



Town of Archer Lodge

AGENDA

Regular Council Meeting
Monday, October 4, 2021 @ 6:30 PM
Jeffrey D. Barnes Council Chambers

NCGS § 143-318.17. Disruptions of official meetings.

A person who willfully interrupts, disturbs, or disrupts an official meeting and who, upon being directed to leave the meeting by the presiding officer, willfully refuses to leave the meeting is guilty of a Class 2 misdemeanor.

Page

1. WELCOME/CALL TO ORDER:

- 1.a. Invocation
- 1.b. Pledge of Allegiance

2. APPROVAL OF AGENDA:

3. OPEN FORUM/PUBLIC COMMENTS:

(Maximum of 30 minutes allowed, 3 minutes per person)

4. RECOGNITION/PRESENTATION:

- 3 - 26 4.a. Urban Wireless Communication Tower Proposal ~ LEEANNE McMANUS & MADISON LEE
[Urban Wireless Communication Tower Proposal](#)

5. DISCUSSION AND POSSIBLE ACTION ITEMS:

- 27 - 28 5.a. Discussion and Consideration of Adopting Resolution# AL2021-10-04 Opposing Senate Bill 105
[AL2021-10-04 Resolution Opposing Senate Bill 105](#)

6. TOWN ATTORNEY'S REPORT:

7. TOWN ADMINISTRATOR'S REPORT:

8. FINANCIAL/TOWN CLERK'S REPORT:

29 - 33

- 8.a. Interim Financial Reports for August 2021
[AUGUST 2021 - ALL FUNDS](#)
[AUGUST 2021 - PARK PROJECT PART FUND 41](#)
[AUGUST 2021 W O ARPA - YTD COMP](#)
[AUGUST 2021 W ARPA - YTD COMP](#)

9. PLANNING/ZONING REPORT:

- 9.a. Planning | Zoning | Projects | Updates
9.b. Code Enforcement

10. MAYOR'S REPORT:

11. COUNCIL MEMBERS' REMARKS:

(non-agenda items)

12. ADJOURNMENT:



September 27, 2021

Town Council
Town of Archer Lodge
14094 Buffalo Road
Archer Lodge, NC 27527

RE: Communications Tower Proposal-Archer Lodge Town Park

Members of the Archer Lodge Town Council:

We are before you to present a proposal for construction of a wireless communications tower at your future Archer Lodge Town Park on Castleberry Road. After extensive research of the area and meeting with your Town Administrator, Mike Gordon, and Town Planner, Julie Maybee, we arrived at the location that is the subject of this proposal. At a high level and by way of introduction, the site would consist of a tower structure up to 195' in height (specific type of structure is to be determined) within a 50' x 50' fenced compound, with equipment cabinets situated within the compound. More detail and how this location was chosen will be provided in the following discussion.

I. Background

A partner company of Urban Wireless Solutions, Telecad Engineering, was engaged by T-Mobile to find a suitable location for a cell site in the Archer Lodge area. This search area was among many that T-Mobile is pursuing throughout the Raleigh/Durham/Greensboro area to enhance its network capacity needs in the region.

Typically, T-Mobile does not construct its own tower structures. Its first option is almost always to search for existing structure upon which to collocate. In this particular case, T-Mobile specifically identified the water tank that is located at the Archer Lodge Fire Station.

Initially, we researched that structure noting that it already had another wireless provider located on it, AT&T. Speaking with representatives of Johnston County that are involved in managing the water tank, we were informed that AT&T currently has plans to update its equipment at the water tank but is unable to do so because the tank itself has structural issues if additional equipment were to be added. Thus, AT&T is in a holding pattern for its upgrades, and the water tank most certainly would not accommodate the additional loading that T-Mobile would require. Water tank structural upgrades are can be very costly and can be time consuming.

We then spoke with Archer Lodge Fire Chief, Phillip Driver. He indicated that he did not want to see additional wireless equipment placed on the water tank since neither the fire

*6175 Courtland Drive, Canton, Michigan 48187
(248) 914-3560
www.urbanwireless.us*

department or the Town receives revenue from such installations. We then suggested the idea of constructing another tower on the fire station property. Chief Driver was not receptive to that idea, as he did not want to see additional space on that property taken up because of wanting to maintain the open space for training purposes.

That led us to meeting with Mike Gordon and Julie Maybee. Specifically, we wanted to discuss the idea of locating a tower on the Town Hall property or across the street at the community center and ball field property. Mike and Julie ruled out the Town Hall property because of its size and not being able to establish a good location on the property for such a project.

Discussing the community center and ball field property, it was not specifically ruled out. However, we were informed that the Town itself does not own that property and would not be in a position to negotiate a lease for such a project at that location.

We were then directed to the property on Castleberry Road to be known as the Archer Lodge Town Park. This particular parcel seemed to make sense because of its size and because it is as of yet undeveloped. We personally viewed the property and submitted the location to T-Mobile engineering, who has approved the location.

Please note also, one of the primary reasons that we would prefer to reach an agreement with the Town of Archer Lodge is because the zoning criteria is slightly more favorable for a tower on public property.

II. Proposal

With a general location chosen to consider, a few more specifics can be provided to sketch out a proposal to the Town of Archer Lodge for a tower project at the proposed park property.

First, we have not selected a specific location for a tower on the property itself as of yet. However, Julie has provided us with a survey of the entire park parcel, as well as a drawing of the possible park layout. These are attached herein as Exhibit A.

On the park layout, you will see that we have suggested a possible location for the tower development. This location was chosen due to a number of factors: 1) the location is in an area denoted for a future gravel parking area. It is presumed that giving up a 50' x 50' parcel in this area will minimally burden activities at the park and be out of harms way; 2) the location is located somewhat in the middle of the overall property so that it would not be problematic to meet setbacks from property lines and roads; 3) the location is situated along the natural tree line so that compound/base has some screening from the roads and most of the park.

Of course, the exact location is subject to the Council and Administration's approval and by further investigation of the land at that specific area. Surveying will also be necessary, along with consideration of setback requirements.

As for the tower and compound development itself, it should be noted these activities will be done by APC Towers. As mentioned previously, T-Mobile does not typically construct its own tower structures and own them. APC Towers will also be the Lessee in this arrangement with the Town of Archer Lodge.

APC Towers, based in Raleigh, is a well-known tower constructor and manager of wireless infrastructure across the Country. They have developed sites with all of the major wireless providers, including Verizon, AT&T, T-Mobile and now DISH. APC Towers has been chosen to work with T-Mobile in this particular case.

Assuming the Town Council decides to move forward, APC will work with the administration to nail down the specific location on the park property for the tower. APC will then survey the property to determine the precise layout of the lease parcel. The compound itself will be fairly simple. It will consist of a 50' x 50' fenced area graveled within the boundaries of the fence. The fencing can be chain link or some other agreed upon material. Within the compound will be the tower itself and equipment cabinets of the providers that choose to lease space on this tower. Individual lease parcels within such a compound typically run 15' x 10' on average. It is possible that an emergency backup generator could be included in the compound.

The tower itself will be a 180' to 195' structure. It can take a variety of shapes from the basic monopole to some sort of what we call "stealth" design. Those will be discussed momentarily. The tower will be designed to accommodate multiple wireless providers. Being in the business of constructing and managing towers, it is a primary motivation of APC Towers to attract as many possible tenants to the tower project as possible. At this time, we know T-Mobile will locate on this tower. Not knowing the plans of other carriers, we cannot project others that will be on the tower at this time. However given that there are no other tower structures located within the immediate vicinity, it is highly possible that others will come to this location.

Regarding the tower design, we have included a number of possibilities for a potential structure. These photo simulations are not to scale, as we have not surveyed the property as of yet, but they should give you an idea as to what a possible tower structure could look like at the proposed location. These photo sims are attached herein as Exhibits B and C.

The first batch of photos (Exhibit B) were taken looking directly at the location from Castleberry Road. The first photo is obviously the undeveloped land. The second photo taken from the same view is that of a flagpole. These are often not preferred because they are not well suited to accommodate the various providers' equipment. In addition, it is often difficult to maintain a flag on these structure as the winds at such elevations are hard on the flags themselves. Many communities simply choose to leave them bare as a unipole.

The third photo is that of the typical monopole. These are by far the most common structure used for wireless infrastructure, are the most accommodating for the providers' equipment and the most cost effective. These structures also make attachment for multiple carriers much less difficult. Many people when initially seeing these structures in the

planning stages are worried about the aesthetics. Admittedly, these towers are quite noticeable when they are initially erected, but they do tend to blend into the background over time just as your basic telephone pole.

The fourth photo is that of a monopine. These, along with the flagpole, are probably the most common of the “stealth” designs. These are disfavored by many because they are typically much taller than surrounding foliage. You see many examples of this structure if you drive up and down Interstate 85 through North Carolina. Of stealth designs, these are often more preferred by the wireless providers because they are most akin to the standard monopole with fairly easy attachment to the structure being possible. One of the major downsides to these structures is that the branches cause significantly greater wind loading than a basic tower. This requires the pole itself to be much more stout and take up more space at its base within the compound.

The fifth, sixth and seventh photos have similar explanations. The silo would seem to fit within the general area given the somewhat rural makeup of the immediately surrounding properties. The old-fashioned water tank structure would also seem to be a fit given the lightly developed nature of the area. A 180’ structure of this type could be problematic, but could still be a consideration. The shrouded monopole is a very simple design and of course is very much like the standard monopole. The shrouding could present issues if more than two wireless providers would locate on the tower from a visual perspective. In each of these cases, it is relatively easy for the wireless providers to attach their equipment. In the case of the silo or water tank, the lease compound may have to be slightly enlarged because these structures are wider at the base. It is also thought that the Town could have their logo or other signage of their choosing placed on one of these structures. Of course that would be up to the Council and administration.

The second batch of photos (Exhibit C) are precisely the same structures in the same order, but from a view more to the SW of the proposed tower location. In all of these views, you get an idea of how the tree line will shield the view of the compound from the south and west of the property.

This leads to the discussion on a possible lease. We would rather not get into specific negotiations on a lease arrangement in this document. We can tell you that there are a number of ways in which a lease can be structured. Typically, leases are set for five 5-year lease terms with automatic renewals. Some are set up with multiple terms of 10 years.

In situations like these, the property owner, in this case Archer Lodge, receives a base rent amount representing ground rent. This is paid monthly or annually with fixed percentage increases each year or per term. The Lessor then usually gets a percentage of the revenue received by the tower owner for each wireless provider that collocates on the tower. These are basic considerations of a typical cell tower lease. Much more specific provisions can be discussed and included further into negotiations. The bottom line is that a lease can be structured so as to benefit the community, as well as the tower owner and carriers beyond simply providing better wireless service to the area.

September 27, 2021

Obviously, there are many more issues to discuss and finalize. There is also much due diligence that needs to be completed by APC Towers, including zoning and permitting, before any tower could be erected. The purpose of this proposal is to bring this project to the attention of the Archer Lodge Town Council and determine whether there is interest in moving forward with development and lease negotiations of a wireless tower at the town park property.

We will be present at your October 4, 2021, Town Council meeting, where we hope to discuss this proposal and answer any other questions you might have. We sincerely hope that there is mutual interest in this project and that a mutually beneficial project for all involved can be realized.

Thank you in advance for your time and attention. We look forward to meeting you all on the 4th.

Sincerely,

Urban Wireless Solutions

Douglas Weber

Douglas Weber

Cc: Leeanne McManus, Telecad Engineering
Madison Lee, APC Towers

EXHIBIT A

SUBDIVISION ADMINISTRATOR'S CERTIFICATE

THIS PLAT IS EXEMPT FROM SUBDIVISION REGULATION WITHIN THE TOWN OF ARCHER LODGE PLANNING JURISDICTION.
6/10/19 Robert E. Black, AICP
DATE ZONING & SUBDIVISION ADMINISTRATOR

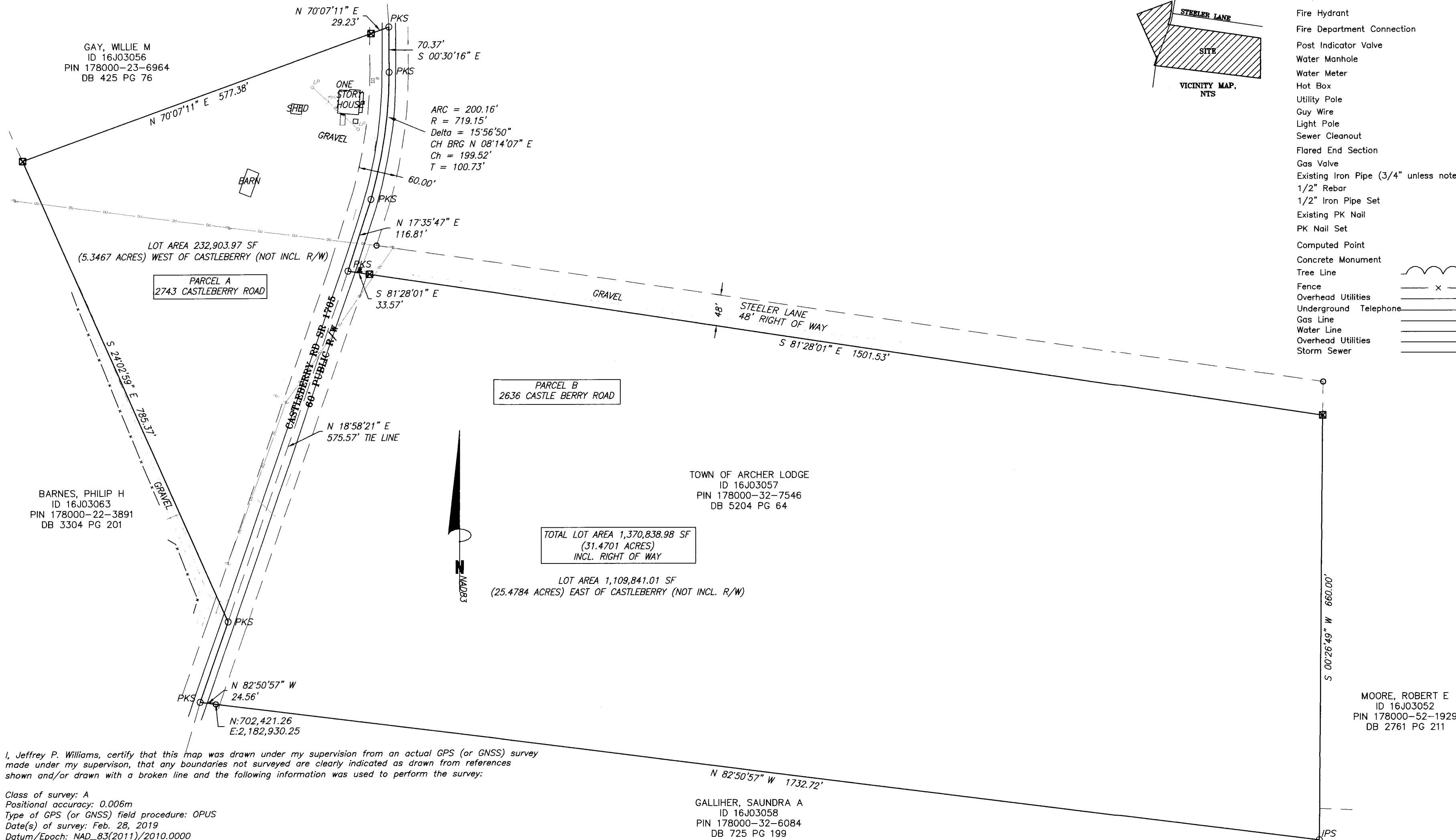
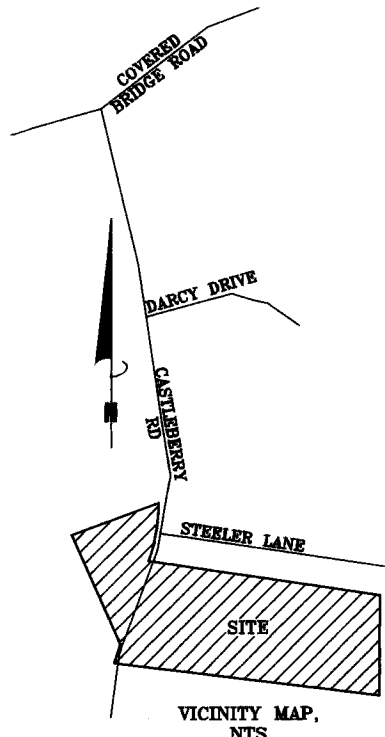
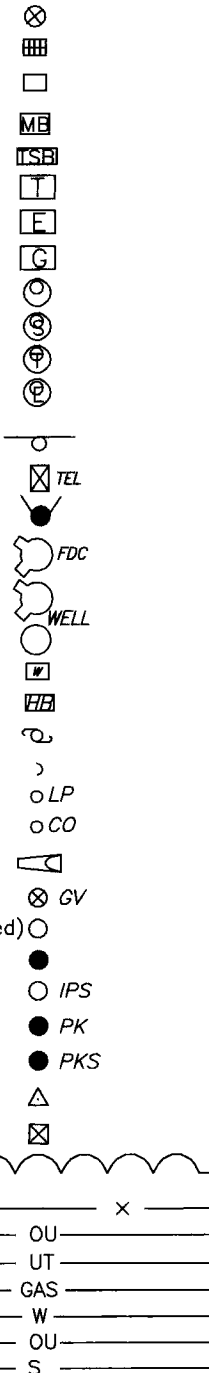
JOHNSTON COUNTY REGISTER OF DEEDS

STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 11 DAY OF JUNE 2019 AT 10:51:27 AM
Cristina M. Stinson, AICP, deputy
REG. OF DEEDS ASST. REG. OF DEEDS
BOOK 89 PAGE 78

LEGEND

Water Valve
Yard Inlet
Curb Inlet/Catch Basin
Mail Box
Traffic Signal Box
Electric Transformer
Electric Junction Box
Gas Meter
Sanitary Sewer Manhole
Storm Sewer Manhole
Telephone Manhole
Electric Manhole
Sign
Telephone Pedestal
Fire Hydrant
Fire Department Connection
Post Indicator Valve
Water Manhole
Water Meter
Hot Box
Utility Pole
Guy Wire
Light Pole
Sewer Cleanout
Flared End Section
Gas Valve
Existing Iron Pipe (3/4" unless noted)
1/2" Rebar
1/2" Iron Pipe Set
Existing PK Nail
PK Nail Set
Computed Point
Concrete Monument
Tree Line
Fence
Overhead Utilities
Underground Telephone
Gas Line
Water Line
Overhead Utilities
Storm Sewer

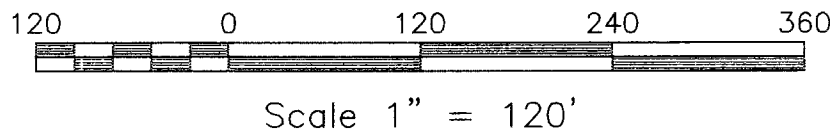


I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey: A
Positional accuracy: 0.006m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: Feb. 28, 2019
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:
PID DESIGNATION LATITUDE LONGITUDE DISTANCE(m)
DK7578 NCTA TARBORO CORS ARP N355256.961 W0773421.396 76632.3
DM3989 NCKI KINSTON CORS ARP N351918.567 W0773649.270 80338.9
DG5938 NCCA CARTHAGE CORS ARP N352030.048 W0792305.085 98329.2
DG9328 DURH DURHAM COOP CORS ARP N355946.129 W0785358.036 58352.0
DK7133 NCJA JACKSON NC CORS ARP N362430.563 W0772615.308 117419.8
DK7551 NCWA WASHINGTON 2007 CORS ARP N353334.784 W0770331.441 120718.7
DI1680 NCET ELIZABETHTOWN CORS ARP N343913.601 W0783111.734 114563.9
DF9213 NCBU BURLINGTON CORS ARP N360529.586 W0792612.176 105515.3
DL4001 LS06 LOYOLA LS06 CORS ARP N363647.534 W0781733.786 103837.0
Geoid model: GEOID12B
Combined grid factor: 0.99989051
Units: US Survey Feet

That this plat was prepared in accordance with G.S. 47-30 as amended.
That this plat meets the requirement of G.S. 47-30 section F-11-c(1) That the survey is of an existing parcel or parcels of land or one or more existing easements and does not create a new street or change an existing street.

Witness my original signature and seal this the 10TH day of June, 2019.



NOTES
1) THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE THERE MAY EXIST ENCUMBRANCES TO TITLE OF THE SUBJECT PROPERTIES NOT ADDRESSED BY THIS SURVEY.
2) THIS SITE IS IN FLOOD ZONE X (MINIMAL FLOOD RISK) PER FEMA PANEL 3720178000J DATED 12/2/2005.
3) UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
4) NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 2000'.

BOUNDARY SURVEY
CASTLEBERRY RD
WILDERS TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA
SURVEY FOR
TOWN OF ARCHER LODGE
14094 Buffalo Road, Clayton NC 27527

Coulter Jewell Thames PA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646 jw@cjtpa.com
LIC. #1209

Drawn By: JPW
Checked By: JPW
Scale: 1"=120'
Project No.: 1903
Date: May 21, 2019
Sheet No.: 1 of 1



ARCHER LODGE TOWN PARK Archer Lodge, North Carolina

JULY 8, 2021
BID SET

SITE DATA

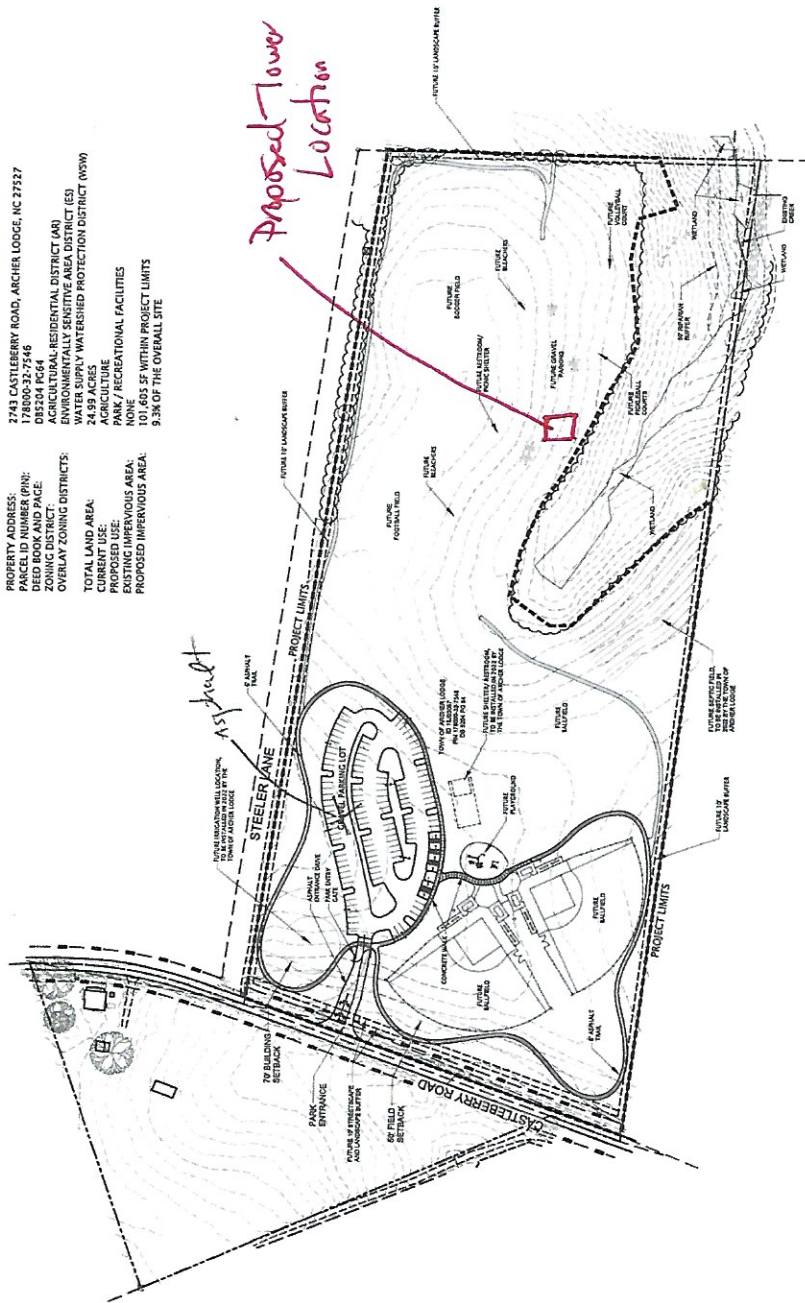
NAME: ARCHER LODGE TOWN PARK
OWNER: TOWN OF ARCHER LODGE
DESIGNER: TOWN OF ARCHER LODGE
CONTACT: TOWN MANAGER
ADDRESS: 14094 BUFFALO ROAD, ARCHER LODGE, NC 27327
TELEPHONE: (919) 335-9727

PROPERTY ADDRESS: 2743 CASTLEBERRY ROAD, ARCHER LODGE, NC 27327
PARCEL ID NUMBER (RNC): 18000000000000000000
DEED BOOK AND PAGE: D85204 PG 64
ZONING DISTRICT: ENVIRONMENTALLY SENSITIVE AREA DISTRICT (ES)
OVERLAY ZONING DISTRICTS: WATER SUPPLY WATERSHED PROTECTION DISTRICT (WSW)
CURRENT LAND AREA: 101.603 ACRES
PROPOSED USE: PARK / RECREATIONAL FACILITIES
EXISTING IMPERVIOUS AREA: NONE
PROPOSED IMPERVIOUS AREA: 9.3% OF THE OVERALL SITE

SHEET INDEX

Cover Sheet	SW-1	Existing Conditions & Clearing Plan
SW-2	Site Layout Plan - West	
SW-3	Site Layout Plan - East	
SW-4	Site Details	
C-100	Utility Plan	
C-200	Grading and Storm Drainage Plan	
C-300	Erosion Control Plan Ph 1	
C-301	NPDES Stabilization Plan	
C-400	NPDES Stabilization & Materials Handling	
C-500.1	NPDES Stabilization & Materials Handling	
C-500.2	NPDES Stabilization & Materials Handling	
C-500.3	NPDES Stabilization & Materials Handling	
C-501	Details	
C-502	Details	
C-503	Details	
C-504	Details	

PLANS BY OTHERS
Duke Energy Parking Lot Lighting Plan -
For Contractor's information and coordination
purposes only



SCALE: 1" = 100' - 0"

EXHIBIT B

VIEW 1 BEFORE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER FLAG POLE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPOLE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPINE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER SILO



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER OLD FASHION WATER TANK



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPOLE WITH SHROUD AROUND ANTENNAS



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

EXHIBIT C

VIEW 1 BEFORE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER FLAG POLE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPOLE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPINE



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER SILO



PREPARED FOR:



PREPARED BY:



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HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER OLD FASHION WATER TANK



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER

VIEW 1 AFTER MONOPOLE WITH SHROUD AROUND ANTENNAS



PREPARED FOR:



PREPARED BY:



1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

SITE NAME:

ARCHER LODGE TOWER



**TOWN OF ARCHER LODGE
RESOLUTION OPPOSING SENATE BILL 105**

WHEREAS, the North Carolina General Assembly is considering the 2021 Appropriations Act Senate Bill 105, including Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” Section 41.47(a) entitled “Revisions to Outdoor Advertising Control Act” and Section 12.16(a) entitled “Clarify Local Authority for Stormwater Ordinances”; and

WHEREAS, the harmful environmental provisions proposed in the Appropriations Bill is of great concern to the citizens and Elected Officials of the Town of Archer Lodge and other municipalities within North Carolina; and

WHEREAS, provisions within the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” to restrict local tree ordinances, would severely diminish or even eliminate the ability of local government to determine what is best for its community and the ability to protect the rights of existing property owners; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” would require all local governments to obtain special authorization from the General Assembly prior to enacting a tree protection ordinance and void all existing ordinances protecting existing trees that were established without special authority; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” is inconsistent with the State’s laws regarding tree removal and preservation around outdoor advertising in addition to the State’s historic preservation laws that allow local governments to protect the vegetation of historic sites; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” conflicts with G.S. 160D-921 regarding the ability of local jurisdictions to delay approvals following clear-cutting; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” creates a conflict with any prior development agreement, planned development, or special use permit approval that included tree preservation as a condition of approval; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” interferes with the ability of local governments to provide supplemental credit towards landscaping requirements for retained/preserved existing vegetation; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” inhibits the Town’s ability to protect sensitive natural resources; and

WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” would severely restrict the Town’s ability to promote sustainable patterns that help reduce energy costs; and



WHEREAS, the proposed Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” could result in a more confusing regulatory framework as local governments would be required to receive individual express authority from the General Assembly; and

WHEREAS, the billboard industry regularly seeks to limit local government controls over signage; and

WHEREAS, the N.C. Sierra Club supports local government efforts to regulate billboards to protect trees and community aesthetics; and

WHEREAS, this provision, Section 41.47(a) includes language that was in a 2019 billboard bill (**H 645**) that was vetoed by Governor Cooper; and

WHEREAS, Section 41.47(a) would ease billboard relocations at the expense of local government control, and may threaten local ordinances that ban digital billboards; and

WHEREAS, Section 12.16.(a) would bar all local stormwater ordinances and riparian buffer protections that are not required by federal or state law; and

WHEREAS, Section 12.16.(a) would hamper local flexibility and makes no sense at a time when many N.C. communities – *from the coast to the mountains* – are trying to protect residents from intensifying storms and flooding.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Archer Lodge, North Carolina, expresses opposition to Senate Bill 105 Section 5.14(a) entitled “Property Owners' Rights/Tree Ordinances,” Section 41.47(a) entitled “Revisions to Outdoor Advertising Control Act” and Section 12.16.(a) entitled “Clarify Local Authority for Stormwater Ordinances” and urges the North Carolina General Assembly and the Governor of the State of North Carolina to oppose the proposed legislation.

BE IT FURTHER RESOLVED that the Town Council requests that the Honorable Senator Lisa S. Barnes and the North Carolina Senate prioritize removal of these harmful environmental budget provisions from Senate Bill 105, and if passed, that Governor Cooper veto the bill.

DULY ADOPTED ON THIS 4TH DAY OF OCTOBER 2021, WHILE IN REGULAR SESSION.

_____(SEAL)
Matthew B. Mulhollem
Mayor

ATTEST:

_____(SEAL)
Kim P. Batten
Town Clerk



TOWN OF ARCHER LODGE FINANCIAL SUMMARY REPORT FOR MONTH ENDING AUGUST 31, 2021

GENERAL FUND 10

<i>REVENUES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
AD-VALOREM & MOTOR VEHICLE TAXES	862,000.00	12,781.74	24,193.83	2.81%
SALES TAXES	255,800.00	0.00	0.00	0.00%
FRANCHISE TAXES	146,000.00	0.00	0.00	0.00%
ALCOHOL BEV TAXES/JO CO ABC DIST	52,500.00	4,338.25	4,338.25	8.26%
PERMITS AND FEES	6,100.00	375.00	775.00	12.70%
FEE IN LIEU OF RECREATION	15,000.00	0.00	0.00	0.00%
AMERICAN RESCUE PLAN ACT GRANT (ARPA)	0.00	525,213.38	525,213.38	#DIV/0!
PEG CHANNEL SUPPORT	52,250.00	0.00	0.00	0.00%
MISCELLANEOUS REVENUES	0.00	0.52	0.52	#DIV/0!
INVESTMENT EARNINGS	4,000.00	427.00	783.96	19.60%
TRANSFER IN FROM CAP RES FUND 30	95,000.00	0.00	0.00	0.00%
TRANSFER IN FROM PARK RES FUND 31	62,000.00	62,000.00	62,000.00	100.00%
TRANSFER IN FROM PUBLIC SAFE RES FUND 32	26,750.00	0.00	0.00	0.00%
FUND BALANCE APPROPRIATION	82,145.00	0.00	0.00	0.00%
TOTALS	1,659,545.00	605,135.89	617,304.94	37.20%
<i>EXPENDITURES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
GOVERNING BODY	54,465.00	4,635.27	11,742.81	21.56%
ADMINISTRATION	360,350.00	17,161.04	67,623.85	18.77%
JO CO TAX COLLECTION FEES	25,000.00	396.33	796.12	3.18%
LEGAL	15,000.00	1,443.75	1,443.75	9.63%
PROPERTY TAXES	100.00	0.00	0.00	0.00%
PUBLIC BUILDINGS	145,400.00	1,919.36	5,161.93	3.55%
PEG MEDIA PARTNERS	52,250.00	0.00	0.00	0.00%
PUBLIC SAFETY	380,250.00	5,919.47	5,919.47	1.56%
TRANSPORTATION-PUBLIC WORKS	47,600.00	440.08	880.16	1.85%
PLANNING & ZONING	181,445.00	6,798.72	15,892.79	8.76%
CULTURAL & RECREATION	71,700.00	1,600.00	6,100.00	8.51%
DEBT SERVICES	140,985.00	62,000.00	62,000.00	43.98%
TRANSFER TO CAP RESERVE	25,000.00	0.00	25,000.00	100.00%
TRANSFER TO PARK RESERVE	135,000.00	1,689.37	3,191.45	2.36%
TRANSFER TO PUBLIC SAFETY RESERVE	25,000.00	0.00	25,000.00	100.00%
TOTALS	1,659,545.00	104,003.39	230,752.33	13.90%
Y-T-D GENERAL FUND INCREASE (DECREASE)		501,132.50	386,552.61	

AUGUST 31, 2021

CAPITAL RESERVE FUND 30				
<i>REVENUES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
INVESTMENT EARNINGS	1,800.00	145.29	319.02	17.72%
TRANSFER FROM GEN FUND 10	25,000.00	0.00	25,000.00	100.00%
FUND BALANCE APPROPRIATED	68,200.00	0.00	0.00	0.00%
TOTALS	95,000.00	145.29	25,319.02	26.65%
<i>EXPENDITURES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
TRANSFER TO GEN FUND 10	95,000.00	0.00	0.00	0.00%
TOTALS	95,000.00	0.00	0.00	0.00%
Y-T-D CAP RESERVE FUND INCREASE (DECREASE)		145.29	25,319.02	

PARK RESERVE FUND 31				
<i>REVENUES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
INVESTMENT EARNINGS	1,200.00	76.29	185.40	15.45%
TRANSFER FROM GEN FUND 10	135,000.00	1,689.37	3,191.45	2.36%
FUND BALANCE APPROPRIATED	0.00	0.00	0.00	#DIV/0!
TOTALS	136,200.00	1,765.66	3,376.85	2.48%
<i>EXPENDITURES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
RECREATION DEVELOPMENT	0.00	0.00	0.00	#DIV/0!
TRANSFER TO GEN FUND 10	62,000.00	62,000.00	62,000.00	100.00%
TRANSFER TO AL TOWN PRK FND 41	74,200.00	0.00	5,087.50	6.86%
TOTALS	136,200.00	62,000.00	67,087.50	49.26%
Y-T-D PARK RESERVE FUND INCREASE (DECREASE)		(60,234.34)	(63,710.65)	

PUBLIC SAFETY RESERVE FUND 32				
<i>REVENUES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % COLLECTED
INVESTMENT EARNINGS	1,300.00	100.82	221.38	17.03%
TRANSFER FROM GEN FUND 10	25,000.00	0.00	25,000.00	100.00%
FUND BALANCE APPROPRIATED	450.00	0.00	0.00	0.00%
TOTALS	26,750.00	100.82	25,221.38	94.29%
<i>EXPENDITURES</i>	ADOPTED BUDGET	MONTH ACTIVITY	ACTUAL TO DATE	Y-T-D % SPENT
PUBLIC SAFETY DEVELOPMENT	0.00	0.00	0.00	#DIV/0!
TRANSFER TO GEN FUND 10	26,750.00	0.00	0.00	0.00%
TOTALS	26,750.00	0.00	0.00	0.00%
Y-T-D PUB SAFE RES FUND INCREASE (DECREASE)		100.82	25,221.38	



Kim P. Batten

FINANCE OFFICER

Revenue Account Range: 41-0000-0000 to 41-9999-9999**Include Non-Anticipated:** Yes**Expend Account Range:** 41-0000-0000 to 41-9999-9999**Include Non-Budget:** No**Print Zero YTD Activity:** No

2022 As Of: 8/31/21

<u>Revenue Account</u>	<u>Description</u>	<u>2022 Budgeted Actual</u>
41-3482-0000	NC PARTF Grant - NCDNCR	\$455,925.00
		\$0.00
41-3900-3931	Transfer from Park Reserve Fund 31	\$396,587.50
		\$5,087.50
Archer Lodge Town Park Fund Revenue Total		\$852,512.50
		\$5,087.50

<u>Expend Account</u>	<u>Description</u>	<u>2022 Budgeted Actual</u>
41-6120-3500	Contracted Services-Design/Engineering	\$42,929.50
		\$0.00
41-6120-3550	Contracted Services-Construction	\$813,008.00
		\$0.00
41-6120-3600	Contingency	\$40,650.00
		\$0.00
6120 Total		\$896,587.50
		\$0.00
Archer Lodge Town Park Fund Expend Total		\$896,587.50
		\$0.00

Archer Lodge Town Park PARTF Project Fund 41



TOWN OF ARCHER LODGE
FINANCIAL SUMMARY REPORT
FISCAL YEAR COMPARISON FOR
PERIOD ENDING AUGUST 31

GENERAL FUND				
REVENUES		Aug-21	Aug-20	DIFFERENCE
	AD-VAL & MOTOR VEHICLE TAXES	24,193.83	15,800.69	8,393.14
	SALES TAXES	0.00	0.00	0.00
	FRANCHISE TAXES	0.00	0.00	0.00
	ALCOHOL BEV TAXES/JO CO ABC DIST	4,338.25	4,338.25	0.00
	PERMITS AND FEES	775.00	685.00	90.00
	FEE IN LIEU OF RECREATION	0.00	0.00	0.00
	AMERICAN RESCUE PLAN ACT GRANT (ARPA)	0.00	0.00	0.00
	PEG CHANNEL SUPPORT	0.00	0.00	0.00
	MISCELLANEOUS REVENUES	0.52	9.99	(9.47)
	INVESTMENT EARNINGS	783.96	489.70	294.26
	TRANSFER IN FROM CAPITAL RES FND 30	0.00	0.00	0.00
	TRANSFER IN FROM PARK RESERVE FND 31	62,000.00	64,000.00	(2,000.00)
	TRANSFER IN FROM PUBLIC SAFE RES FND 32	0.00	0.00	0.00
	TRANSFER IN FROM TOWN HALL EXP FND 40	0.00	0.00	0.00
	TRANSFER IN FROM AL TOWN PARK FND 41	0.00	0.00	0.00
	FUND BALANCE APPROPRIATED	0.00	0.00	0.00
Y-T-D INCREASE (DECREASE)		92,091.56	85,323.63	6,767.93
EXPENDITURES		Aug-21	Aug-20	DIFFERENCE
	GOVERNING BODY	11,742.81	14,351.43	(2,608.62)
	ADMINISTRATION	67,623.85	44,092.70	23,531.15
	JO CO TAX COLLECTION FEES	796.12	565.86	230.26
	LEGAL	1,443.75	2,763.75	(1,320.00)
	PROPERTY TAXES	0.00	0.00	0.00
	PUBLIC BUILDINGS	5,161.93	8,138.93	(2,977.00)
	PEG MEDIA PARTNERS	0.00	0.00	0.00
	PUBLIC SAFETY	5,919.47	3,605.64	2,313.83
	TRANSPORTATION-PUBLIC WORKS	880.16	910.58	(30.42)
	PLANNING & ZONING	15,892.79	19,810.54	(3,917.75)
	CULTURAL & RECREATION	6,100.00	8,000.00	(1,900.00)
	DEBT SERVICES	62,000.00	64,000.00	(2,000.00)
	TRANSFER TO CAP RESERVE	25,000.00	0.00	25,000.00
	TRANSFER TO PARK RESERVE	3,191.45	2,078.03	1,113.42
	TRANSFER TO PUBLIC SAFETY RESERVE	25,000.00	25,000.00	0.00
	TRANSFER TO AL TOWN PARK FUND	0.00	0.00	0.00
		230,752.33	193,317.46	37,434.87
Y-T-D INCREASE (DECREASE)		(138,660.77)	(107,993.83)	(30,666.94)

Kim P. Batten



TOWN OF ARCHER LODGE
FINANCIAL SUMMARY REPORT
FISCAL YEAR COMPARISON FOR
PERIOD ENDING AUGUST 31

GENERAL FUND				
REVENUES		Aug-21	Aug-20	DIFFERENCE
	AD-VAL & MOTOR VEHICLE TAXES	24,193.83	15,800.69	8,393.14
	SALES TAXES	0.00	0.00	0.00
	FRANCHISE TAXES	0.00	0.00	0.00
	ALCOHOL BEV TAXES/JO CO ABC DIST	4,338.25	4,338.25	0.00
	PERMITS AND FEES	775.00	685.00	90.00
	FEE IN LIEU OF RECREATION	0.00	0.00	0.00
	AMERICAN RESCUE PLAN ACT GRANT (ARPA)	525,213.38	0.00	525,213.38
	PEG CHANNEL SUPPORT	0.00	0.00	0.00
	MISCELLANEOUS REVENUES	0.52	9.99	(9.47)
	INVESTMENT EARNINGS	783.96	489.70	294.26
	TRANSFER IN FROM CAPITAL RES FND 30	0.00	0.00	0.00
	TRANSFER IN FROM PARK RESERVE FND 31	62,000.00	64,000.00	(2,000.00)
	TRANSFER IN FROM PUBLIC SAFE RES FND 32	0.00	0.00	0.00
	TRANSFER IN FROM TOWN HALL EXP FND 40	0.00	0.00	0.00
	TRANSFER IN FROM AL TOWN PARK FND 41	0.00	0.00	0.00
	FUND BALANCE APPROPRIATED	0.00	0.00	0.00
Y-T-D INCREASE (DECREASE)		617,304.94	85,323.63	531,981.31
EXPENDITURES		Aug-21	Aug-20	DIFFERENCE
	GOVERNING BODY	11,742.81	14,351.43	(2,608.62)
	ADMINISTRATION	67,623.85	44,092.70	23,531.15
	JO CO TAX COLLECTION FEES	796.12	565.86	230.26
	LEGAL	1,443.75	2,763.75	(1,320.00)
	PROPERTY TAXES	0.00	0.00	0.00
	PUBLIC BUILDINGS	5,161.93	8,138.93	(2,977.00)
	PEG MEDIA PARTNERS	0.00	0.00	0.00
	PUBLIC SAFETY	5,919.47	3,605.64	2,313.83
	TRANSPORTATION-PUBLIC WORKS	880.16	910.58	(30.42)
	PLANNING & ZONING	15,892.79	19,810.54	(3,917.75)
	CULTURAL & RECREATION	6,100.00	8,000.00	(1,900.00)
	DEBT SERVICES	62,000.00	64,000.00	(2,000.00)
	TRANSFER TO CAP RESERVE	25,000.00	0.00	25,000.00
	TRANSFER TO PARK RESERVE	3,191.45	2,078.03	1,113.42
	TRANSFER TO PUBLIC SAFETY RESERVE	25,000.00	25,000.00	0.00
	TRANSFER TO AL TOWN PARK FUND	0.00	0.00	0.00
		230,752.33	193,317.46	37,434.87
Y-T-D INCREASE (DECREASE)		386,552.61	(107,993.83)	494,546.44

Kim P. Batten