



PROPOSED AGENDA
Bermuda Run Town Council Meeting
Tuesday, June 13, 2023
6:00PM

Bermuda Run Town Hall

Mission: "The Town of Bermuda Run exists to provide core public services that enhance the quality of life for its residents and an environment for the business community to thrive."

1. Call to Order

2. Pledge of Allegiance

3. Moment of Silence

"It is the intent of the Town Council to solemnize the proceedings of this meeting and the business brought before the governing board, to offer the opportunity for a reflective moment of silence."

4. Town of Bermuda Run Code of Ethics Statement-Town Attorney Brian Williams

5. Adoption of the Agenda

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

6. Approval of the May 9, 2023, Town Council Meeting Minutes

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

7. Citizens' Comments

8. Presentation

A. Cameron Webb, Davie County Fire Marshall

Mr. Cameron Webb will give an overview of the functions, services, and responsibilities of the Fire Marshall's Office in Davie County, including the Local Emergency Planning Committee (LEPC).

B. Proposed Action Items

A. Public Hearing FY 2023-2024 Recommended Budget

The Town Manager's recommended budget for the General Fund is balanced at \$2,321,850, Gate Operations Fund balanced at \$693,000 and Utilities Fund balanced at \$791,700.

- Mayor Cross opens the public hearing
- Mayor Cross closes the public hearing

The Town Council may act tonight to adopt the proposed budget ordinance as presented, may approve as amended, or take no action. A budget, however, must be adopted prior to July 1, 2023.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

B. Public Hearing Zoning Text Amendment TA-2023-02

The purpose of this text amendment is to alter the application of the 10/70 provision on sites within the town. The text amendment proposes to remove the eligibility limitation to areas identified on the Future Land Use Map as Village Residential, Mixed-Use Center, Crossroads Commercial, and Enterprise Center.

- Mayor Cross opens the public hearing
- Mayor Cross closes the public hearing

The Town Council may act after the close of the public hearing.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

C. Resolution Directing the Town Clerk to Investigate a Petition Received Under G.S. 160A

On May 11, 2023, the Town received a petition for contiguous annexation from the property owners 139 Hall Walker Lane and 233 Yadkin Valley Road. To proceed with further consideration to annex properties, the Town Council will need to adopt the enclosed resolution.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

Set July 11, 2023, as Public Hearing date for Annexation consideration:

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

D. Budget Amendment BA 2022-23-03

Budget Amendment-General Fund Acceptance from Bermuda Run Community Vision Fund

The Town Manager recommends the 2022-2023 General Fund Budget be amended to accept \$1800 from the Davie County Community Foundation as revenue and expend \$1800 for expenses related to the "2022 Christmas in the Town of Bermuda Run" and "Food Truck Friday" events.

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

E. Town Manager Report/Comments

a. Monthly Account Detail Report

F. Council / Mayor Comments

G. Adjourn

Motion: _____ Second: _____ In Favor: _____ Opposed: _____

Town of Bermuda Run

Town Council Meeting Minutes

May 9, 2023 – 6:00 PM

The Town Council of Bermuda Run held its scheduled meeting on Tuesday, May 9, 2023 at 6:00 PM. The meeting was held at the Bermuda Run Town Hall.

Council Members Present: Mayor Rick Cross, Mike Brannon, Curtis Capps, Heather Coleman, Mike Ernst and Melinda Szeliga

Council Members Absent:

Also Present: Andrew Meadwell, Town Manager; Cindy Poe, Town Clerk; and Brian Williams, Town Attorney

Call to Order Mayor Rick Cross called the meeting to order.

Pledge of Allegiance

Recognition of Town Clerk Cindy Poe – NC Municipal Clerk’s Week (May 1-7)

Moment of Silence

It is the intent of the Town Council to solemnize the proceedings of this meeting and the business brought before the governing board, to offer the opportunity for a reflective moment of silence.

Town of Bermuda Run Code of Ethics Statement – Town Attorney Brian Williams

Adoption of the Agenda

Town Manager Andrew Meadwell asked that the agenda be amended to remove Item 9B – Presentation by Davie County Fire Marshal. He will present at the June 13 Council Meeting. Council Member Melinda Szeliga made a motion to approve the agenda as amended. Council Member Mike Brannon seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approval of the April 11, 2023 Town Council Meeting Minutes

Council Member Mike Brannon made a motion to approve the April 11, 2023 meeting minutes. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Citizens’ Comments –

Tina Goins of 118 Pendleton Drive shared that she feels better after talking with the Mayor and Town Manager regarding the recent traffic issues associated with RISE/Truist Sports Park. Appreciates the open communication.

Lennie Ring of 125 Kilbourne Drive appreciates the insight provided by the Mayor and Council Member Mike Brannon which helped ease his “heartburn” regarding the recent traffic issues associated with RISE/Truist Sports Park patrons.

Proclamation – Older Americans Month

Presentation:

A. Kim Shuskey, Davie County Senior Services

Mrs. Shuskey gave an overview of the functions, services, and responsibilities of the Senior Services Department in Davie County.

Proposed Action Items

A. NCDOT Landscape Maintenance Agreement

Staff recommend action to allow the Town Manager and Town Attorney to negotiate and execute the agreement for landscape maintenance along the I-40 interchange at Exit 180, and including the pedestrian bridge over I-40.

Council Member Heather Coleman made a motion to allow the Town Manager and Town Attorney to negotiate and execute the agreement. Council Member Melinda Szeliga seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

B. Pilot View RC&D, Inc. Agreement for Stream Restoration Projects

Staff recommend action to allow the Town Manager and Town Attorney to negotiate and execute the agreement to seek funding for rehabilitation of the “Bahnson Lakes” that have been between I-40 and what is now the Kinderton Village neighborhood since the early 1930’s.

Council Member Mike Brannon made a motion to allow the Town Manager and Town Attorney to negotiate and execute the agreement. Council Member Mike Ernst seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

C. Agreement for Bahnson Lakes Stream Restoration Projects

Town of Bermuda Run and Davie County

Staff recommend action to allow the Town Manager and Town Attorney to negotiate and execute the agreement.

Council Member Mike Ernst made a motion to allow the Town Manager and Town Attorney to negotiate and execute the agreement. Council Member Heather Coleman seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Town Manager Comments - Andrew Meadwell gave an update regarding the town finances; as we are coming to the end of the fiscal year the town is trending positively. Blue Heron Trail final “punch list” is being completed with Phase 1 hopefully opening by the end of May.

Council Comments –

All Council were in appreciation of the attendees and speakers, adding the importance of staying involved. They recognized Cindy Poe for Municipal Clerk’s Week and thanked her for all she does for the town. The Bermuda Run Vision Committee was recognized for ongoing activities and Council Member Melinda Szeliga reminded all in attendance of the form on the website and social media requesting suggested uses of the Town Green. She also shared her excitement about Davie County being a finalist for All-American City Award.

Mayor Comments –

- Future land use planning
- Continued communication
- Shared his plan to request that the speed limit along Hwy. 801 between the intersection and BR West be lowered from 45 to 35 – will reach out to NC DOT.
- Municipal Elections – Mayor and 2 Council Seats becoming available.

- November election location may move from Hillsdale Baptist to Calvary West (within Town limits).
- Davie County finalist for All-American City Award. Council Member Melinda Szeliga will be traveling with Davie High students to Denver, CO for the presentation.
- Bermuda Village and other HOA meetings attended.
- Library locker currently in front of the Davie/Davidson County Community College location in Bermuda Run to move to the Habitat ReStore where there are longer hours and easier access.
- House and Senate Bill updates – no news to share, yet.
- Our Davie newspaper – over 100 businesses in Bermuda Run (including ETJ).
- Thanked all speakers and everyone in attendance.

Adjourn

With no further business to discuss, Council Member Melinda Szeliga made a motion to adjourn. Council Member Heather Coleman seconded the motion. The motion was approved by a vote of five (5) in favor and none opposed.

Approved

Respectfully Submitted

Rick Cross, Mayor

Cindy Poe, Town Clerk



Town of Bermuda Run Budget Ordinance 2023-2024

BE IT ORDAINED by the Governing Board of the Town of Bermuda Run, North Carolina:

General Fund:

Section 1: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Revenue	\$2,221,850
Powell Bill Fund Balance Appropriation	<u>\$ 100,000</u>
Total	\$2,321,850

Section 2: The following amounts are proposed to be appropriated in the General Fund for the operation of the town government and its activities for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

General Government	\$650,780
Community Services	\$706,590
Transportation	\$964,480
Debt Service	<u>\$0</u>
Total Expenditures	\$2,321,850

Gate Operations & Maintenance Fund:

Section 3: It is estimated that the following revenues will be available in the Gate Operations Maintenance Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024: The per parcel gate fee will be established at \$551.34.

Revenue	\$693,000
---------	-----------

Section 4: The following amounts are proposed to be appropriated in the Gate Operations & Maintenance Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Expenses	\$693,000
----------	-----------

Utility Fund:

Section 5: It is estimated that the following revenues will be available in the Utility Fund for the fiscal year beginning July 1, 2023, and ending June 30, 2024:

Revenue	791,700.00
---------	------------

Section 6: The following amounts are proposed to be appropriated in the Utility Fund for the operation of sewer utilities for the fiscal year beginning July 1, 2023, and ending June 30, 2024.

Expenses	\$791,700.00
----------	--------------

Tax Levy:

Section 7: The levied tax rate is held constant at the rate of fifteen cents (0.1500) per one hundred dollars (\$100) valuation of the property as listed for taxes as of January 1, 2023, for the purpose of raising revenue included in the General Fund in Section 2.

Section 8: Authorizations-Budget Officer

- A. The Budget Officer shall be authorized to reallocate appropriations within departments, and among various line accounts not organized by departments, as necessary.
- B. The Budget Officer shall be authorized to execute interdepartmental transfers, within the same fund, not to exceed ten percent (10%) of the appropriated monies for the department whose allocation is reduced. Notification of such transfers shall be made to the Town Board at its next meeting following the date of transfer.
- C. Interfund transfers as established in the Budget Ordinance may be accomplished without additional approval from the Town Board.

Section 9: Restrictions – Budget Officer

- A. Interfund and interdepartmental transfer of monies, except as noted in Section 8, shall be accomplished by Town Board authorizations only.
- B. Utilization of appropriations contained in contingencies may be accomplished only with specific approval of the Town Board.

Section 10: Utilization of Budget Ordinance

This ordinance shall be the basis of the financial plan for the Town of Bermuda Run municipal government during the 2023-2024 fiscal year. The budget officer shall administer the budget and shall ensure that operating officials are provided guidance and sufficient details to implement their appropriate portion of the budget. The Finance Department shall establish and maintain all records, which are in accordance with the Budget Ordinance, and the appropriate statutes of the State of North Carolina

Adopted this ____ day of ____, 2023

Attest:

Clerk

Mayor

Date



**NOTICE OF PUBLIC HEARING BEFORE THE
BERMUDA RUN TOWN COUNCIL
TO CONSIDER THE
PROPOSED FY 2023-2024 BUDGET**

NOTICE IS HEREBY GIVEN that on Tuesday, June 13, 2023, at 6:00pm the Bermuda Run Town Council will hold a Public Hearing to receive public comment regarding the proposed Fiscal Year 2023-2024 Budget. The public hearing will be held at the Bermuda Run Town Hall, 120 Kinderton Boulevard, Suite 100, Bermuda Run, North Carolina 27006

The proposed budget is available for public review at www.townofbr.com . A copy of the budget is also available for public review at the Bermuda Run Town Hall.

Proposed Budget Summary

General Fund:

Revenues	\$2,321,850
Expenditures	\$2,321,850

Gate Operations Fund:

Revenues	\$693,000
Expenditures	\$693,000

Utilities Fund:

Revenues	\$791,700
Expenditures	\$791,700

Additional information is available at the Bermuda Run Town Hall weekdays from 8:30 am – 4:30pm or by telephone at 336.998.0906



Budget Message 2023-2024 Fiscal Year

May 23, 2023

The Honorable Rick Cross, Mayor
Members of the Town Council
Bermuda Run, North Carolina

Pursuant to Section 159-11 of the North Carolina General Statutes, I am pleased to present the recommended budget for the fiscal year beginning July 1, 2023, and ending June 30, 2024, for your review and consideration. A public hearing is required to allow town residents an opportunity to provide public comment on the proposed budget before final adoption by the Town Council no later than June 30, 2023. I recommend a public hearing to consider the proposed budget be set for Tuesday, June 13, 2023, at 6:00PM at Town Hall.

The Town of Bermuda Run operates three funds: The General Fund, the Gate Operations Fund, and the Utilities Fund.

The **General Fund**, which is the basic operating fund for Town services, is proposed to be balanced at **\$2,321,850**. The Town Charter has capped the maximum property tax rate allowed at fifteen cents per one-hundred dollars of valuation. I am proposing the tax rate to remain unchanged at the historic level of fifteen (0.1500) cents per one-hundred dollars of valuation. Any increase in the tax rate beyond fifteen cents would require a vote of the town residents through a referendum.

General Fund Revenue Highlights

Ad Valorem Taxes Collected History: (Percent collected average is 99%)

FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
\$844,211	\$846,251	\$877,291	\$966,906

- **Ad Valorem Tax Revenues are budgeted at \$945,000.** This estimate is based on property tax revenues of \$870,000 and motor vehicle taxes of \$75,000.
- **Ad Valorem Tax Revenues represent 41% of total projected revenues.**

Sales & Use Tax Revenues History:

FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
\$544,616	\$486,533	\$415,766	\$429,253

- **Sales and Use Tax Revenues are budgeted at \$440,000.** The five-year hold harmless agreement with Davie County that provided sales tax revenues via “per capita” reimbursement formula expired June 30, 2021. The current allocation formula Davie County uses to distribute sales tax allocation to town is the ad valorem distribution formula. The proposed sales tax budget will need to be evaluated more closely, due to

reduced government stimulus monies to households and the potential for continued increased interest rates.

- **The Sales and Use Tax represents 19% of total projected revenues.**

Unrestricted Intergovernmental Revenue History:

FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022
\$241,109	\$221,372	\$209,732	\$216,109

- **Unrestricted Intergovernmental Revenues are budgeted at \$212,000.** This projection is consistent with the current year-end estimate. These allocated state funds are distributed on a quarterly or annual basis.
- **Unrestricted Intergovernmental Revenues** consist of State allocated: Utilities Franchise Tax, Cable Franchise Tax, and Beer & Wine Tax. The General Assembly has looked at most at the elimination of or the reduction of the Franchise Tax. This will need to be closely monitored in conjunction with membership in the North Carolina League of Municipalities.
- **Unrestricted Intergovernmental Revenue represents 9% of total projected revenues.**

General Fund Expenditure Highlights

- **Street Repairs and Maintenance:** \$550,000 has been designated for on-going street paving maintenance projects, street right-of-way maintenance and snow removal. This investment represents 58% of property tax revenues, which shows the Town Council's commitment toward focused services.
 - It is proposed that \$100,000 be allocated from the Powell Bill fund balance.
- **Residential Trash & Recycle Pickup:** \$307,650 has been designated for trash and recycling pickup for Town residents. This represents a 4.9% increase from the current fiscal year.
- **Town Streetlights:** \$98,100 has been designated to pay for streetlights. This represents 11% of projected property tax revenues.
- **Community Officer:** \$98,800 has been designated for the Community Officer Program five-year agreement to reimburse Davie County Sheriff Department for services rendered. The current agreement ends in November 2027.
- **Salaries and Employee Benefits:** \$303,480 has been designated for a total of three full-time employees at Town Hall. This includes a 5% cost of living increase for the Town Hall Staff. This expense represents 14.5% of the total budget. For many smaller municipalities, this area represents close to 50% of budgeted expenditures. The practice of contracting out-of-town services has been fiscally helpful over the years.
- **Blue Heron Trail Access and Interconnections:** \$150,000 has been allocated from the Fund Balance and designated for construction of access points and interconnections to the Blue Heron Trail.

The Gate Operations Fund:

The Town also administers a **Gate Operations Fund**, as approved by the North Carolina General Assembly. This fund receives revenues from "gate fees" assessed only to parcels of property that lie behind the gated portions of the Town. The Gate Operations Fund is proposed to balance at **\$693,000**. This proposed budget will need to increase due to inflationary pressures of operations and management (ex. Utilities, cleaning, general maintenance of gate houses). The per parcel gate fee is to increase to \$566.76. The current per parcel gate fee is \$551.34.

Gate Operation Fund Revenue Highlights

- **Property Owner Gate Fees** are recommended at \$608,700. This represents an annual fee of \$566.76 per parcel.
- **BRCC Entrance Fee** are recommended at \$69,300. This represents approximately ten percent (10%) of the total estimated expenses, as agreed upon when the fence assets and operations were deeded over to the Town.

Gate Operation Fund Expenditure Highlights

- **Gate Attendant Services** are projected at \$465,000. This provides for three shifts at twenty-four hours a day, seven days a week. This represents 67% of budgeted expenditures.

The Utilities Fund:

The third fund the Town administers is the **Utilities Fund**. The Utilities Fund is proposed to balance at **\$791,700**. The fund operates and maintains a wastewater collection system of pump stations and sewer lines. This system serves residents in the original section of the Bermuda Run Country Club area, as well as residential subdivisions along Bing Crosby Boulevard.

Utilities Fund Revenue Highlights

- This is the first fiscal year that the Town has not operated its own Wastewater treatment facility. The current plant was decommissioned in late 2022, sending all wastewater to the Eastern Davie Sewer System for treatment.
- **Sewer Service Revenues** are projected at \$791,700. This projection is based on mirroring the rates Davie County Public Utilities has set for East Davie sewer customers. Therefore, all Town residents pay the same rates for water and sewer.

Utilities Fund Expenditure Highlights

- Sewer charges from Davie County Public Utilities are projected at \$525,200.
- **Asset Inventory Assessment.**
The Town is receiving funding for an Asset Inventory Assessment of the wastewater collection system to provide proactive management for on-going lines maintenance and the desire to eventually deed the system over to Davie County Public Utilities. With the results of this assessment a Capital Improvement plan will need to be developed to address any identified deficiencies. The Town Council in its wisdom has set aside funds over the years for these types of improvements and will need to continue this practice.

This is my first budget message to the Mayor and Town Council. It is my honor and privilege to assist the Council in ongoing implementation of its plan for the Town's future success.

Yours in Public Service,

Andrew Meadwell, Town Manager

Town of Bermuda Run, North Carolina
General Fund

REVENUES

2023-2024 Budget	Quickbooks Account #	Account Title	2023-2024 Proposed Budget
Revenues:			
Current levies	1040012	Taxes	870,000.00
	1040027	Vehicle	75,000.00
Prior levies	1040015	Prior	2,860.00
Penalties and interest	1040011	Interest	800.00
	1040014	Interest	200.00
Local option sales tax	1040022	Sale/Use tax - hold harmless	0.00
	1040024	Sales tax	440,000.00
Utilities franchise tax	1040021	Franchise tax solid waste	195,000.00
Cable franchise	1040050	Time Warner franchise	6,000.00
Beer and wine tax	1040019	Beer and wine tax	11,000.00
Powell Bill allocation	1040007	Powell Bill	81,000.00
ABC revenues	1040018	ABC revenue	230,000.00
Investment earnings	1040003	Interest income	8,000.00
Other income	1040005	Misc	20,000.00
	1040006	Zoning	
	1040101	Rent for elections	900.00
	1040025	Fund Balance Appropriation	150,000.00
		Powell Bill	100,000.00
Reimbursement for administrative charges	1040008	Overhead charges	131,090.00
			<u>2,321,850.00</u>

Town of Bermuda Run, North Carolina

General Fund

EXPENDITURES

PROPOSED 2023-2024 Budget	Quickbooks Account #	Account Title	2022-2023 APPROVED 6/14/2022	2022-2023 APPROVED	Proposed 2023-2024	Proposed 2023-2024
Expenditures:						
Governing Body	1050060					
	1050061	Council	9,000.00	11,400.00	9,000.00	11,400.00
	1050062	Mayor	2,400.00		2,400.00	
Salaries and Employee Benefits	1050034	Retirement	29,000.00	289,000.00	30,480.00	303,480.00
	1050035	401K				
	1050036	Payroll tax	18,000.00		18,900.00	
	1050037	FICA				
	1050038	Medicare				
	1050105	Payroll - staff	242,000.00		254,100.00	
Operating Expenses	1050001	General fund expense				
	1050005	Advertisement	2,000.00	129,357.00	10,000.00	123,400.00
	1050010	Dues and subs	6,000.00		7,000.00	
	1050013	Staff Insurance	60,000.00		58,000.00	
	1050014	Liability	9,000.00		10,500.00	
	1050015	Workers comp	800.00		1,000.00	
	1050017	Office supplies	2,500.00		4,500.00	
	1050018	Postage	5,000.00		1,000.00	
	1050021	Newsletters	18,000.00		-	
	1050022	Meeting expenses	3,000.00		2,500.00	
	1050026	Telephone	3,000.00		3,000.00	
	1050152	Maint and repairs				
	1050153	Computers	6,000.00		7,000.00	
	1050151	Lease	6,000.00		6,000.00	
	1050030	Payroll services	1,500.00		1,500.00	
	1050168	Payroll services	857.00		900.00	
	1050039	Travel	1,500.00		2,500.00	
	1050041	mileage	1,200.00		1,500.00	
	1050092	training	1,500.00		5,000.00	
	1050091	meetings	500.00		500.00	
	1050169	Payroll tax Council	1,000.00		1,000.00	
Professional Services	1050006	Audit	10,000.00	95,000.00	12,500.00	87,500.00
	1050128	Accounting software ma	10,000.00		10,000.00	
	1050029	Legal	20,000.00		50,000.00	
	1050009	Contracted Services	55,000.00		15,000.00	
Tax collection fees	1050031	Davie Co tax collection	43,000.00	43,000.00	43,000.00	43,000.00
Town Hall expenses	1050124	Town Hall Utilities	5,500.00	27,500.00	5,500.00	77,500.00

PROPOSED 2023-2024 Budget	Quickbooks Account #	Account Title	2022-2023 APPROVED 6/14/2022	2022-2023 APPROVED	Proposed 2023-2024	Proposed 2023-2024
Expenditures:						
	1050125	Town Hall Maint and rep	5,000.00		55,000.00	
	1050126	condo dues	12,000.00		12,000.00	
	1050127	Town Hall cleaning	5,000.00		5,000.00	
Capital Outlay	1050003	Capital outlay				
Election costs	1050004	Election costs	4,500.00	4,500.00	4,500.00	4,500.00
Planning and zoning	1050901	P & Z contracted	49,500.00	59,500.00	50,908.00	60,908.00
	1050047	Code Enforcement	10,000.00		10,000.00	
Ground / general maintenance	1050080	Kinderton Village Utility	4,000.00	79,000.00	4,500.00	79,500.00
	1050050	KV/BR Landscaping	45,000.00		45,000.00	
	1055501	Street ROW maint	30,000.00		30,000.00	
Leaf removal	1055505	annual leaf removal	50,000.00	50,000.00	50,000.00	50,000.00
Waste removal	1050082	Waste removal	293,000.00	293,000.00	307,650.00	307,650.00
Town projects	1050211	Website	5,000.00	114,772.00	5,000.00	124,532.00
	1050212	Fall spring clean-up	10,000.00		10,000.00	
	1050213	Other town projects	44,000.00		50,000.00	
	10500215	Economic Development	45,772.00		47,532.00	
		Ignite Davie Pledge	10,000.00		10,000.00	
Post office	1050051	Post office	2,000.00	2,000.00	2,000.00	
Other	1050059	Community events	40,000.00	61,931.00	62,000.00	84,000.00
	1050053	Contract labor	15,000.00		15,000.00	
	1050054	Electricity	2,000.00		2,000.00	
	1050052	Cleaning	3,881.00		4,000.00	
	1050056	Repairs	1,050.00		1,000.00	
	1050055	Monitoring				
Safety - community police program	1050088	Community Police progr	96,000.00	96,000.00	98,880.00	98,880.00
Engineering	1050067	Engineering	20,000.00	20,000.00	45,000.00	45,000.00
Repairs	1050068	Repairs	400,000.00	420,000.00	400,000.00	420,000.00
	1050069	Snow removal	15,000.00		15,000.00	
	1050175	Brine spray	5,000.00		5,000.00	

PROPOSED 2023-2024 Budget	Quickbooks Account #	Account Title	2022-2023 APPROVED 6/14/2022	2022-2023 APPROVED	Proposed 2023-2024	Proposed 2023-2024
Expenditures:						
Other	1050087	Street signs	10,000.00	100,000.00	10,000.00	110,000.00
	1055502	Irrigation of town comm	15,000.00		15,000.00	
	1055504	Other ground maint	75,000.00		85,000.00	
Street lights	1050078	Highlands	400.00	97,900.00	600.00	98,100.00
	1050079	James Way	2,500.00		2,500.00	
	1050075	Consolidated street light	95,000.00		95,000.00	
BHT Maintenance		BHT Maintenance			15,000.00	42,500.00
BHT Lighting		BHT Lighting			3,500.00	
BHT Landscaping		BHT Landscaping			13,000.00	
		BHT Amenities			11,000.00	
Project		Project			150,000.00	150,000.00
			2,193,860.00	2,193,860.00	2,321,850.00	2,321,850.00

Town of Bermuda Run, North Carolina

Gate Operations Fund

PROPOSED 2023-2024 Budget

	Financ	Quickbooks	Account	2022-2023	2023-2024
	Actu	Account #	Title	APPROVED 6/14/2022	Proposed
Operating revenues:					
Gate fees		2040005	RFID Sticker fees	15,000.00	15,000.00
		2040007	BRCC entrance	67,460.00	69,300.00
		2040008	Property owner fees	592,140.00	608,700.00
		2040011	Fund Balance Appropriation		
				674,600.00	693,000.00
Operating expenditures:					
Administrative		2050025	Overhead	65,000.00	66,200.00
Gate operations expense		2050002	RFID Stickers	12,500.00	15,000.00
		2050005	158 Gate repairs	1,000.00	1,000.00
		2050006	Cleaning	2,200.00	4,000.00
		2050007	Electricity	1,500.00	1,500.00
		2050008	Repairs	1,000.00	1,000.00
		2050009	Telephone	2,000.00	2,000.00
		2050011	801 Gate repairs	1000.00	1,000.00
		2050012	Cleaning	2,200.00	4,000.00
		2050013	Electricity	1,800.00	1,800.00
		2050014	Repairs	1,000.00	1,000.00
		2050016	Telephone	2,000.00	2,000.00
		2050018	BR West Gate repairs	1000.00	1,000.00
		2050019	Cleaning	2,200.00	4,000.00
		2050020	Electricity	2,200.00	2,200.00
		2050021	Repairs	1,000.00	1,000.00
		2050022	Telephone	2,000.00	2,000.00
		2050029	Ground maint	75,000.00	44,000.00
		2050032	Water/Sewer	1000.00	1,000.00
		2050027	Gate mgt system	12,000.00	12,000.00
		2050024	Gate Attendants Services	465,000.00	465,000.00
		2050031	Contingency/Gate House Enhance	20,000.00	60,300.00
				674,600.00	693,000.00

Town of Bermuda Run, North Carolina
Utilities Fund

PROPOSED 2023-2024 Budget

	Quickbooks Account #	Account Title	2022-2023 APPROVED 6/14/2022	2023-2024 Proposed
Operating revenues:				
Sewer charges	3040003	Sewer service	530,000.00	790,000.00
Tap fees	3040010	sewer tap fees	850	1,700.00
			530,850.00	791,700.00
Operating expenditures:				
Licenses	3050003	Licenses	1,200.00	1,200.00
Charges from general fund	3050008	Admin charges OVERHEAD	65,000.00	65,000.00
Line repairs	3050022	Line repairs	30,000.00	20,000.00
Engineering	3050002	Engineering	60,000.00	46,300.00
Plant operations .	3050001	Utility fund expense		
	3050012	Pump Station	25,000.00	12,500.00
	3050130	Sampling	7,000.00	3,000.00
	3050013	Sludge	20,000.00	10,000.00
Repairs -plant	3050014	Repairs	10,000.00	10,000.00
	3050300	Emergency repairs		-
Repairs - lines	3050017	Inspection	13,000.00	15,000.00
	3050018	Repairs	10,000.00	10,000.00
	3050004	Lift Station Utilities	0	-
Utilities	3050006	Main station - Juniper Circle	20,000.00	20,000.00
	3050007	River Hill lift station	2,500.00	2,500.00
	3050032	Hollybrooke	3,000.00	3,000.00
	3050033	Bing Crosby		
	3050035	801 lift	400.00	400.00
	3050040	Ivy Circle	3,000.00	3,000.00
	3050042	Boxwood Circle station	3,000.00	3,000.00
	3050045	Utilities 801	600.00	600.00
	3050015	Water	500.0	1,000.00
Contingency	3050200	Contingency	20,000.00	20,000.00
WWT Charges		Davie County Public Utilities		520,000.00
Other	3050038	Weekly inspection	11,400.00	20,000.00
	3050021	Sewer billing	5,200.00	5,200.00
			530,850.00	791,700.00



120 Kinderton Boulevard, Suite 100 • Bermuda Run, NC 27006
(336) 998-0906 • Fax (336) 998-7209 • www.townofbr.com

TO: Town Council
FROM: Staff
DATE: May 18, 2023
RE: ZTA 2023-02

Proposed Text Amendments

The purpose of this text amendment is to alter the application of the 10/70 provision on sites within the town. The text amendment proposes to remove the eligibility limitation to areas identified on the Future Land Use Map as Village Residential, Mixed-Use Center, Crossroads Commercial, and Enterprise Center.

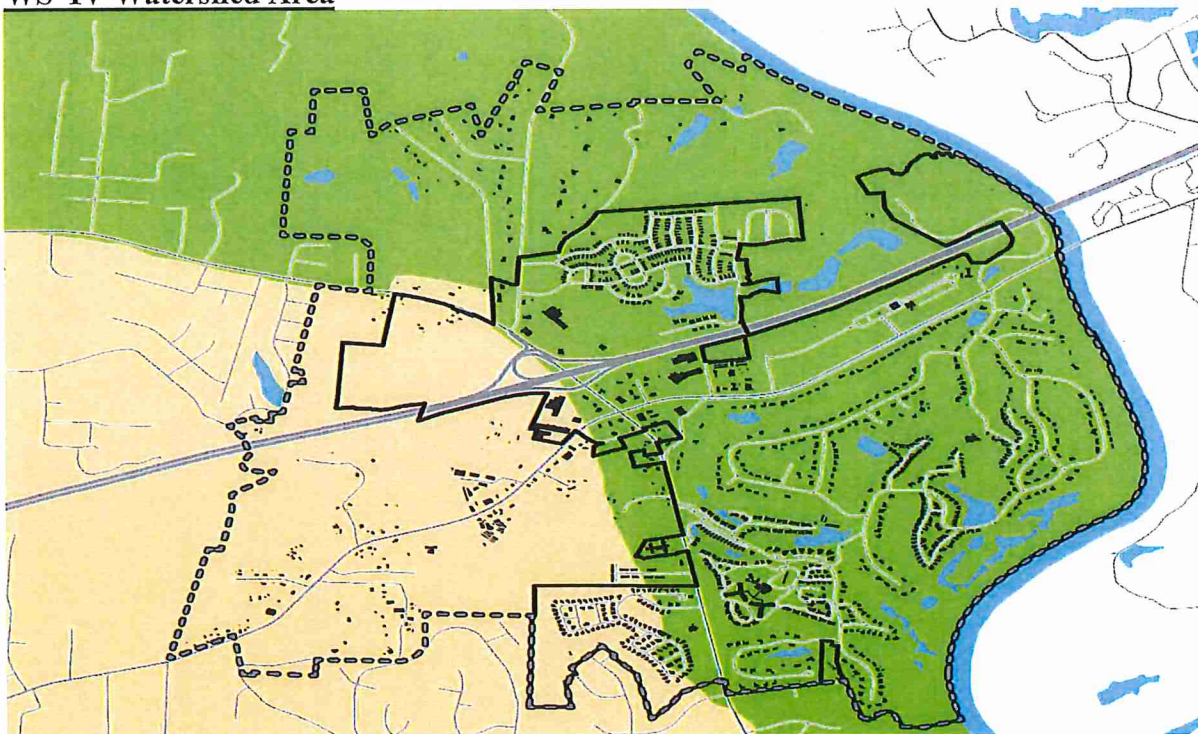
Applicable Section(s): Section 10-C (4) of Zoning Ordinance

Background Information:

Section 15A NCAC 02B .0216 of the North Carolina Administrative Code states that local governments that do not use the high-density watershed option may allow a maximum of ten percent (10%) of their watershed area outside of the critical area to be developed with new development projects and expansions to existing development of up to seventy percent (70%) built-upon surface area. This is commonly referred to as the 10/70 option. The remainder of the property, a minimum of thirty percent (30%), must be maintained as permanent open space or pervious surface. The Town of Bermuda Run has chosen to include the 10/70 option in its watershed program as detailed within this section.

Approximately two-thirds of the Bermuda Run Planning area is located within the Yadkin River Watershed Protected Area (WS-IV PA). State regulations limit this area to 24% impervious area unless the development is granted a 10-70 special intensity allocation by the Town Council. This allocation permits development up to 70% impervious area for a maximum of 10% of the watershed.

WS IV Watershed Area



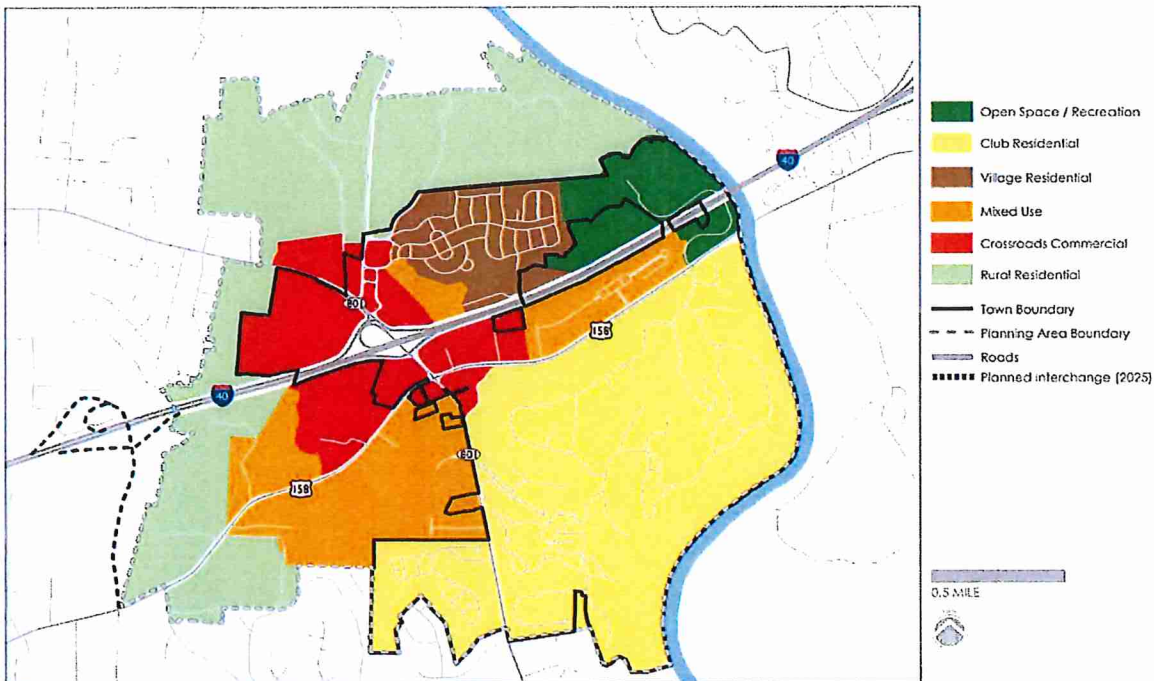
The adoption of the 2023 Comprehensive Plan and Future Land Use Map has created unintentional inconsistencies and conflicts between the Zoning Ordinance and the Comprehensive Plan. These are identified as:

- The North Carolina Administrative Code allows for local governments to regulate and apply watershed provisions for development.
- The remaining bulk of undeveloped property within the WS-IV is now ineligible for consideration of a 10/70 allocation.
- Enterprise Center has been deleted as a future land use designation
- The Zoning Ordinance explicitly allows Town Council to approve an allocation based on the following:
 - 1) The amount of 10/70 acreage remaining to be allocated.
 - 2) The type and location of development.
 - 3) The type and location of required pervious surfaces.
 - 4) Stormwater impacts.
 - 5) Any other factor which the Town Council feels is significant to the development and future of Bermuda Run.

○

Future Land Use Map 2023

MAP 4.1 FUTURE LAND USE



Bermuda Run Comprehensive Plan

This proposed amendment is related to the following goals, objectives, and/or strategies in the Town's updated Comprehensive Plan:

- Character & Identity Goal: Cultivate the identity of the Town of Bermuda Run as a charming, walkable small town with a healthy balance of both nature and an attractive built environment, offering amenities for both residents and visitors.
- Economic Development & Land Use Goal: Promote a healthy and diverse economic base within a sustainable land development pattern that complements the character of the Town, while preserving environmentally sensitive areas, adequate open space, and recreational opportunities.
- Strategy 3.1 Utilize the Future Land Use Map to encourage managed growth and development that is compatible with the town's character, surrounding land uses, and available infrastructure and services.

Text Amendment

Proposed text amendment for removing Future Land Use designations as basis for site consideration criteria in § 10-C (4) of the Zoning Ordinance. The new text will be ***bold, underlined and italicized***. Deleted text will have a strikethrough.

(4) **Use limitations**. Sites eligible for consideration include only those sites identified on the Future Land Use Map as Village Residential, Mixed Use Center, Crossroads Commercial and Enterprise Center. Under no circumstances shall any use defined as an adult establishment, pawn shop, telecommunication tower be eligible for the 10/70 provision. Furthermore, the Town, at its discretion, may choose not to grant a request for increased density under the 10/70 provision for any free-standing single-use commercial establishment not part of a coordinated development site including, but not limited to, gas stations, convenience stores, restaurants, retailers, shopping centers or professional offices or whenever, in its opinion, the proposed use with increased density would not be in the best interest of the Town at the location proposed.

Planning Board

The Planning Board recommended approval of the text amendment at its May 17, 2023 meeting by a vote of 5-0.

Board Action

Following review of the proposed text amendments, the Board is requested to take action following a motion and a second for one of the items below:

- **Recommend Approval:** The Board finds that the amendment is consistent with the Town of Bermuda Run Comprehensive Plan and considers the action to be reasonable and in the public interest.
- **Recommend Approval with changes:** The Board finds that the amendment is not fully consistent with the Town of Bermuda Run Comprehensive Plan, but the changes agreed upon will make it fully consistent and considers the action to be reasonable and in the public interest.
- **Recommend Denial:** The Board finds that the amendment is not consistent with the Town of Bermuda Run Comprehensive Plan and does not consider the action to be reasonable and in the public interest.
- **Defer:** The amendment needs additional consideration.



TO: Town Council
FROM: Staff
Date: June 13, 2023
RE: Petition for Annexation

Included for your review:

- Resolution Directing the Clerk to Investigate a Petition for Annexation
- Preliminary Plat Map showing parcels requesting voluntary annexation
- Petitions for Annexation of property located at 139 Hall Walker and 233 Yadkin Valley Road.
- GIS Map of the parcels and their proximity to the Town of Bermuda Run corporate limits.

Overview

On May 11, 2023, the Town received petitions for voluntary annexation of three (3) properties. Town Clerk, Cindy Poe, has prepared a Resolution that directs the Town Clerk to investigate the petition.

I recommend that the Town Council adopt the Resolution to move the process forward. If the Resolution is adopted, I recommend that the Town Council vote to set a public hearing on the issue of annexation for public comment at the July 11, 2023, Council Meeting.



CERTIFICATE OF SUFFICIENCY

139 Hall Walker Land and 233 Yadkin Valley Road, Advance, NC 27006

To the Bermuda Run Town Council:

I, Cindy Poe, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area proposed for annexation based on the Metes and Bounds Description.
- b. The area described in the petition is contiguous to the Town of Bermuda Run corporate limits, as defined by G.S. 160A-31.
- c. The area described in the petition is non-contiguous to the Town of Bermuda Run corporate limits, as defined in G.S. 160A-58.1
- d. The petition is signed by and includes the addresses of all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Bermuda Run, this 13th day of June 2023.

(Seal)



Town Clerk



RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER ARTICLE 4A OF G.S. 160A
139 Hall Walker Land and 233 Yadkin Valley Road, Advance, NC 27006

WHEREAS, a petition requesting a contiguous/noncontiguous annexation of an area described in said petition was received on May 11, 2023 by the Town Council; and

WHEREAS, N.C.G.S. Chapter 160A, Article 4A, Part 1 provides that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Bermuda Run, North Carolina before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Bermuda Run, North Carolina deems it advisable to proceed in response to this request for annexation;

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

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Town Council the result of the investigation.

Adopted this the 13th day of June 2023.

Rick Cross – Mayor

ATTEST:

Cindy Poe, Town Clerk

APPROVED AS TO FORM

Brian F. Williams, Town Attorney



**NOTICE OF PUBLIC HEARING
BERMUDA RUN TOWN COUNCIL**

NOTICE IS HEREBY GIVEN, that the Town Council of the Town of Bermuda Run has called a public hearing at 6:00pm on Tuesday, July 11, 2023, at the Bermuda Run Town Hall, 120 Kinderton Boulevard, Suite 100, on the question of annexing the following described territory, requested by petition filed pursuant to G.S. 160A-31:

Section 2. The area proposed for voluntary annexation is described as follows:

RE: PARCEL: C7/115, C7/11501 (139 Hall Walker Road) and C7-50-A/3 (233Yadkin Valley Road)

Beginning at an EIP on the west right of way of Yadkin Valley Road ; thence S 02°58'36" W a distance of 301.00' to an EIP; thence S 88°32'13" W a distance of 421.62' to an EIP; thence S 02°20'12" E a distance of 321.62' to an EIP; thence S 02°22'38" E a distance of 210.81' to an EIP; thence S 02°26'12" E a distance of 8.04' to an EIP; thence S 02°11'05" E a distance of 129.24' to an EIP; thence S 02°20'38" E a distance of 421.01' to an EIP; thence S 02°18'09" E a distance of 85.52' to an EIP; thence S 02°18'11" E a distance of 215.92' to a computed point along Highway 801; thence N 53°13'08" W a distance of 289.46' to a computed point along Highway 801; thence N 61°19'25" W a distance of 196.60' to a computed point along Highway 801; thence N 69°49'25" W a distance of 135.56' to a computed point along Highway 801; thence N 19°55'30" E a distance of 361.74' to an EIP; thence N 69°49'56" W a distance of 563.05' to an EIP; thence S 19°44'07" W a distance of 89.87' to an EIP; thence N 72°39'25" W a distance of 451.99' to an EIP; thence N 19°20'58" E a distance of 24.49' to an EIP; thence N 01°08'33" E a distance of 181.97' to an EIP; thence N 42°32'12" W a distance of 538.20' to an EIP; thence N 43°00'25" W a distance of 249.91' to an EIP; thence N 61°36'51" E a distance of 245.45' to an EIP; thence N 61°52'31" E a distance of 7.89' to an EIP; thence N 61°37'57" E a distance of 110.47' to an EIP; thence N 61°36'48" E a distance of 90.81' to an EIP; thence N 61°35'07" E a distance of 49.97' to an EIP; thence N 61°37'49" E a distance of 76.96' to an EIP; thence N 61°37'21" E a distance of 95.34' to an EIP; thence N 61°37'36" E a distance of 108.48' to an EIP; thence N 61°41'57" E a distance of 119.73' to an EIP; thence N 62°19'59" E a distance of 311.49' to a split tree; thence N 08°10'55" E a distance of 385.90' to an EIP; thence S 86°45'30" E a distance of 573.69' to an EIP; thence S 86°56'59" E a distance of 115.82' to an EIP; thence S 02°19'19" E a distance of 628.70' to an EIP; thence S 02°20'17" E a distance of 282.41' to an EIP; thence N 88°31'22" E a distance of 449.36' to an EIP; which is the point of beginning, having an area of 63.62 acres

All interested parties are invited to attend the public hearing and present their comments to the Bermuda Run Town Council. Please call Bermuda Run Planning at (336) 753-6050 if you have questions or if you need special accommodation for the meeting. Hearing impaired persons desiring additional information or having questions regarding this subject should call the North Carolina Relay Number for the Deaf at 1-800-735-8262 or 711 for mobile phones.

PUBLICATION DIRECTIONS

Publish in the Notices section of the Newspaper

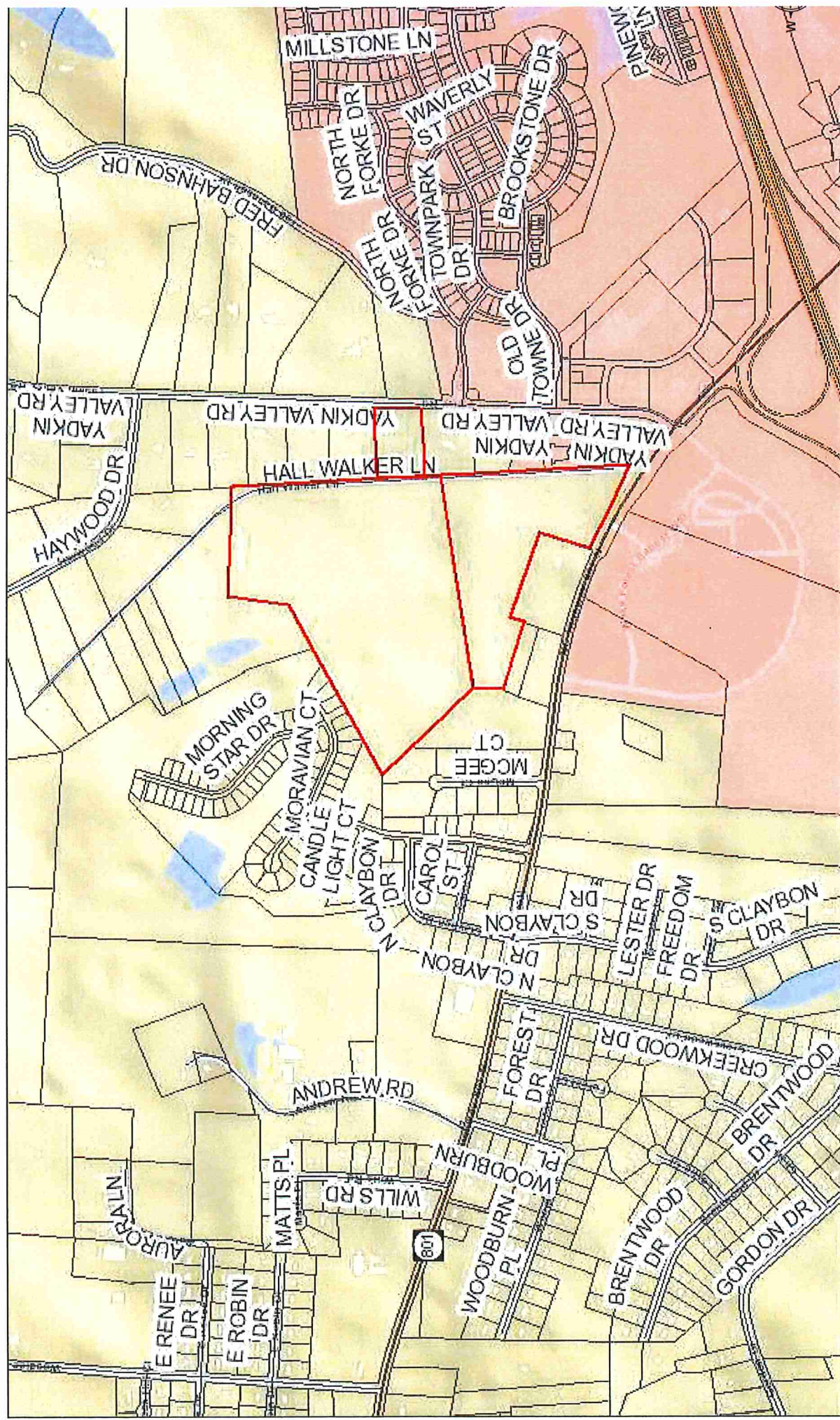
Publish on the following Dates:

June 29, 2023

Send bill and affidavit of publication to:

Bermuda Run Town Clerk, Cindy G. Poe
Town of Bermuda Run
120 Kinderton Boulevard, Suite 100
Bermuda Run, NC 27006

"Hall Walker Petition"



June 2, 2023

- Parcels
- Watershed Structure
- City Limit
- MOCKSVILLE
- COOLEEMEE
- BERMUDA RUN
- County Line

1:12,530

0 0.1 0.2 0.3 0.4 m

0 0.15 0.3 0.6 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand) OpenStreetMap contributors, and the GIS User Community
NC OneMap, NC Center for Geographic Information and Analysis, N



PETITION REQUESTING A CONTIGUOUS ANNEXATION / ^{NON Contiguous} Annexation

PROPERTY NAME: 233 Yadkin Valley Road DATE: 5/11/23

To the Town Council of Bermuda Run, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Bermuda Run, North Carolina.
2. The area to be annexed is ^{NON Contiguous} contiguous to the primary limits of the Town of Bermuda Run, North Carolina and the boundaries of such territory are as follows:

(See attached Map and Metes & Bounds Description)

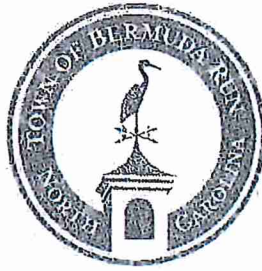
3. This petition is signed by all property owners of the area to be annexed.
4. Check one:

☐ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160A-385.1 or G.S. 153A-344.1, and provide proof of such rights by attached hereto.

☒ The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

Name (print or type)	Address	Signature*
1. <u>Marc Robert Largent</u>	<u>233 Yadkin Valley Rd, Advance NC 27006</u>	<u>[Signature]</u>
2. <u>Susan Williams Largent</u>	<u>233 Yadkin Valley Rd.</u> <u>Advance, NC 27006</u>	<u>[Signature]</u>
3. _____	_____	_____
4. _____	_____	_____

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.



PETITION REQUESTING A CONTIGUOUS ANNEXATION / *Non Contiguous Annexation*

PROPERTY NAME: 139 & 297 Hall Walker Lane DATE: _____

To the Town Council of Bermuda Run, North Carolina:

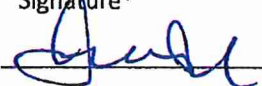

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Bermuda Run, North Carolina.
2. The area to be annexed is contiguous to the primary limits of the Town of Bermuda Run, North Carolina and the boundaries of such territory are as follows:

(See attached Map and Metes & Bounds Description)

3. This petition is signed by all property owners of the area to be annexed.
4. Check one:

____ The undersigned owners declare that zoning vested rights have been established on the area to be annexed under G.S. 160A-385.1 or G.S. 153A-344.1, and provide proof of such rights by attached hereto.

X The undersigned owners hereby declare that no such vested rights have been established and that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property.

Name (print or type)	Address	Signature*
1. <u>Thomas Hall Walker Etal</u>	_____	<u></u>
2. <u>Linda Carol Smith</u>	_____	<u></u>
3. _____	_____	_____
4. _____	_____	_____

- Family members (e.g., husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.

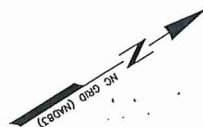
THIS MAP WAS PREPARED WITHOUT THE IDENTITY OF A TITLE INVESTIGATION. THEREFORE THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

NO N.C.A.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

ALL UTILITIES ARE AVAILABLE AND TO BE SERVED FROM EXISTING RIGHT OF WAY.

○	FOUND IRON PIPE
●	SET IRON PIN
•	COMPUTED POINT
△	STONE/ROCK
CH	CHORD
R/W	RIGHT OF WAY
P.B.	PLAY BOOK
D.B.	DEED BOOK
PG.	PAGE



THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

[illegible]

BOUNDARY MAP

PARCEL #: 5872177454, 5872176033 AND 587227628

PROJECT LOCATION:	CLIENT INFORMATION:
STATE: NORTH CAROLINA	LOMONACO INVESTMENTS
COUNTY: DAVE	C/O BRIAN FORD
TOWNSHIP: FARMINGTON	

ALLRED LAND SURVEYING, PLLC

JEFF ALLRED, PLS ~ L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

Beginning at an EIP on the west right of way of Yadkin Valley Road ;
thence S 02°58'36" W a distance of 301.00' to an EIP;
thence S 88°32'13" W a distance of 421.62' to an EIP;
thence S 02°20'12" E a distance of 321.62' to an EIP;
thence S 02°22'38" E a distance of 210.81' to an EIP;
thence S 02°26'12" E a distance of 8.04' to an EIP;
thence S 02°11'05" E a distance of 129.24' to an EIP;
thence S 02°20'38" E a distance of 421.01' to an EIP;
thence S 02°18'09" E a distance of 85.52' to an EIP;
thence S 02°18'11" E a distance of 215.92' to a computed point along Highway 81;
thence N 53°13'08" W a distance of 289.46' to a computed point along Highway 81;
thence N 61°19'25" W a distance of 196.60' to a computed point along Highway 81;
thence N 69°49'25" W a distance of 135.56' to a computed point along Highway 81;
thence N 19°55'30" E a distance of 361.74' to an EIP;
thence N 69°49'56" W a distance of 563.05' to an EIP;
thence S 19°44'07" W a distance of 89.87' to an EIP;
thence N 72°39'25" W a distance of 451.99' to an EIP;
thence N 19°20'58" E a distance of 24.49' to an EIP;
thence N 01°08'33" E a distance of 181.97' to an EIP;
thence N 42°32'12" W a distance of 538.20' to an EIP;
thence N 43°00'25" W a distance of 249.91' to an EIP;
thence N 61°36'51" E a distance of 245.45' to an EIP;
thence N 61°52'31" E a distance of 7.89' to an EIP;
thence N 61°37'57" E a distance of 110.47' to an EIP;
thence N 61°36'48" E a distance of 90.81' to an EIP;
thence N 61°35'07" E a distance of 49.97' to an EIP;
thence N 61°37'49" E a distance of 76.96' to an EIP;
thence N 61°37'21" E a distance of 95.34' to an EIP;
thence N 61°37'36" E a distance of 108.48' to an EIP;
thence N 61°41'57" E a distance of 119.73' to an EIP;
thence N 62°19'59" E a distance of 311.49' to a split tree;
thence N 08°10'55" E a distance of 385.90' to an EIP;
thence S 86°45'30" E a distance of 573.69' to an EIP;
thence S 86°56'59" E a distance of 115.82' to an EIP;
thence S 02°19'19" E a distance of 628.70' to an EIP;
thence S 02°20'17" E a distance of 282.41' to an EIP;

thence N 88°31'22" E a distance of 449.36' to an EIP;
which is the point of beginning,

having an area of 63.62 acres

**LIMITED POWER OF ATTORNEY
TO EXECUTE APPLICATIONS**

WE, the undersigned Owners of the real property located at 139 & 297 Hall Walker Lane in Advance, North Carolina (the "Property"), have contracted to sell the Property to Ford Development and Consulting, Inc. d/b/a Lomonaco Investments, a North Carolina corporation (the "Buyer"), by Contract for Sale and Purchase of Land dated June 17, 2022 (the "Contract").

Pursuant to the terms of the Contact, Buyer is submitting two (2) initial applications to the Town of Bermuda Run: 1) one application for a watershed exemption; and 2) one application for contiguous annexation (the "Initial Applications"). Additional applications may be needed by the Buyer as part of Buyer's acquisition of the Property (together with the Initial Applications, the "Applications"). The undersigned Owners hereby grant Julian P. Robb, the Owners' attorney, a limited power of attorney ("**Limited Power of Attorney**") to execute the Applications and any ancillary documents required as part of the Applications on behalf of Owners. Owners shall receive a copy of any documents executed on Owners' behalf.

This Limited Power of Attorney shall automatically terminate upon acceptance or rejection by the Town of Bermuda Run of the Applications.

Owners hereby indemnify Julian P. Robb and the law firm of Blanco Tackabery & Matamoros PA against any liability, cost or expense caused by any untrue statement contained within either of the Applications.

This Limited Power of Attorney may be executed in any number of counterparts each of which shall be deemed an original, but all such counterparts together shall constitute but one Limited Power of Attorney.

[The remainder of this page is intentionally left blank.]

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

DocuSigned by:
Linda Carol Smith (SEAL)
A71731A1AA484C21
Linda Carol Smith
Date: 5/9/2023

(SEAL)
Thomas H. Walker
Date: _____

(SEAL)
Patricia A. Walker
Date: _____

(SEAL)
Jennie Walker Wollenweber
Date: _____

(SEAL)
Chad Wollenweber
Date: _____

(SEAL)
Janet H. Walker
Date: _____

(SEAL)
Jamie L. Walker
Date: _____

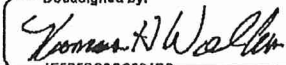
(SEAL)
Daniel Stebbins
Date: _____

(SEAL)
Michelle Perches
Date: _____

(SEAL)
Richard Anthony Perches
Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned
as of the dates listed below.

OWNERS:

DocuSigned by:


4F58FB6C3C384FC...
Thomas H. Walker
Date: 5/8/2023

(SEAL)

Patricia A. Walker
Date: _____

(SEAL)

Jennie Walker Wollenweber
Date: _____

(SEAL)

Chad Wollenweber
Date: _____

(SEAL)

Janet H. Walker
Date: _____

(SEAL)

Jamie L. Walker
Date: _____

(SEAL)

Daniel Stebbins
Date: _____

(SEAL)

Michelle Perches
Date: _____

(SEAL)

Richard Anthony Perches
Date: _____

(SEAL)

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned
as of the dates listed below.

OWNERS:

_____(SEAL)
Thomas H. Walker

Date: _____

DocuSigned by:
Patricia A Walker _____(SEAL)

Patricia A. Walker
5/8/2023

Date: _____

_____(SEAL)
Jennie Walker Wollenweber

Date: _____

_____(SEAL)
Chad Wollenweber

Date: _____

_____(SEAL)
Janet H. Walker

Date: _____

_____(SEAL)
Jamie L. Walker

Date: _____

_____(SEAL)
Daniel Stebbins

Date: _____

_____(SEAL)
Michelle Perches

Date: _____

_____(SEAL)
Richard Anthony Perches

Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned
as of the dates listed below.

OWNERS:

_____(SEAL)

Thomas H. Walker

Date: _____

_____(SEAL)

Patricia A. Walker

Date: _____

DocuSigned by:
Jennie Walker _____(SEAL)

Jennie Walker Wollenweber

Date: 5/8/2023

_____(SEAL)

Chad Wollenweber

Date: _____

_____(SEAL)

Janet H. Walker

Date: _____

_____(SEAL)

Jamie L. Walker

Date: _____

_____(SEAL)

Daniel Stebbins

Date: _____

_____(SEAL)

Michelle Perches

Date: _____

_____(SEAL)

Richard Anthony Perches

Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

_____(SEAL)

Thomas H. Walker

Date: _____

_____(SEAL)

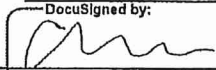
Patricia A. Walker

Date: _____

_____(SEAL)

Jennie Walker Wollenweber

Date: _____

DocuSigned by:
_____(SEAL)

Chad Wollenweber

Date: 5/8/2023

_____(SEAL)

Janet H. Walker

Date: _____

_____(SEAL)

Jamie L. Walker

Date: _____

_____(SEAL)

Daniel Stebbins

Date: _____

_____(SEAL)

Michelle Perches

Date: _____

_____(SEAL)

Richard Anthony Perches

Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

_____(SEAL)
Thomas H. Walker
Date: _____

_____(SEAL)
Patricia A. Walker
Date: _____

_____(SEAL)
Jennie Walker Wollenweber
Date: _____

_____(SEAL)
Chad Wollenweber
Date: _____

DocuSigned by:
Janet H. Walker _____(SEAL)
4452167575F24B1...
Janet H. Walker 5/8/2023
Date: _____

_____(SEAL)
Jamie L. Walker
Date: _____

_____(SEAL)
Daniel Stebbins
Date: _____

_____(SEAL)
Michelle Perches
Date: _____

_____(SEAL)
Richard Anthony Perches
Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned
as of the dates listed below.

OWNERS:

_____(SEAL)
Linda Carol Smith
Date: _____

_____(SEAL)
Thomas H. Walker
Date: _____

_____(SEAL)
Patricia A. Walker
Date: _____

_____(SEAL)
Jennie Walker Wollenweber
Date: _____

_____(SEAL)
Chad Wollenweber
Date: _____

_____(SEAL)
Janet H. Walker
Date: _____

DocuSigned by:

Jamie L. Walker (SEAL)
C3E31B9C8B6D40A...
Jamie L. Walker
Date: 5/9/2023

_____(SEAL)
Daniel Stebbins
Date: _____

_____(SEAL)
Michelle Perches
Date: _____

_____(SEAL)
Richard Anthony Perches
Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

(SEAL)
Thomas H. Walker
Date: _____

(SEAL)
Patricia A. Walker
Date: _____

(SEAL)
Jennie Walker Wollenweber
Date: _____

(SEAL)
Chad Wollenweber
Date: _____

(SEAL)
Janet H. Walker
Date: _____

(SEAL)
Jamie L. Walker
Date: _____

DocuSigned by:
Daniel Stebbins

(SEAL)
Daniel Stebbins 5/8/2023
Date: _____

(SEAL)
Michelle Perches
Date: _____

(SEAL)
Richard Anthony Perches
Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

_____(SEAL)
Thomas H. Walker
Date: _____

_____(SEAL)
Patricia A. Walker
Date: _____

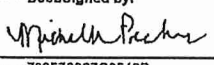
_____(SEAL)
Jennie Walker Wollenweber
Date: _____

_____(SEAL)
Chad Wollenweber
Date: _____

_____(SEAL)
Janet H. Walker
Date: _____

_____(SEAL)
Jamie L. Walker
Date: _____

_____(SEAL)
Daniel Stebbins
Date: _____

DocuSigned by:
_____(SEAL)
Michelle Perches 5/8/2023
Date: _____

_____(SEAL)
Richard Anthony Perches
Date: _____

IN WITNESS WHEREOF, this Limited Power of Attorney has been executed by the undersigned as of the dates listed below.

OWNERS:

_____(SEAL)
Thomas H. Walker
Date: _____

_____(SEAL)
Patricia A. Walker
Date: _____

_____(SEAL)
Jennie Walker Wollenweber
Date: _____

_____(SEAL)
Chad Wollenweber
Date: _____

_____(SEAL)
Janet H. Walker
Date: _____

_____(SEAL)
Jamie L. Walker
Date: _____

_____(SEAL)
Daniel Stebbins
Date: _____

_____(SEAL)
Michelle Perches
Date: _____

DocuSigned by:
RICHARD ANTHONY PERCHES (SEAL)
Richard Anthony Perches
Date: 5/8/2023

(ITEM 8 D)



120 Kinderton Boulevard, Suite 100 • Bermuda Run, NC 27006
(336) 998-0906 • Fax (336) 998-7209 • www.townofbr.com

To: Town Council
From: Andrew Meadwell, Town Manager
CC: Dora Robertson, Finance Director
Date: May 30, 2023
Re: Budget Amendment-Receipt of \$1800.00 from DCF

Included for your review:

- Letter from Davie Community Foundation

Overview:

The Town of Bermuda Run has received a grant from the Davie Community Foundation in the amount of \$1800.00. These funds were provided from funds within the Bermuda Run Community Vision Fund.

The Bermuda Run Community Vision Fund Committee requested the funds to offset initial costs of planning and implementing the "Christmas in the Town of Bermuda Run" and Food Truck Friday events. The 2022-2023 adopted Town Budget did not include this revenue and subsequent expenditures.

I recommend the Town Council take action to amend the current 2022-2023 General Fund Budget to receive \$1800.00 from the Davie Community Foundation as revenue and subsequent \$1800.00 in expenditures for expenses related to the "Christmas in the Town of Bermuda Run" and "Food Truck Friday" events, coordinated by the Bermuda Run Community Vision Fund Committee.

June 1, 2023

Mr. Andrew Meadwell
Town of Bermuda Run
120 Kinderton Blvd Ste 100
Bermuda Run, NC 27006

Dear Andrew,

On the advice of the Bermuda Run Community Vision Fund committee, the Davie Community Foundation has awarded the Town of Bermuda Run a \$1,800.00 grant with funds provided by the Bermuda Run Community Vision Fund, a donor advised fund of the Davie Community Foundation. Although your organization has exclusive legal control over its use, please note that the fund advisor's preferred designations are as follows:

\$1,500.00 Food Truck Friday start up banners, band, and flyers

\$300.00 Christmas in the Town of Bermuda Run – Kathy Miller photos

Please note: the advisor listed above, or related parties, may not receive any benefit from this grant.

Your organization should not provide a tax receipt for this check since this grant was made from a donor-advised fund.

If you have any questions, please call me at 336-753-6903.

Thank you for all your efforts to make communities better places in which to live.

Best regards,



Melissa O'Connor
Senior Program Officer

Enclosure

Board of Directors

Davin Brown

Angela Carter

Phillip E. Fuller, Jr.

Krysta Gary

Jennifer R. Hanes

Kristen Hill

J. Gregory Matthews,
Attorney at Law, PA

Dr. Paul Mighion

Mike Morton

Brian P. Nicolay

Alice Sineath, CPA

Jane Simpson

Johnsie Strand

