximately \$400,000 for this expansion project. A copy of the minutes stating the approval from Council must be included with grant application.



Next up for discussion was a comparison of companies being considered for handling the employee satisfaction survey. Council had been provided with a sheet in their packets comparing several companies and what they offered. Council Member Joe Maxim like elements of both Culture Amp and Talent Keeper and, for him, it was between these two for the Employee Satisfaction Survey. Council was not comfortable with making a decision and requested more information. Manager Spitzer stated he would try to drill down on the cost of Culture Amp and Talent Keeper and exactly what was included for each.

Mayor Pro Tem Melissa Davis made a motion to adjourn with Council Member Amelia Stinson Wesley seconding the motion. There were ayes by all and the meeting adjourned at 10:40 p.m.

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Jack Edwards, Mayor

**ATTEST:**

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Barbara Monticello, Town Clerk

**TOWN OF PINEVILLE  
BUDGET AMENDMENT**

**WHEREAS**, the Governing Board of the Town of Pineville, North Carolina adopted on the 24th day of June, 2019, the Town of Pineville budget for the fiscal year beginning July 1, 2019 and ending on June 30, 2020; and

**WHEREAS**, it is appropriate to amend the accounts in the fund listed for the reasons stated;

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Board of the Town of Pineville, North Carolina, that in accordance with the authority contained in G.S. 159-15, the following accounts are hereby amended as shown and that the total amounts are herewith appropriated for the purposes shown.

**Section 1:** To amend the General Fund, the appropriations are to be changed as follows:

<b>Department</b>	<b>Number</b>	<b>Decrease</b>	<b>Increase</b>
Governing Board - Legal	4100		175,000
Admin - Capital Outlay	4200		517,000
Police - M&R vehicle	5100		16,000
Police - Salaries	5100		12,000
Cultural & Tourism - Capital Outlay	6300		67,000
<b>Total</b>			<b>787,000</b>

**Section 2:** To amend the General Fund, the estimated revenues are to be changed as follows:

	<b>Number</b>	<b>Decrease</b>	<b>Increase</b>
Misc Revenue - Insurance Refunds	3350		16,000
Misc Revenue - overtime pay	3450		12,000
Prepared Food Tax	9999		67,000
Local Option Sales Tax	3450		250,000
Utilities Franchise Fees	3370		130,000
General Fund - reserves	9999		312,000
<b>Total</b>			<b>787,000</b>

**To amend appropriations for railroad legal fees and purchase of land from Norfolk Southern.**

**To amend appropriations for auto insurance refunds and overtime reimbursements from** (see attached)

**To amend appropriations for additional purchases of splash pad spray features.**

**Section 3:** To amend the General Fund, the appropriations and estimated revenues are to be changed as follows:

Revenue - Sale of Fixed Assets	3830	3,500,000	
Admin - Capital Outlay	4200		3,500,000

**To amend appropriation and estimated revenues for sale of mill projected in FY21.**

**Section 4:** To report use of contingency funds for FY20 (100,000) budgeted.

	<b>Number</b>	<b>Decrease</b>	<b>Increase</b>
Contingency Fund		43,277	
Administration - Contract Services	4500		27,277
Administration - Covid19 PPE	9000		<u>16,000</u>
		<b>43,277</b>	<b>43,277</b>

\* See attached for list of Contingency items

Adopted this 20th day of June, 2020

Town of Pineville, North Carolina

\_\_\_\_\_  
John Edwards, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Monticello  
(Seal)

**Police Department:**

Salaries and Benefits - budget increase for overtime reimbursements from DOJ for task force assistance.

Police - M&R vehicle - budget increase for repair of police vehicles involved in accidents from claims paid by insurance company.

**Contingency Funds:**

Kronos	2,000.00
Verizon	4,402.00
Asbestos removal	8,488.00
GPS hardware	2,387.00
ClearGov	<u>10,000.00</u>
Total	27,277.00

# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 6/18/2020

**Re:** Town Hall – Secure Second Floor

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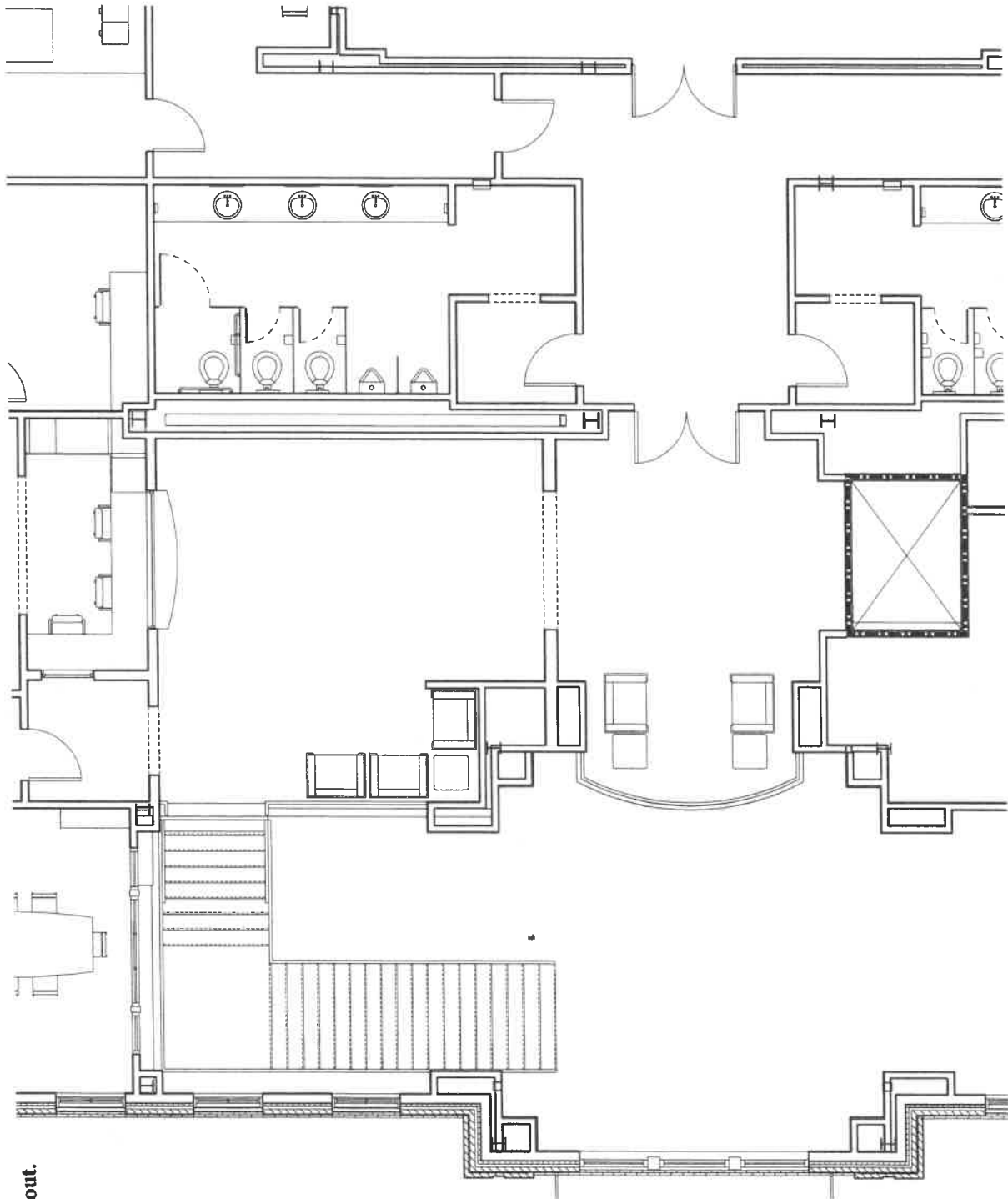
## **Overview:**

The current design of the new Town Hall leaves the second floor open to visitors after town business hours. This is due to there not being a gate or a door to stop patrons who are going to the library from coming upstairs. This could be a safety risk.

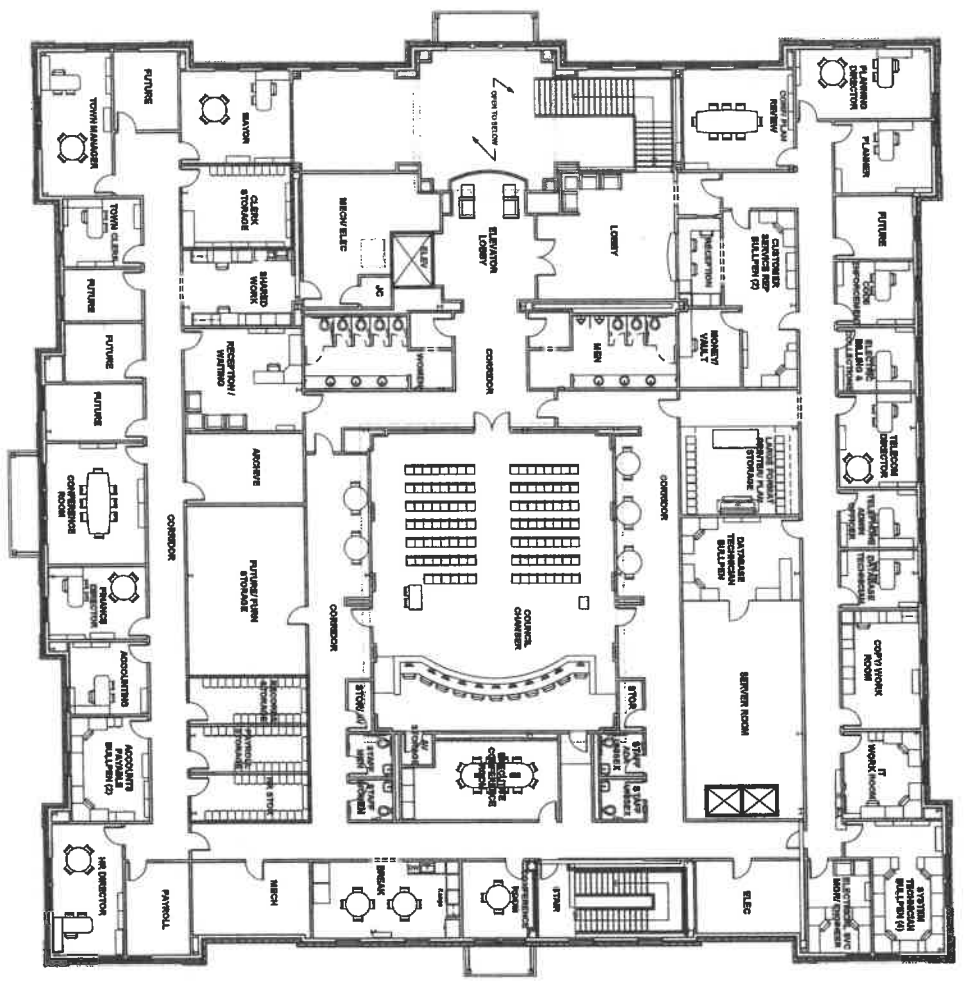
The design team has been discussing this and came up with an option. Does Town Council want to secure the upstairs from after hour visitors as depicted in the attached diagram? If Council does not think this will pose a significant problem, then we can keep the design as it is.

## **Attachments:**

1. Current layout of second floor of new Town Hall
2. Proposed safety enhancements



**Current Town Hall Layout.  
Lobby not secured.**



# PINEVILLE TOWN HALL AND LIBRARY

No.	Description	Date

Project Number: 2015-041  
 Date: 05-04-2020

**SECOND FLOOR FURNITURE PLAN**  
**A10.02**

**CREECH ASSOCIATES**  
 1000 W. Mansfield St.  
 Charlotte, NC 28203  
 P 704.376.0000  
 www.creechassociates.com

**Progress Drawings**

Not for pricing, permitting or construction. If used for estimating, it must be understood by all that the drawings and specifications at this point in time are incomplete and cannot be assumed to be the correct budgeting or bidding.

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# Memorandum



**To:** Mayor and Town Council

**From:** Ryan Spitzer

**Date:** 6/18/2020

**Re:** New Town Hall

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## **Overview:**

The Architect had proposed various heating and cooling systems for the new Town Hall. These were presented to Council several months ago and Council had asked for an economic analysis on if the more expensive systems would pay for themselves in the long haul.

Alternative 1 is what is currently priced for the project. As you can see in the analysis Alternative 2, which is \$215,000 more than Alternative 1 is the only system that would make sense from a payback methodology. The simple payback would be 11.9 years. This would be achieved through lower energy cost and maintenance over alternative 1.

The County would prefer to go with Alternative 2. However, Council needs to determine if the approximately 12 year payback is sufficient enough to make the initial investment in the higher cost system.

## **Attachments:**

Economic Analysis  
Description of Alternative 1 and Alternative 2



# HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE

Pineville Town Hall and Library  
Pineville, North Carolina

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## Division 23 – Heating, Ventilating and Air Conditioning

### General

It is the intent of this Design Development Narrative to provide the Owner and CM at Risk with a document outlining the proposed design, space requirements and details needed to develop the cost estimate for the mechanical portion of this project. This information is subject to revisions during the course of the following stages of design as new information becomes available.

The following requirements are provided to initially define the various HVAC system requirements and engineering services for the facility.

The heating, ventilating and air conditioning systems shall comply with the following codes:

- . ADA - Americans with Disabilities Act
- . 2018 NC State Building Code
- . National Electrical Code - Latest Edition
- . The Requirements of the North Carolina Department of Insurance
- . OSHA Requirements
- . ASME Requirements for Pressure Vessels
- . ANSI Standards
- . ASHRAE Indoor Air, Commissioning and Refrigeration Guidelines
- . ASHRAE 90.1 - 2013

All air balancing shall be provided by an independent certified balancing subcontractor to the mechanical contractor. All water balancing shall be handled by the same subcontractor.

### HVAC System Performance Criteria

#### Design Conditions

#### Outdoor Weather

ASHRAE: Based on Charlotte, NC

Summer (1.0%) 2013 ASHRAE 91°F db 74°F wb

Winter (99.6%) 2010 ASHRAE 21°F db (9.8°F 5 year low)

Heating-degree-days (65): 3341

Cooling-degree-days (50): 4704

Elevation: Approximately 700 Ft above sea level

### Indoor Performance

Seasonal Criteria	DB Degrees F	WB Degrees F
Inside Summer – Telecom Rooms	76 – 78 ± 2F	50% RH ± 5% RH Max
Inside Summer – Office / Common Areas	74 – 76 ± 2F	50% RH ± 5% RH Max

**HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**  
**Pineville Town Hall and Library**  
**Pineville, North Carolina**

Inside Winter – Office / Common Areas	70 – 74 ± 2F	No added humidity
Inside Summer – Conference and Meeting Rooms	74 – 76 ± 2F	50% RH ± 5% RH Max
Inside Winter – Conference and Meeting Rooms	70 – 74 ± 2F	No added humidity
Inside Summer – Future Library Spaces	74 – 76 ± 2F	50% RH ± 5% RH Max
Inside Winter – Future Library spaces	70 – 74 ± 2F	No added humidity
Inside Summer – Primary Mech/Elec	+5F above outside ambient	
Inside Winter – Primary Mech/Elec	50F ± 5F	

**Internal Conditions**

People                                      Based on net 180 SF/Person  
 Lighting                                    0.75 W/SF based on the whole building method  
 Plug Loads                                Cooling capacity for 0.6 W/SF average in the building

**Building Construction**            Two Floors – 44,000 SF total

Roof                                        Masonry above deck, Insulation R-25/U-0.048 min per  
 ASHRAE 90.1-2013  
 Walls                                        Concrete block with insulation and face brick R-9.5 ci.min per  
 ASHRAE 90.1-2013  
 Glass                                        SHGC = 0.27, U-0.45 (assembly with frame) + Overhangs

**Special Loadings for Cooling Consideration**

People                                      High Density Meeting Rooms and Dias Areas  
 Ventilation                                Based on ASHRAE standard 62-2013 requirements  
 Server Room                                Cooling for 50W/SF of heat rejection in the Server Room.

**Energy Objectives**

Meet or exceed ASHRAE 90.1-2013  
 NC 2018 Energy Code compliance. Exceed ASHRAE

**Codes and Standards**

ASHRAE 90.1-2013 (Required by NC 2015 Energy Code)

## **HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**

Pineville Town Hall and Library  
Pineville, North Carolina

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ASHRAE 62-2013  
NCBC-2018

### HVAC Design Narrative

#### General

The first floor library space base bid will include vertical ductwork and 8 electric unit heaters only. The fit out of the library space and rooftop equipment as shown on plans, is considered a separate cost.

The primary building mechanical systems will be determined on energy goals as well as life cycle costs to be completed during the next phase of design:

Per discussions, we expect that the building mechanical system will be one of the following in order of Option No 1 and Option No 2 with associated energy use details previously provided.

- 1) Option No. 1 - Rooftop Dx/Gas Packaged Air Handling Equipment with Electric Heat and SCR control of heating.
- 2) Option No. 2 - Rooftop Dx Packaged Air Handling Equipment with Hot Water Reheat for better comfort control.

The following is a summary of each system in terms of major components:

**System Option No 1: Rooftop Packaged Dx/gas VAV Air Handling Units and Variable Air Volume Airside equipment with Electric Reheat in each VAV Terminal unit.**

Option No 1 includes two rooftop Dx units, sized at a nominal 50 tons. Each unit will be placed on seismic spring isolation curb. Gas heat will be utilized for morning warm up and discharge air control in low ambient conditions.

**System Option No 2: Rooftop Packaged Dx VAV Air Handling Units and Hot Water Boiler System with Variable Air Volume Airside equipment.**

The above listed listed system is similar in size and approach to System Option #1, except that the primary heating source will be hot water in each VAV terminal unit. The hot water system is viewed as providing better comfort control and lower long term life cycle costs over electric reheat.

#### Telecom or IT Closets:

These areas will be provided with dedicated 24/7 refrigerant based cooling systems.

#### Test and Balance:

## **HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**

Pineville Town Hall and Library

Pineville, North Carolina

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The air and water systems will be balanced by a single independent NEBB or AABC test and balance firm as a subcontractor to the mechanical contractor.

### **Life Safety Systems:**

Safety features include:

- Fire dampers will be provided in the supply, return and exhaust ductwork at each floor as well as any other wall openings designated through a 1, 2 hour or higher firewall.
- Interlock with smoke detection devices to shutdown air handling systems in the event of smoke to prevent spreading.

### **Special Systems Considerations**

**Outside Air:** The outside air requirements for each space will be determined based on the outside air requirements outlined in ASHRAE Standard 62-2013. The Ventilation Rate Procedure described in this standard will be implemented. Critical zone minimum flows will be adjusted as necessary to avoid unreasonably high outside air ratio requirements.

### **Thermal Comfort**

<b>Design Conditions:</b>	
<b>Clothing Level (assumed):</b>	0.3 – 0.7 clo Units
<b>Metabolic Rate</b>	1-1.3 Met Units in Office/Meeting areas
<b>Temperature Stratification</b>	≤ 5.4F from floor to 5'-10" AFF
<b>Max Operative Temp Variation:</b>	+/- 2F within 15 minutes
<b>Max Draft Temperatures</b>	< 4F within 1 hour period

Areas of the building that are outside the scope of compliance with this above listed criteria are as follows:

- Exit corridors (non-conditioned)
- Vestibules for entry and exit (uncontrolled infiltration)
- Telecom Server Rooms or equipment spaces.

HVAC system has limitations for the above control when:

- Temperature outside exceeds the design conditions
- Temperature outside drops below the design conditions

It is expected that the humidity range of the building will be maintained within the normal operation of the HVAC system during summer hours but is less predictable during winter heating periods.

## **HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**

Pineville Town Hall and Library  
Pineville, North Carolina

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### **Comfort System Description**

The system uses multiple zones of temperature control for current and future flexibility. Set points have limited ranges of adjustment to conform to maximum/minimum limits for Figure 5.2.1.1 of the 55-2010 Standard. Temperature control will be monitored by wall mounted sensors (adjustable) and mounted at 42" AFF per local handicap codes. All temperature control ranges are also adjustable from the BMS. It is expected that for areas shared by large volumes of people, set points will continue to be locked. Private offices and conference rooms will have larger user controlled temperature ranges for personal preference. Individual offices and conference rooms over 150 SF will be provided individual terminal units and control. Because the building internal latent loads are occupancy driven, and all areas served by any individual air handling unit are predominately open with a common RA plenum; the building spaces will not maintain different moisture contents and VAV coil dehumidification and minimum VAV flow will maintain the humidity range for the building.

Sensing Points for Temperature – Individual Zone Sensor, Individual AHU RA Sensor  
Sensing Point for Humidity Individual Unit RA Humidity Sensor  
Sensing Point for Carbon Dioxide - Individual Zone Sensor (areas with over 40ppm/1000 SF)  
Individual Unit CO<sub>2</sub> Sensor for general outside air control of non-critical spaces.

This design will meet the design requirements with the following in mind:

- . It will have sufficient zones for occupant adjustment based on common use areas
- . It will allow adjustment for personal taste in private areas to maximize user satisfaction
- . It will have the capability to lock set points in higher occupancy shared environments to minimize conflicts
- . Building computer model calculations will be used to confirm acceptable temperature and humidity levels within the requirements for each zone and floor
- . It will be monitored/alarmed for performance by the BMS system by trend values.

### **Outdoor Air Delivery Monitoring**

#### **Design Description**

The air handling unit for this building will have an air flow monitoring station on the outside air intake and the relief air duct for each air handling unit to ensure that the required minimum outside air is provided.

The value of this design is:

- . It will integrate the ventilation requirements into the building exhaust and air pressurization balance by adjusting the building relief volumes as appropriate to the outside air levels.

## **HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**

Pineville Town Hall and Library  
Pineville, North Carolina

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The outside air level will be monitored/alarmed for performance by the BMS system by AO CFM and damper position. The outside air levels will be allowed to rise during economizer mode, but will not be allowed to fall below the minimum requirement.

### **Special Exhaust – Indoor Pollutant Control**

#### **Design Description**

The relief air exhaust can be extended to provide the minimum condition of 0.5 cfm/sf flow and .03" negative pressure at rooms designated for enclosed janitor rooms. Each unit will be equipped with MERV 13 filters at the completion of construction.

### **Measurement and Verification System Base (End-Use Metering)**

#### **Design Description**

Measurement and verification will be provided. Permanent monitoring of space carbon dioxide and power consumed will be accomplished through the reporting function of the DDC system. Trend information will be archived on the desktop computer for review on a weekly or daily basis as required.

Energy data will be collected via modbus breakers

- . All lights and receptacles
- . All VAV zones
- . All air handling units
- . All lighting (building total)
- . All receptacles (building total)
- . All emergency power (including elevator)
- . Parking lot main circuit feed from building panel

Additional monitoring for the following from the DDC

- . Variable frequency drives on each pump
- . Exhaust fans
- . Chillers
- . Boilers

The metered information can be used to optimize energy consumption and reduce expenditure.

### **Optimized Energy – HVAC**

Significant decreases in energy use for the HVAC system will be considered as follows:

- . **Pumping Energy:** The design provides for variable speed pumping on CHW and HW. Pumping is pressure controlled based on the positions of the coil valves. The chilled water system will be primary variable. The HW system will be primary/secondary.



## **HVAC SYSTEM DESIGN DEVELOPMENT NARRATIVE**

Pineville Town Hall and Library  
Pineville, North Carolina

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- . **Variable Air Volume System:** The ASRHAE 90.1 Appendix G base building fan system for a building of this size utilizes variable volume air system with hot water reheat. We are proposing a variable volume chilled water / HW based system with multiple air handling units and zones. This will save energy by reducing cooling costs during off-peak seasons. This reduces both fan energy and cooling/reheat energy. Cooling is provided by air-cooled chillers and HW by a boiler.
- . **Fan Energy:** Critical zone pressure reset is used for fan energy minimization. Discharge air reset based on outside air is also used.
- . **Economizer:** An air side economizer exceeding the 90.1 requirement for this climate zone is designed for the proposed building.
- . **Demand Control Ventilation:** Demand control ventilation will be used in areas with occupant driven outside air requirements to reduce outside air flow, heating and cooling during periods of low occupancy
- . **NEMA defined Premium efficiency motors** for pumps and AHUs exceed the requirement by the Energy Policy Act of 1992 (EPACT) – an average of 94% compared to 91%.
- . **Lighting Controls:** The overall lighting energy usage will be reduced through the use of occupancy sensors where appropriate.

The energy savings achieved by the features described above will be calculated using a whole building energy analysis comparing the design building to a base building in the Trane Trace 700 energy modeling program. The overall objective will be an improvement over the minimum requirements of ASHRAE 90.1-2013.

End

# Economic Summary

## Project Information

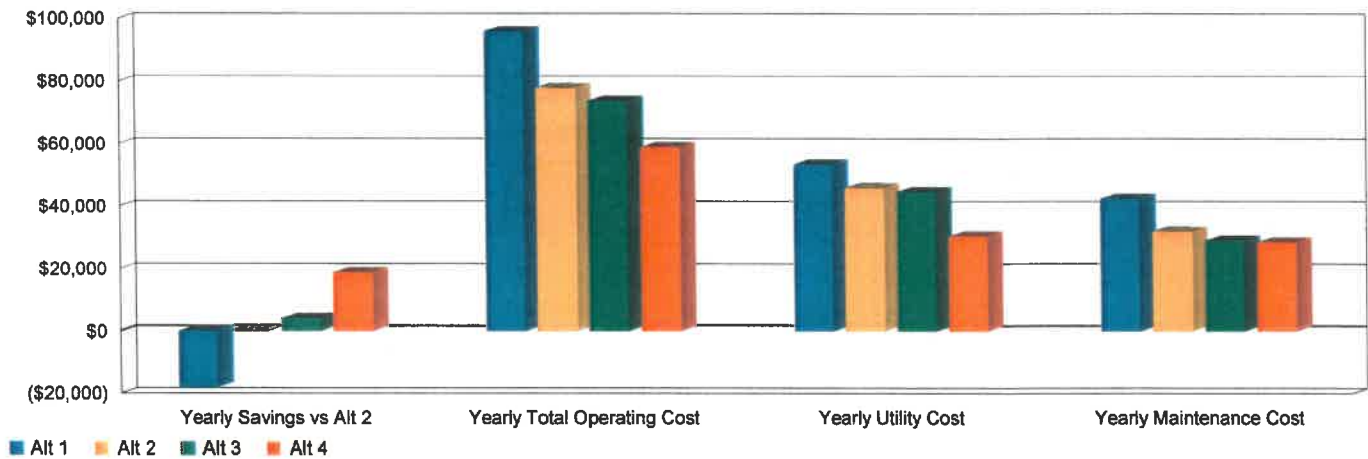
Location: Pineville NC  
 Project Name: Pineville Town Hall  
 User: MSR  
 Company: CMTA

Study Life: 25 years  
 Cost of Capital: 10 %  
 Alternative 1: Package DX RTU w/Elec Reheat  
 Alternative 2: Dx RTU with HW Reheat  
 Alternative 3: 4-Pipe System  
 Alternative 4: Geothermal

## Economic Comparison of Alternatives

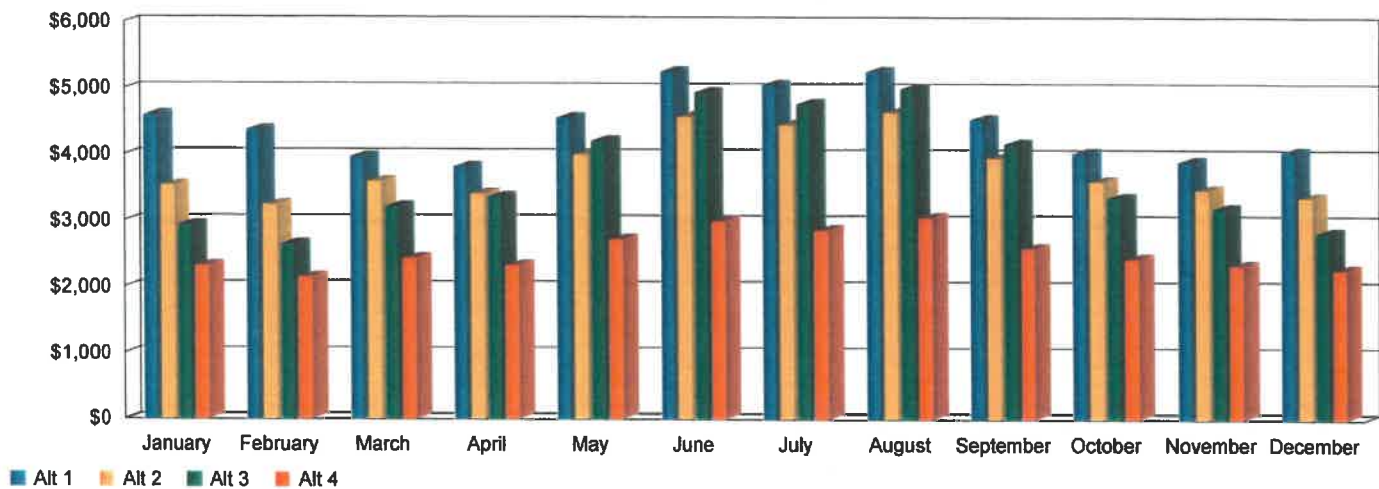
	Yearly Savings (\$)	First Cost Difference (\$)	Cumulative Cash Flow Difference (\$)	Simple Payback (yrs.)	Net Present Value (\$)	Life Cycle Payback (yrs.)	Internal Rate of Return (%)	Life Cycle Cost Difference
Alt 2 vs Alt 1	18,064	215,000	561,897	11.9	16,536	21.6	10.8	16,535.75
Alt 3 vs Alt 1	22,203	460,000	916,677	20.7	-74,687	No Payback	8.4	-74,686.50
Alt 4 vs Alt 1	36,902	750,000	1,169,126	20.3	-193,991	No Payback	7.2	-193,990.50
Alt 3 vs Alt 2	4,139	245,000	354,780	59.2	-91,222	No Payback	6.3	-91,222.24
Alt 4 vs Alt 2	18,838	535,000	607,229	28.4	-210,526	No Payback	5.6	-210,526.30
Alt 4 vs Alt 3	14,699	290,000	252,449	19.7	-119,304	No Payback	4.8	-119,304.00

## Annual Operating Costs



	Yearly Savings vs Alt 2	Yearly Total Operating Cost (\$)	Yearly Utility Cost (\$)	Yearly Maintenance Cost (\$)	Plant kWh/ton-hr
Alt 1	-18,064	95,920	53,420	42,500	0.858
Alt 2	0	77,856	45,856	32,000	0.517
Alt 3	4,139	73,717	44,637	29,080	0.951
Alt 4	18,838	59,018	30,518	28,500	0.387

### Monthly Utility Costs



# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 2 vs Alternative 1

First Cost Difference	215,000.00
Down Payment Difference	215,000.00
Net Present Value of Incremental Cash Flows	16,535.75
Life Cycle Cost Difference	16,535.75
Revenue Penalty Difference	0.00
Simple Payback on Investment	11.9 years
Life Cycle Payback on Investment	21.6 years
Internal Rate of Return	10.8 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-215,000.00	-215,000.00	-215,000.00	-215,000.00
1	18,063.60	-196,936.40	16,421.45	-198,578.55
2	18,815.51	-178,120.90	15,550.00	-183,028.54
3	19,600.47	-158,520.43	14,726.12	-168,302.42
4	20,420.01	-138,100.42	13,947.14	-154,355.28
5	21,275.71	-116,824.71	13,210.54	-141,144.74
6	22,169.24	-94,655.47	12,513.95	-128,630.79
7	23,102.33	-71,553.14	11,855.15	-116,775.64
8	24,076.82	-47,476.32	11,232.01	-105,543.63
9	25,094.61	-22,381.71	10,642.56	-94,901.06
10	26,157.72	3,776.01	10,084.93	-84,816.13
11	27,268.23	31,044.24	9,557.34	-75,258.79
12	28,428.34	59,472.58	9,058.14	-66,200.65
13	29,640.36	89,112.94	8,585.75	-57,614.89
14	30,906.70	120,019.64	8,138.70	-49,476.20
15	32,229.89	152,249.52	7,715.58	-41,760.62
16	33,612.56	185,862.09	7,315.07	-34,445.55
17	35,057.52	220,919.60	6,935.94	-27,509.61
18	36,567.64	257,487.24	6,577.01	-20,932.60
19	38,145.99	295,633.24	6,237.17	-14,695.43
20	39,795.76	335,429.00	5,915.38	-8,780.05
21	41,520.29	376,949.29	5,610.66	-3,169.39
22	43,323.09	420,272.38	5,322.06	2,152.68
23	45,207.83	465,480.21	5,048.72	7,201.40
24	47,178.37	512,658.58	4,789.81	11,991.21
25	49,238.74	561,897.32	4,544.54	16,535.75

# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 3 vs Alternative 1

First Cost Difference	460,000.00
Down Payment Difference	460,000.00
Net Present Value of Incremental Cash Flows	-74,686.50
Life Cycle Cost Difference	-74,686.50
Revenue Penalty Difference	0.00
Simple Payback on Investment	20.7 years
Life Cycle Payback on Investment	Does not pay back
Internal Rate of Return	8.4 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-460,000.00	-460,000.00	-460,000.00	-460,000.00
1	22,202.90	-437,797.10	20,184.46	-439,815.54
2	23,137.39	-414,659.71	19,121.81	-420,693.73
3	24,113.33	-390,546.37	18,116.70	-402,577.03
4	25,132.64	-365,413.73	17,165.93	-385,411.10
5	26,197.33	-339,216.41	16,266.46	-369,144.62
6	27,309.49	-311,906.92	15,415.49	-353,729.13
7	28,471.32	-283,435.60	14,610.29	-339,118.84
8	29,685.14	-253,750.45	13,848.34	-325,270.51
9	30,953.36	-222,797.09	13,127.24	-312,143.26
10	32,278.51	-190,518.58	12,444.76	-299,698.50
11	33,663.24	-156,855.34	11,798.76	-287,899.74
12	35,110.33	-121,745.01	11,187.23	-276,712.51
13	36,622.69	-85,122.31	10,608.29	-266,104.23
14	38,203.38	-46,918.93	10,060.14	-256,044.09
15	455,817.70	408,898.77	109,119.10	-146,924.98
16	41,582.67	450,481.44	9,049.60	-137,875.39
17	43,388.13	493,869.57	8,584.11	-129,291.28
18	45,275.66	539,145.23	8,143.22	-121,148.06
19	47,249.10	586,394.33	7,725.60	-113,422.46
20	49,312.51	635,706.84	7,329.99	-106,092.47
21	51,470.11	687,176.95	6,955.18	-99,137.29
22	53,726.36	740,903.31	6,600.06	-92,537.23
23	56,085.90	796,989.21	6,263.57	-86,273.66
24	58,553.61	855,542.82	5,944.69	-80,328.97
25	61,134.61	916,677.44	5,642.48	-74,686.50

# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 3 vs Alternative 2

First Cost Difference	245,000.00
Down Payment Difference	245,000.00
Net Present Value of Incremental Cash Flows	-91,222.24
Life Cycle Cost Difference	-91,222.24
Revenue Penalty Difference	0.00
Simple Payback on Investment	59.2 years
Life Cycle Payback on Investment	Does not pay back
Internal Rate of Return	6.3 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-245,000.00	-245,000.00	-245,000.00	-245,000.00
1	4,139.31	-240,860.69	3,763.01	-241,236.99
2	4,321.88	-236,538.81	3,571.81	-237,665.19
3	4,512.86	-232,025.95	3,390.58	-234,274.61
4	4,712.63	-227,313.32	3,218.79	-231,055.82
5	4,921.62	-222,391.70	3,055.94	-227,999.88
6	5,140.25	-217,251.45	2,901.54	-225,098.34
7	5,368.99	-211,882.45	2,755.14	-222,343.20
8	5,608.32	-206,274.13	2,616.32	-219,726.88
9	5,858.75	-200,415.38	2,484.68	-217,242.20
10	6,120.79	-194,294.59	2,359.83	-214,882.37
11	6,395.01	-187,899.57	2,241.41	-212,640.95
12	6,681.99	-181,217.58	2,129.09	-210,511.87
13	6,982.34	-174,235.25	2,022.53	-208,489.33
14	7,296.68	-166,938.56	1,921.44	-206,567.89
15	423,587.81	256,649.25	101,403.52	-105,164.37
16	7,970.10	264,619.35	1,734.53	-103,429.84
17	8,330.62	272,949.97	1,648.17	-101,781.67
18	8,708.01	281,657.98	1,566.21	-100,215.46
19	9,103.11	290,761.09	1,488.43	-98,727.03
20	9,516.75	300,277.84	1,414.60	-97,312.43
21	9,949.82	310,227.66	1,344.52	-95,967.90
22	10,403.27	320,630.93	1,278.00	-94,689.90
23	10,878.07	331,508.99	1,214.84	-93,475.06
24	11,375.24	342,884.24	1,154.88	-92,320.18
25	11,895.88	354,780.11	1,097.94	-91,222.24



# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 4 vs Alternative 1

First Cost Difference	750,000.00
Down Payment Difference	750,000.00
Net Present Value of Incremental Cash Flows	-193,990.53
Life Cycle Cost Difference	-193,990.53
Revenue Penalty Difference	0.00
Simple Payback on Investment	20.3 years
Life Cycle Payback on Investment	Does not pay back
Internal Rate of Return	7.2 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-750,000.00	-750,000.00	-750,000.00	-750,000.00
1	36,901.87	-713,098.13	33,547.15	-716,452.85
2	38,288.92	-674,809.21	31,643.73	-684,809.12
3	39,731.59	-635,077.63	29,850.93	-654,958.19
4	41,232.23	-593,845.39	28,162.17	-626,796.02
5	42,793.33	-551,052.06	26,571.29	-600,224.73
6	44,417.47	-506,634.58	25,072.50	-575,152.22
7	46,107.36	-460,527.23	23,660.36	-551,491.86
8	47,865.80	-412,661.43	22,329.75	-529,162.12
9	49,695.76	-362,965.66	21,075.85	-508,086.27
10	51,800.32	-311,365.34	19,894.15	-488,192.12
11	53,582.70	-257,782.64	18,780.40	-469,411.71
12	55,646.27	-202,136.37	17,730.61	-451,681.10
13	57,794.55	-144,341.82	16,741.02	-434,940.08
14	60,031.23	-84,310.59	15,808.09	-419,131.99
15	478,322.25	394,011.66	114,506.51	-304,625.48
16	64,785.32	458,796.99	14,099.17	-290,526.31
17	67,310.98	526,107.97	13,317.11	-277,209.20
18	69,941.51	596,049.48	12,579.59	-264,629.61
19	72,681.52	668,731.01	11,884.00	-252,745.60
20	75,535.82	744,266.83	11,227.91	-241,517.69
21	78,509.43	822,776.26	10,609.02	-230,908.67
22	81,607.64	904,383.90	10,025.16	-220,883.50
23	84,835.93	989,219.83	9,474.32	-211,409.19
24	88,200.08	1,077,419.91	8,954.56	-202,454.63
25	91,706.11	1,169,126.02	8,464.10	-193,990.53

# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 4 vs Alternative 2

First Cost Difference	535,000.00
Down Payment Difference	535,000.00
Net Present Value of Incremental Cash Flows	-210,526.27
Life Cycle Cost Difference	-210,526.27
Revenue Penalty Difference	0.00
Simple Payback on Investment	28.4 years
Life Cycle Payback on Investment	Does not pay back
Internal Rate of Return	5.6 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-535,000.00	-535,000.00	-535,000.00	-535,000.00
1	18,838.27	-516,161.73	17,125.70	-517,874.30
2	19,473.41	-496,688.32	16,093.73	-501,780.57
3	20,131.12	-476,557.20	15,124.81	-486,655.77
4	20,812.22	-455,744.98	14,215.03	-472,440.74
5	21,517.63	-434,227.35	13,360.75	-459,079.99
6	22,248.24	-411,979.11	12,558.55	-446,521.44
7	23,005.03	-388,974.09	11,805.21	-434,716.22
8	23,788.98	-365,185.10	11,097.73	-423,618.49
9	24,601.15	-340,583.96	10,433.29	-413,185.20
10	25,442.60	-315,141.35	9,809.22	-403,375.98
11	26,314.48	-288,826.88	9,223.06	-394,152.92
12	27,217.93	-261,608.95	8,672.47	-385,480.45
13	28,154.19	-233,454.75	8,155.26	-377,325.19
14	29,124.53	-204,330.23	7,669.40	-369,655.79
15	446,092.37	241,762.14	106,790.93	-262,864.86
16	31,172.76	272,934.90	6,784.10	-256,080.76
17	32,253.47	305,188.37	6,381.17	-249,699.59
18	33,373.87	338,562.24	6,002.58	-243,697.00
19	34,535.53	373,097.77	5,648.83	-238,050.17
20	35,740.06	408,837.83	5,312.53	-232,737.64
21	36,989.14	445,826.97	4,998.36	-227,739.28
22	38,284.55	484,111.52	4,703.10	-223,036.18
23	39,628.10	523,739.62	4,425.59	-218,610.59
24	41,021.71	564,761.33	4,164.75	-214,445.84
25	42,467.37	607,228.70	3,919.57	-210,526.27

# ALTERNATIVE COMPARISON

By CMTA/ML

## Alternative 4 vs Alternative 3

First Cost Difference	290,000.00
Down Payment Difference	290,000.00
Net Present Value of Incremental Cash Flows	-119,304.03
Life Cycle Cost Difference	-119,304.03
Revenue Penalty Difference	0.00
Simple Payback on Investment	19.7 years
Life Cycle Payback on Investment	Does not pay back
Internal Rate of Return	4.8 %
Cost of capital (%)	10.0

Year	Cash Flow Difference	Cumulative Cash Flow Difference	Present Value of Flow Difference	Net Present Value
0	-290,000.00	-290,000.00	-290,000.00	-290,000.00
1	14,698.96	-275,301.04	13,362.69	-276,637.31
2	15,151.53	-260,149.51	12,521.93	-264,115.38
3	15,818.26	-244,531.25	11,734.23	-252,381.16
4	16,099.59	-228,431.66	10,996.24	-241,384.92
5	16,596.01	-211,835.65	10,304.81	-231,080.11
6	17,107.99	-194,727.66	9,657.01	-221,423.09
7	17,636.03	-177,091.63	9,050.07	-212,373.02
8	18,180.66	-158,910.97	8,481.41	-203,891.61
9	18,742.40	-140,168.57	7,948.61	-195,943.01
10	19,321.81	-120,846.76	7,449.39	-188,493.61
11	19,919.46	-100,927.30	6,981.65	-181,511.97
12	20,535.94	-80,391.36	6,543.38	-174,968.58
13	21,171.86	-59,219.51	6,132.73	-168,835.85
14	21,827.84	-37,391.66	5,747.95	-163,087.90
15	22,504.55	-14,887.11	5,387.41	-157,700.49
16	23,202.66	8,315.55	5,049.57	-152,650.92
17	23,922.85	32,238.40	4,733.01	-147,917.91
18	24,665.86	56,904.26	4,436.37	-143,481.54
19	25,432.42	82,336.68	4,158.40	-139,323.14
20	26,223.31	108,559.99	3,897.93	-135,425.22
21	27,039.32	135,599.31	3,653.84	-131,771.38
22	27,881.28	163,480.59	3,425.10	-128,346.28
23	28,750.04	192,230.63	3,210.75	-125,135.53
24	29,646.47	221,877.09	3,009.87	-122,125.66
25	30,571.49	252,448.59	2,821.62	-119,304.03

# MONTHLY ENERGY CONSUMPTION

By CMTA/ML

----- Monthly Energy Consumption -----

Utility	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
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## Alternative: 1      Package DX RTU w/Elec Reheat

Electric													
On-Pk Cons. (kWh)	45,980	41,714	41,911	37,721	46,466	54,559	52,235	55,432	45,713	42,040	40,331	40,538	544,541
On-Pk Demand (kW)	200	207	150	167	189	213	207	205	193	157	155	173	213

### Energy Consumption

Building	48,009 Btu/(ft <sup>2</sup> -year)
Source	144,041 Btu/(ft <sup>2</sup> -year)
Floor Area	38,712 ft <sup>2</sup>

### Environmental Impact Analysis

CO <sub>2</sub>	672,491 lbm/year
SO <sub>2</sub>	3,297 gm/year
NO <sub>x</sub>	576 gm/year

## Alternative: 2      Dx RTU with HW Reheat

Electric													
On-Pk Cons. (kWh)	37,185	33,571	41,185	39,441	47,286	54,256	52,455	55,682	46,222	41,754	39,535	36,308	524,841
On-Pk Demand (kW)	150	139	156	175	203	238	235	230	209	162	162	151	238
Gas													
On-Pk Cons. (therms)	659	639	317	88	48	33	39	38	50	231	253	470	2,865
On-Pk Demand (therms/hr)	9	9	5	2	0	0	0	0	0	4	4	7	9

### Energy Consumption

Building	53,673 Btu/(ft <sup>2</sup> -year)
Source	146,620 Btu/(ft <sup>2</sup> -year)
Floor Area	38,712 ft <sup>2</sup>

### Environmental Impact Analysis

CO <sub>2</sub>	648,162 lbm/year
SO <sub>2</sub>	3,176 gm/year
NO <sub>x</sub>	555 gm/year

# MONTHLY ENERGY CONSUMPTION

By CMTA/M

----- Monthly Energy Consumption -----

Utility	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
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### Alternative: 3 4-Pipe System

<b>Electric</b>													
On-Pk Cons. (kWh)	30,392	27,443	35,887	37,402	49,218	59,304	56,980	60,588	48,657	37,259	34,873	29,653	507,858
On-Pk Demand (kW)	146	126	163	199	226	249	244	241	225	182	176	148	249
<b>Gas</b>													
On-Pk Cons. (therms)	445	411	214	86	40	21	26	27	41	186	199	330	2,026
On-Pk Demand (therms/hr)	4	5	3	1	0	0	0	0	0	2	3	4	5

#### Energy Consumption

Building Source	49,990 Btu/(ft <sup>2</sup> -year)
Floor Area	139,793 Btu/(ft <sup>2</sup> -year)
Floor Area	38,712 ft <sup>2</sup>

#### Environmental Impact Analysis

CO2	626,943 lbm/year
SO2	3,074 gm/year
NOX	537 gm/year

### Alternative: 4 Geothermal

<b>Electric</b>													
On-Pk Cons. (kWh)	27,883	25,219	29,472	26,956	32,310	35,914	33,933	36,881	30,226	28,998	27,583	26,817	362,192
On-Pk Demand (kW)	103	103	105	119	132	143	141	140	133	112	110	106	143

#### Energy Consumption

Building Source	31,932 Btu/(ft <sup>2</sup> -year)
Floor Area	95,806 Btu/(ft <sup>2</sup> -year)
Floor Area	38,712 ft <sup>2</sup>

#### Environmental Impact Analysis

CO2	447,296 lbm/year
SO2	2,193 gm/year
NOX	383 gm/year