

**Attendance:** Mayor John Crump; Mayor Pro Tem Darren Hartsell; Councilmembers Allen Burnette; Mike Tallent and Rich Wise; Town Manager Doug Paris; Attorney Daniel Peterson; Town Clerk Nancy E. Boyden, CMC; Assistant Town Clerk Savannah Suggs; Finance Officer Beverly Love; Planning Clerk Hilda Keeney; Town Engineer Richard McMillan PE.; Cabarrus County Deputy Sheriff Claudette Camille; Midland Fire Chief Larry Coley.  
**Also Present:** County Commissioners Barbara Strang, Chris Measmer and Kenny Wortman; Cabarrus County School Board Laura Blackwell.  
**Absent:** Planning, Zoning & Subdivision Administrator, Kassie Watts, AICP, CZO.  
**Late:** None.  
**Guests:** None.

All items are for discussion and possible action unless otherwise specified.

1. **Invocation:** Mayor Crump pronounced the **Invocation**.
2. **Open Meeting:** Mayor Crump opened the meeting at 6:00pm and called the room to order.
  - a. The room stood for the **Pledge of Allegiance**.
3. **Announcements:**
  - Town Hall will be closed in December, Friday 23rd, Monday 26<sup>th</sup> and Tuesday 27<sup>th</sup> in observance of the Christmas holiday. There will be no delay in garbage collection.
  - Also, Town Hall will be closed Monday January 2<sup>nd</sup> in observance of New Year's Day. There will be no delay in garbage collection.
4. **Approval of the Agenda:**

**Motion** was made by Councilmember Wise and seconded by Mayor Pro Tem Hartsell to approve the Agenda as presented. **Motion carried 4-0.**
5. **Consent Agenda:** Items listed under the Consent Agenda are generally of a routine nature. Council may take action to approve/disapprove all items in a single vote. Any item may be withheld from a general action, to be discussed and voted upon separately at the discretion of the Board.
  - Minutes 11/08/2022
  - 2023 Meeting Schedule



MIDLAND TOWN COUNCIL REGULAR MEETING SCHEDULE  
Calendar Year 2023

Regular Council Meetings are held the 2<sup>nd</sup> Tuesday of each month.  
Midland Town Hall 4293-B NC Hwy. 24/27 Midland at 6:00pm.

*This Meeting Schedule is subject to change.*

January 10 <sup>th</sup>	July 11 <sup>th</sup>
February 14 <sup>th</sup>	August 8 <sup>th</sup>
March 14 <sup>th</sup>	September 12 <sup>th</sup>
April 11 <sup>th</sup>	October 10 <sup>th</sup>
May 9 <sup>th</sup>	November 14 <sup>th</sup>
June 13 <sup>th</sup>	December 12 <sup>th</sup>

- Attorney bills

**Motion** was made by Mayor Pro Tem Hartsell and seconded by Councilmember Wise to approve the Consent Agenda as presented. **Motion carried 4-0.**

**6. Public Comment:** No comments forthcoming.

**7. Public Safety:**

- a. Police Report - Cabarrus County Sheriff for Midland

Officer Camille reported the following for the month of November 2022:

886 Officer-Initiated calls. Some of which were:

- 3 50 B or C;
- 18 Civil Processes;
- 671 Security Checks;
- 20 SRO Assist Admin;
- 7 SRO Mentor/ Council;
- 39 SRO Safety Check;
- 100 Traffic Stops.

131 Dispatched calls. Some of which were:

- 1 Animal Control Calls;
- 1 Assist EMS;
- 3 Attempt to Locate;

- 7 Burglar Alarms;
- 8 Careless Reckless Driving;
- 1 Death Investigation LEO;
- 14 Disputes;
- 3 Discharge Firearms;
- 2 Domestic Disturbances;
- 4 Property Damages;
- 1 Prowler;
- 1 Road Hazard;
- 10 Service Calls Law;
- 9 Suspicious Subjects;
- 19 Traffic Acc Property Damages;
- 10 Traffic Accident PI;
- 7 Trespassing;
- 7 Welfare Checks.

b. Midland Volunteer Fire Department Report

Midland Fire Chief Coley reported the following for the month of November 2022:

•Notes: We were given our annual 9's inspection from the Cabarrus County Fire Marshal's office on 12/2/2022 and we passed the inspection. This inspection is to ensure the department is meeting the minimum standards for the state rating of 9. We are currently a class 4.

•We have offered the sixth Engineers position to one of the candidates who tested for that position, and he will start in the first week of January. This will give us full staffing of the Engineer positions.

- 5 structure fires;
- 11 residential fire alarms;
- 3 commercial fire alarms;
- 2 brush fires;
- 10 local alarms;
- 14 motor vehicle accidents;
- 52 Medical calls.

**Total calls for service= 97.**

Fire Chief Coley:

- Midland Fire Department assisted Town of Fairview with 1 structure fire, and West Stanly Fire Department with 2 fires;
- Assisted Flowes Store Fire Department with a bad accident. High-speed accidents are up most likely due to people being on the phone and crossing the center line;
- The State grant money was used to purchase a heavy rescue truck which will be going through the refurb process. It should be on the road in February and will be housed at Station 1.

Mayor Pro Tem Hartsell spoke of the high-speed accidents and fatality that happened on Hwy 24 27.

**8. Planning Projects: - D. Paris**

- a. **Zoning Map Amendment – ZMA-2022-04** – consider the rezoning of property owned by Alla Koroleva, located at 10470 US Hwy 601 S; Midland, NC 28107 (Cabarrus County PIN# (5555176745) totaling 8.22+/- acres - change property from Town of Midland “Agriculture” (AG) to Town of Midland “Single Family Residential” (SFR)
  - i. Staff Report

December 13, 2022

To: Mayor & Town Council

From: Kassie G. Watts, AICP, CZO, Planning, Zoning & Subdivision Administrator

Re: **ZMA-2022-04** - Zoning Map Amendment – Alla Koroleva, property is located at 10470 US Hwy 601 S, Midland, NC 28107, approximately (8.22+/- acres) Cabarrus County PIN# (5555-17-6745).

### **BACKGROUND**

On September 19, 2022, the Town of Midland received an application for a zoning map amendment for the above listed property. The property to be rezoned is shown in the hashed area on the attached map.

The subject property, located at 10470 US Hwy 601 S., Midland, NC 28107 is further identified as Cabarrus County PIN# (5555-17-6745). The property is currently zoned Town of Midland “Agriculture” (AG). The proposed zoning district is the Town of Midland “Single Family Residential” (SFR) designation.

The Planning and Zoning Commission met on November 22, 2022, at their regular meeting and considered the petition. They voted unanimously to recommend denial of this rezoning petition to the Midland Town Council.

### **FINDINGS AND CONCLUSIONS**

The property lies within the area designated on the adopted Town Plan 2030 Future Land Use Map for “Neighborhood” uses and is *consistent* with the Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2, adopted October 8, 2013 and amended March 8 and October 11, 2016, April 11, 2017, and July 10 and September 11, 2018 as shown on the adopted Land Use Map, however, staff recommends against rezoning this property for the following reasons: This amendment is unreasonable due to its location being adjacent to other large lot, agriculturally zoned properties on all sides. The property, nor adjacent properties, have access to public sewer and staff does not envision seeing properties further subdivided along Hwy 601 under the minor subdivision option, as the direction in which the town should grow residentially. Single Family Residential zoning allows 11,600 sq ft. lots, which is an inappropriate lot size, when there is not access to public sewer. Furthermore, subdividing smaller lots along a major highway creates access and safety concerns.

### **POLICY IMPLICATIONS**

Minutes Tuesday December 13, 2022  
Regular Meeting of Town Council  
6:00pm 4293-B Hwy. 24/27 E. Midland, NC 28107

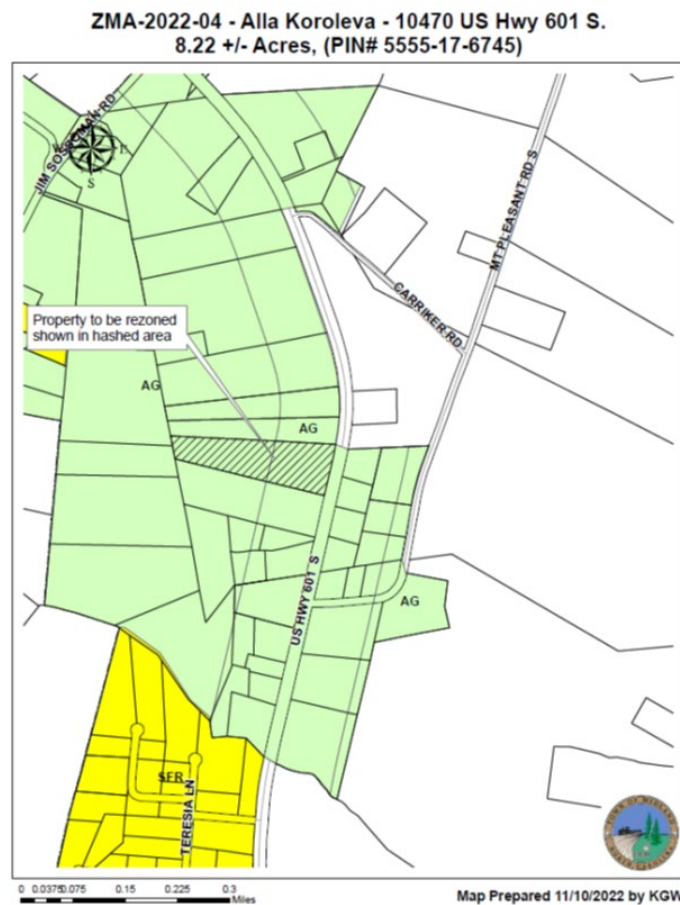
The Town of *Midland Development Ordinance* and the North Carolina General Statutes require the P&Z Commission to make a recommendation on the zoning map amendment.

Notice of this meeting and this agenda item has been publicized, letters have been sent to adjacent property owners within 500 ft. of the subject property, and a zoning hearing sign has been posted on the property.

Town of Midland Development Ordinance standards will apply following the:

1. Public Hearing to held by the Town Council (December 13, 2022), and
2. Adoption of an Ordinance (ZMA-2022-04) including both Reasonableness and Consistency Statements designating the Town zoning classification.

The Council may vote to recommend approval, **denial**, or to modify the recommended classification in accordance with the adopted *Town Plan 2030 Land Use & Comprehensive Master Plan, Revision 2* adopted October 8, 2013 and subsequently amended March 8 and October 11, 2016, April 11, 2017, and July 10 and September 11, 2018 by the Town of Midland Town Council.



ii. Open Public Hearing

Mayor Crump opened the public hearing at 6:12pm.

Mr. Val Solo: Speaking on behalf of the property owners. Property owners are hoping to subdivide the property into two lots for family members to build on. Ultimately the property owners are trying to see if there is any way to create two parcels out of the 8.22-acre property.

**Discussion:**

Councilmember Burnette: Soil test has already been done and approved for at least two lots?

Mr. Solo: Yes.

Councilmember Burnette: Was it approved by the county?

Mr. Solo: It was approved by Larry Thompson soil scientist.

Councilmember Burnette: Do you know how much land it will take up for the drain fields?

Mr. Solo: I do not have the report in front of me, but I think it is the standard amount that would take up the front portion of the property.

Councilmember Burnette: Soil in the Midland area is not very conducive for sewer without having large lots.

Mr. Solo: The property owners were aware that the property is currently one parcel when they purchased the land and that there is no guarantee it could be subdivided.

Ultimately, they are trying to settle two family members on the property so their children can grow up together.

Councilmember Wise: Was there two spots that were tested for septic? I was under the impression that there was only one spot.

Mr. Solo: Larry Thompson tested the whole parcel and found suitable soil at the front the property and confirmed it was enough for three, 4-bedroom septic systems.

Councilmember Wise: It was only one area that tested for septic?

Mr. Solo: Yes, it's all in the front section of the property close to Hwy 601. From what I recall, he did find multiple soil sites.

Mr. Paris: I have email communication between the real estate agent and the town planner discussing the property not being able to be subdivided prior to the property being sold.

Mayor Pro Tem Hartsell: Were they aware of that up front?

Mr. Paris: Yes sir.

Ms. Shelly Carter: If the property is agricultural, is there anything being grown there?

Councilmember Tallent: Trees.

Ms. Shelly Carter: Then it should be ok to be zoned single family.

Mayor Pro Tem Hartsell: It goes back to what our board had researched and what our planner has done. This wasn't just a decision or vote for denial. It's been researched and the information is brought to us for the board to make these governing decisions. Mr. Paris, you read the reasons why we would want to deny that.

Mr. Paris: I can go through what our town planner wrote again.

Mayor Pro Tem Hartsell: That would give her clarity.

Ms. Shelly Carter: I am trying to save myself time in the future in case I was to present something to the board for future projects.

Mr. Paris: Presented staff report for **ZMA-2022-04** - Zoning Map Amendment.

Ms. Shelly Carter: So, it comes down to the sewer question.

Mayor Pro Tem Hartsell: Yes, all the things we have are taken into consideration. That is where the land use map comes in and why we have a town planner.

Councilmember Tallent: *(Spoke of the calculation of lot sizes.)* Legally you could put up to 28 lots on that property.

Mr. Paris: The by right zoning would allow many lots when sewer is available to the track.

Councilmember Tallent: That's the reason it's being denied because of the by right part. Once the zoning is approved for the property it stays there.

Mr. Solo: Maybe the rezoning option in the beginning was the wrong path to take. Are there any alternative solutions?

Councilmember Tallent: You would need to speak with the Town Planner Watts. If there is anything that can be done to make it work, she would be the one to speak with.

Mr. Solo: Do you have a variance process?

Councilmember Tallent: You would need to speak with Ms. Watts.

Councilmember Wise: The Planning Board was also concerned with the traffic. It's a blind corner.

Councilmember Burnette: What is the difference between adding two homes when all the surrounding towns are constantly building homes and the traffic is coming through Midland? I'm not a big fan of zoning, but it's necessary. How many people in Midland live on lots less than 2 acres and who are we to tell someone they can't put two homes on 8 acres? *(He spoke about the non-availability of sewer.)* The property was probably zoned agricultural before the town was incorporated.

Councilmember Burnette and Mayor Pro Tem Hartsell discussed lot sizes and how they are cut out.

Mayor Pro Tem Hartsell: We have to go off staff's recommendations when it comes to town zoning.

Citizen Heather Deaton: We live on the neighboring property. There are at least three creek crossings for run off. It's a matter of safety with the traffic and it's an extremely dangerous blind corner. When driving, I detour onto another street to safely get to my driveway. The soil changes drastically across the property too. If you start tearing up the soil and disrupt it then it may result in not being able to build.

Mr. Solo: I feel like one extra home wouldn't make a difference when you consider all the other towns allowing property to be subdivided. There is an encroachment issue currently going on between the two neighbors which is still being worked out.

Ms. Deaton denied the accusations.

Mayor Crump closed the public hearing at 6:35pm.

iii. Consider ZMA-2022-04

**Motion** was made by Councilmember Wise and seconded by Mayor Pro Tem Hartsell to deny rezoning the subject property to “Single Family Residential” (SFR), consistent with the Town Plan 2030 Land Use and Comprehensive Master Plan, Revision 2, adopted October 8, 2013, and subsequently amended March 8 and October 11, 2016, April 11, 2017 and July 10 and September 11, 2018 as shown on the adopted Land Use Map. Staff recommends against rezoning this property for the following reasons: This amendment is unreasonable due to its location being adjacent to other large lot, agriculturally zoned properties on all sides. The property, nor adjacent properties, have access to public sewer and staff does not envision seeing properties further subdivided along Hwy 601 under the minor subdivision option, as the direction in which the town should grow residentially. Single Family Residential zoning allows 11,600 sq ft. lots, which is an inappropriate lot size, when there is not access to public sewer. Furthermore, subdividing smaller lots along a major highway creates access and safety concerns. **Motion carried 3-1.**


Councilmember Burnette dissented.

He added that he hopes the owners will come speak with planning staff and see if something can still be done. The town might need to look at another solution, even change something in the zoning ordinance.

b. Verbal Update – no update forthcoming.

**9. Engineering: R. McMillan**

a. Resolution #2023-255 Tentative Award for the Town of Midland for the Crossroads Sewer Extension Project

	<p align="center"><b><u>Town Council Agenda Form</u></b></p> <p><b>Meeting Date: December 13, 2022</b>  <b>Presenter: Richard McMillan</b></p>	<p>Placement on the Agenda:</p> <p><b>Engineering</b></p>
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**Subject Title:**

Award of Bid for Crossroads Sewer Project (*NCDEQ Project #: SRP-W-ARP-0069*)

**Background:**

The Town of Midland has desired to install sewer service along NC 24-27 at Hwy 601 to invest in commercial and retail development along the 24-27 commercial corridor.

The project initially began as an assessment project, with costs to be shared by both the Town and property owners. The Town received full grant funding for the sewer project through the American Rescue Plan (ARP) in April 2022 and proceeded with finalizing the project for bidding and construction.



Minutes Tuesday December 13, 2022  
 Regular Meeting of Town Council  
 6:00pm 4293-B Hwy. 24/27 E. Midland, NC 28107

The Project was sent out on October 11, 2022, for public bids. Bids were received and opened on Thursday, November 10, 2022. The Town received three bids from Mountaineer Contractors (Kingswood, WV), State Utilities (Monroe, NC), and Dellinger, Inc. (Monroe, NC).

The low bid on the Project was by Mountaineer Contractors at \$1,195,060.00. The Engineer's Cost Opinion was \$1,391,725. The Certified Bid Tabulation and a Bid Summary are attached.

Mountaineer Contractors has an office located in Statesville, NC. Mountaineer Contractors construct major highway/roadway, airport, utility, paving projects and more. They provided references on recently completed projects in the Charlotte region, as well as other references for utility/sewer work. Staff has verified the references and discussed contractor performance and all references were positive.

### **Budget:**

The Town has passed a Capital Budget Amendment and NCDEQ will approve funding.

Certified Bid Tabulation  
**CROSSROADS SEWER EXTENSION**  
 Town of Midland

BID DATE/TIME: Thursday, November 10, 2022 @ 2:00 p.m.

TWC No. 3289-E

Contractors	License No.	Class	Bid Bond	Add. No. 1	Base Bid	Remarks
Mountaineer Contractors, Inc. PO Box 606 Kingswood, WV 26537	76264	U U/H/Hwy/PU	√	√	\$1,195,060	Low Bidder
State Utility Contractors PO Box 5019 Monroe, NC 28111	17793	U/U	√	√	\$2,247,500	
Dellinger, Inc. 2631 Old Charlotte Hwy Monroe, NC 28110	05992	U/U	√	√	\$8,456,520	
Buckeye Bridge, LLC PO Box 1367 Canton, NC 28716	72900	U Bldg/Hwy/PU				NO BID

This is to certify that the bids tabulated herein were publicly opened and read aloud at 2:00 p.m. on the 10<sup>th</sup> day of November 2022, in the Midland Town Hall Council Chambers located at 4293-B Hwy. 24/27 East, Midland, North Carolina.

John C. Grey, P.E.



**Wooten**

300 South Main Street, Lower Level  
 Winston-Salem, NC 27101

Minutes Tuesday December 13, 2022  
Regular Meeting of Town Council  
6:00pm 4293-B Hwy. 24/27 E. Midland, NC 28107

Town of Midland - NC 24-27 - Crossroads Sewer Improvements  
BID TABULATIONS  
DWI Project No. SRP-W-ARP-0069  
TWC Project # 3269-E

11/10/2022, rdm

Item No.	Description	Unit	Estimated Quantity	Mountaineer Contractors,		State Utility Contractors		Dellinger, Inc.		Engineer's Cost Opinion	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization (Not to Exceed 5% of Bid)	LS	1	\$ 59,750.00	\$59,750.00	\$ 110,000.00	\$110,000.00	\$ 415,000.00	\$415,000.00	\$ 66,280.00	\$66,280.00
2	Clearing and Grubbing	LS	1	\$ 68,120.00	\$68,120.00	\$ 65,100.00	\$65,100.00	\$ 75,000.00	\$75,000.00	\$ 25,000.00	\$25,000.00
3	0-6 ft 8" Sanitary Sewer	LF	636	\$ 95.00	\$60,420.00	\$ 180.00	\$114,480.00	\$ 240.00	\$152,640.00	\$ 85.00	\$54,060.00
4	6-8 ft 8" Sanitary Sewer	LF	875	\$ 100.00	\$87,500.00	\$ 185.00	\$161,875.00	\$ 260.00	\$227,500.00	\$ 95.00	\$83,125.00
5	8-10 ft 8" Sanitary Sewer	LF	826	\$ 105.00	\$86,730.00	\$ 190.00	\$156,940.00	\$ 310.00	\$256,060.00	\$ 105.00	\$86,730.00
6	10-12 ft 8" Sanitary Sewer	LF	236	\$ 120.00	\$28,320.00	\$ 195.00	\$46,020.00	\$ 385.00	\$90,860.00	\$ 115.00	\$27,140.00
7	12-14 ft 8" Sanitary Sewer	LF	214	\$ 220.00	\$47,080.00	\$ 210.00	\$44,940.00	\$ 485.00	\$103,790.00	\$ 125.00	\$26,750.00
8	14-16 ft 8" Sanitary Sewer	LF	200	\$ 260.00	\$52,000.00	\$ 240.00	\$48,000.00	\$ 630.00	\$126,000.00	\$ 140.00	\$28,000.00
9	0-6 ft 8" DIP Sanitary Sewer	LF	430	\$ 105.00	\$45,150.00	\$ 225.00	\$96,750.00	\$ 500.00	\$215,000.00	\$ 100.00	\$43,000.00
10	6-8 ft 8" DIP Sanitary Sewer	LF	32	\$ 130.00	\$4,160.00	\$ 235.00	\$7,520.00	\$ 525.00	\$16,800.00	\$ 120.00	\$3,840.00
11	18" Steel Encasement Pipe by Direct Bury with 8" PVC Carrier Pipe	LF	30	\$ 300.00	\$9,000.00	\$ 570.00	\$17,100.00	\$ 700.00	\$21,000.00	\$ 250.00	\$7,500.00
12	4" Dia Manhole, Depth 0-6 ft	EA	1	\$ 6,200.00	\$6,200.00	\$ 4,400.00	\$4,400.00	\$ 3,000.00	\$3,000.00	\$ 8,000.00	\$8,000.00
13	4" Dia Manhole, Depth 6-8 ft	EA	4	\$ 7,000.00	\$28,000.00	\$ 5,100.00	\$20,400.00	\$ 3,800.00	\$15,200.00	\$ 9,000.00	\$36,000.00
14	4" Dia Manhole, Depth 8-10 ft	EA	3	\$ 8,800.00	\$26,400.00	\$ 5,800.00	\$17,400.00	\$ 4,400.00	\$13,200.00	\$ 10,000.00	\$30,000.00
15	4" Dia Manhole, Depth 10-12 ft	EA	4	\$ 9,200.00	\$36,800.00	\$ 6,500.00	\$26,000.00	\$ 4,800.00	\$19,200.00	\$ 12,000.00	\$48,000.00
16	4" Dia Manhole, Depth 12-14 ft	EA	1	\$ 11,850.00	\$11,850.00	\$ 7,200.00	\$7,200.00	\$ 5,400.00	\$5,400.00	\$ 14,000.00	\$14,000.00
17	Core Drill Ex. MH & Install Flexible Connector (SSMH-102 & SSMH-200)	EA	2	\$ 6,500.00	\$13,000.00	\$ 9,500.00	\$19,000.00	\$ 4,000.00	\$8,000.00	\$ 2,500.00	\$5,000.00
18	4-inch Sanitary Sewer (on same side of road as Main)	EA	12	\$ 1,860.00	\$22,320.00	\$ 3,000.00	\$36,000.00	\$ 2,100.00	\$25,200.00	\$ 2,500.00	\$30,000.00
19	4-inch Sanitary Sewer (on opposite side of road as Main) (100 LF 8" Steel Encasement Pipe by Bore & Jack with 4" RJDIP (Guaranteed Installation))	EA	10	\$ 35,265.00	\$352,650.00	\$ 107,500.00	\$1,075,000.00	\$ 650,000.00	\$6,500,000.00	\$ 50,000.00	\$500,000.00
20	Testing (Air, Vacuum, & Mandrel)	LS	1	\$ 28,475.00	\$28,475.00	\$ 5,000.00	\$5,000.00	\$ 13,000.00	\$13,000.00	\$ 5,000.00	\$5,000.00
21	Asphalt Pavement Patching (Asphalt & ABC)	SY	264	\$ 115.00	\$30,360.00	\$ 230.00	\$60,720.00	\$ 175.00	\$46,200.00	\$ 250.00	\$66,000.00
22	ABC Stone for Gravel Surface Repair	SY	203	\$ 40.00	\$8,120.00	\$ 35.00	\$7,105.00	\$ 20.00	\$4,060.00	\$ 100.00	\$20,300.00
23	Rock Excavation	CY	100	\$ 95.00	\$9,500.00	\$ 350.00	\$35,000.00	\$ 500.00	\$50,000.00	\$ 250.00	\$25,000.00
24	Silt Fence	LF	3500	\$ 4.00	\$14,000.00	\$ 6.50	\$22,750.00	\$ 7.00	\$24,500.00	\$ 10.00	\$35,000.00
25	Silt Fence Outlet	EA	10	\$ 200.00	\$2,000.00	\$ 300.00	\$3,000.00	\$ 235.00	\$2,350.00	\$ 500.00	\$5,000.00
26	Coir Log Wattle Check Dam	EA	10	\$ 110.00	\$1,100.00	\$ 350.00	\$3,500.00	\$ 260.00	\$2,600.00	\$ 500.00	\$5,000.00
27	Inlet Protection	EA	11	\$ 755.00	\$8,305.00	\$ 500.00	\$5,500.00	\$ 160.00	\$1,760.00	\$ 500.00	\$5,500.00
28	Temporary Construction Entrance	EA	2	\$ 9,600.00	\$19,200.00	\$ 4,500.00	\$9,000.00	\$ 3,000.00	\$6,000.00	\$ 5,000.00	\$10,000.00
29	Temporary Ditch Liner - Matting	SY	500	\$ 4.50	\$2,250.00	\$ 6.00	\$3,000.00	\$ 2.00	\$1,000.00	\$ 15.00	\$7,500.00
30	Class B RipRap	SY	100	\$ 87.00	\$8,700.00	\$ 100.00	\$10,000.00	\$ 62.00	\$6,200.00	\$ 250.00	\$25,000.00
31	Seeding & Mulching	AC	4	\$ 4,400.00	\$17,600.00	\$ 2,200.00	\$8,800.00	\$ 2,500.00	\$10,000.00	\$ 15,000.00	\$60,000.00
<b>TOTALS</b>					<b>\$1,195,060.00</b>		<b>\$2,247,500.00</b>		<b>\$8,456,520.00</b>		<b>\$1,391,725.00</b>
Percent of Engineer's Cost Opinion					85.87%		161.49%		607.63%		

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2022-11-10 Crossroads Sewer Bid Tabulations.xls

## Discussion:

Councilmember Burnette: What is the start time for the project?

Mr. McMillan: Once award is issued, they will start checking with suppliers for materials. The tentative start time is the end of January or beginning of February.

Mayor Pro Tem Hartsell: I read the letters of recommendation for this company; they all had positive feedback.

**Motion** was made by Mayor Pro Tem Hartsell and seconded by Councilmember Wise to adopt Resolution #2023-255 for Tentative Award. **Motion carried 4-0.**

## RESOLUTION OF TENTATIVE AWARD

### Resolution#2023-255

**WHEREAS**, the **Town of Midland**, North Carolina has received bids, pursuant to duly advertisement notice therefore, for construction of the **Crossroads Sewer Extension Project**, and

**WHEREAS**, **The Wooten Company**, Consulting Engineers have reviewed the bids; and

**WHEREAS, Mountaineer Contractors, Inc.** was the lowest bidder for the **Crossroads Sewer Extension Project**, in the total bid amount of **One Million One Hundred Ninety-Five Thousand Sixty Dollars (\$1,195,060)**, and

**WHEREAS**, the consulting Engineer has no objection to **TENTATIVE AWARD** to the lowest bidder.

**NOW, THEREFORE, BE IT RESOLVED** that **TENTATIVE AWARD** is made to the lowest bidder in the Total Bid Amount of **One Million One Hundred Ninety-Five Thousand Sixty Dollars (\$1,195,060)**.

Name of Contractor	Amount
1. <b>Mountaineer Contractors, Inc.</b>	<b>One Million One Hundred Ninety-Five Thousand Sixty Dollars (\$1,195,060)</b>

**BE IT FURTHER RESOLVED** that such **TENTATIVE AWARD** be contingent upon the approval of the North Carolina Department of Environmental Quality.

b. CMAQ Reimbursement – **Update**  
Mr. McMillan:

- Town has received the check for the sidewalk project.

**10. Mayor's Comments:**

- a. Honor Commissioner Barbara Strang as Town Liaison

**Motion** was made by Mayor Pro Tem Hartsell and seconded by Councilmember Tallent to adopt Resolution #2023-256 Honoring County Commissioner Barbara Strang. **Motion carried 4-0.**

**RESOLUTION HONORING COMMISSIONER BARBARA STRANG**

**Resolution #2023-256**

**WHEREAS**, Commissioner Barbara Strang was elected to the Cabarrus County Commission in 2020; and began attending Town Council meetings as our liaison to the county commission; and

**WHEREAS**, Commissioner Strang has represented the Midland area over the last several years with extraordinary dedication; and

**WHEREAS**, Commissioner Strang was instrumental in moving the town's Veteran's Memorial at Rob Wallace Park forward after an attempt by another commissioner to hold the memorial up; and in doing so saved the town potential damages and litigation cost with the contractor who had already ordered the marble for the project; and

**WHEREAS**, when the Town of Midland was overbilled for two police vehicles by Cabarrus County Finance, Commissioner Strang was instrumental in resolving the overbilling, which saved the town a total of \$21,985; and

**WHEREAS**, Commissioner Strang has been a vocal advocate for the Town of Midland receiving one of the county's three seats on the Water Sewer Authority of Cabarrus County board, which has been a long-standing goal for the town for many years; and

**WHEREAS**, Commissioner Strang has been a supporter of enhanced library and senior citizen services in the Midland area, which the town desperately needs;

**NOW, THEREFORE, BE IT RESOLVED** that the Town of Midland invites the Midland community to join the Town Council in thanking and honoring Commissioner Strang for her extraordinary representation of Midland since 2020, and in doing so by the powers vested in the Town Council hereby appoint Barbara Strang the town's honorary liaison to the County Commission and hereby resolves that December 13<sup>th</sup>, 2022, is Barbara Strang Day in the Town of Midland.

Councilmember Wise also mentioned that Monday December 19<sup>th</sup>, there is a County Commissioners meeting. This would be a good opportunity for citizens of Midland to speak out against removing Barbara Strang from the Towns Liaison position. Ms. Strang has agreed to continue to come to the meetings and assist the town.

**11. Staff Reports:**

a. Finance Report November 2022- ***B. Love***

	<u>Nov 30, 22</u>
<b>Checking/Savings</b>	
1000 · CASH ON HAND	187.72
1004 · GENERAL FUND	471,754.00
1040 · UTILITY CAPITAL RESERVE FUNDS	62,858.41
1050 · POWELL BILL FUNDS	84,720.40
1065 · ARP ACT Special Revenue Account	1,100,118.09
1071 · Gen Fund-NCCMT Capital Recovery	196,856.48
1072 · Gen Fund-NCCMT-General Fund	1,729,857.06
1073 · Gen Fund-NCCMT Police Car Res	65,568.60
1074 · Powell Bill-NCCMT	427,967.86
1075 · Utility Capital Reserve-NCCMT	<u>2,524,725.01</u>
<b>Total Checking/Savings</b>	<b>6,664,613.63</b>

i. Audit Presentation - John Kapelar with Potter and Company.

Minutes Tuesday December 13, 2022  
Regular Meeting of Town Council  
6:00pm 4293-B Hwy. 24/27 E. Midland, NC 28107

John Kapelar with Pottery and Company reported that the Town of Midland had a clean audit and commended Manager Paris and Finance Officer Love for their hard work.

**12. Adjournment and Christmas Dinner:**

**Motion** was made by Councilmember Wise and seconded by Councilmember Tallent to adjourn the meeting. **Motion carried 4-0.**

***Council adjourned at 6:56pm.***

**Attest/Seal**

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Mayor John Crump

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Assistant Town Clerk Savannah S. Suggs