



Regular Council - Minutes Monday, October 4, 2021

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Bruton (Remotely)
Council Member Jackson
Council Member Purvis
Council Member Wilson

STAFF PRESENT:

Mike Gordon, Town Administrator
Marcus Burrell, Town Attorney
Julie Maybee, Town Planner
Kim P. Batten, Finance Officer/Town Clerk

COUNCIL ABSENT:

GUESTS PRESENT:

Leeanne McManus, Urban Wireless
Madison Lee, Urban Wireless

Page

1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mulhollem called the meeting to order at 6:39 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge, NC and declared a quorum present. Council Member Jackson offered the invocation.

b) Pledge of Allegiance

Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

2. APPROVAL OF AGENDA:

a) No changes or additions.

Moved by: Council Member Wilson
Seconded by: Council Member Jackson

Approved Agenda.

CARRIED UNANIMOUSLY

3. OPEN FORUM/PUBLIC COMMENTS:

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

a) No Public Comments.

4. RECOGNITION/PRESENTATION:

8 - 31

a) Urban Wireless Communication Tower Proposal ~ Leeanne McManus & Madison Lee

Ms. McManus thanked Mayor Mulhollem and Council for allowing her to discuss a proposal for a wireless facility on the Town Park property located on Castleberry Road.

Ms. McManus shared that she is an agent of T-Mobile and works with TeleCad Wireless. She provided materials for her presentation which appear following the signature page at the close of the minutes.

Comments and Concerns:

- Liability insurance on the facility - Ms. McManus responded that a Certificate of Insurance (COI) would be provided with a specific amount that is covered by APC Towers Co., owner of tower, and any coverage outside of that would be up to the town.
- Location - Ms. McManus confirmed that the Town would determine the location of the tower. Ms. McManus shared that the small parcel of land across the road from the park site has not been determined if it's appropriate for the tower, but she informed that she didn't think there would be any issues with that location. Mayor Mulhollem informed that the Town would need to keep the location of the ballfields in mind when determining the tower site. Mr. Gordon informed that once Council determines if they wish to move forward with the tower, then Staff will notify Ms. Susan Hatchell, Landscape Architect, for her professional input with regards to the perfect location on the park property.
- Setbacks - Ms. Manus was unable to provide this information. Ms. Maybee shared that the setbacks on non-stealth towers are based on the overall structure of the tower.
- Interference - Ms. McManus informed that there will not be any interference from the signal. Mr. Gordon shared that the Town would keep that in consideration when determining a location for the 50' x 50' area.
- Council's Interest - Ms. Maybee informed that the presentation was to determine the interest of the Council and would be subject to a conditional use permit.
- Percentage of Revenues - Ms. McManus informed that APC Towers Co. could provide that information. Mayor Pro Tem Castleberry reminded everyone that when determining if the tower would be a good source of revenue for the Town, please keep in mind that it's the taxpayers' monies that support the park and recommended that all revenues from the tower be for recreation services. Council Member Wilson acknowledged that he's interested in having a tower facility on the small parcel of land across the road from the Town Park due to potential revenues which could help with the costs of maintaining the park. Council Member Jackson shared that he's interested in the tower to produce revenues to help with the costs of the park.
- Internet Coverage - Ms. Manus informed that the tower is on a different frequency and would provide a larger coverage area for cellular phone and data service only.
- High Voltage - Ms. Manus informed that there would not be high voltage with the tower itself.
- Tower No Longer Needed - If in the future T-Mobile decides that they no longer have use of the tower, Ms. McManus informed that it would be included in the contract with APC Towers Co.
- Tax Issues - Ms. McManus informed that she would check with APC Towers Co. for information dealing with taxes.
- Lease Length - Ms. McManus shared that the length of time varies but are typically 30 years or longer.
- Tower Access - Ms. McManus informed that most require 24/7/365 access to the facility for emergency reasons. She noted that no additional road is required and if needed, APC Towers Co. would provide a driveway at the site.
- Fencing - Ms. McManus informed that the location would be surrounded by fence and secured.

- Appearance of Tower - Ms. McManus shared that many options are available, and Council along with Planning Staff will choose the best one for the town. Ms. Maybee informed that she would share the different appearance options of the tower with Council.

Mayor Mulhollem determined it was the consensus of the Council to move forward with the possibility of allowing a tower site on Town park property and to provide more information. Ms. McManus shared that the next steps would be constructing a tower and determining the location. No further discussion.

[Urban Wireless Solutions Tower Proposal-Castleberry Road](#)

5. **DISCUSSION AND POSSIBLE ACTION ITEMS:**

a) **Discussion and Consideration of Adopting Resolution# AL2021-10-04 Opposing Senate Bill 105**

Mayor Mulhollem reminded everyone that this agenda item was discussed at the September 20, 2021 Work Session. He opened the floor for any questions. Discussion followed regarding some of the Council having sent emails to Representative Barnes opposing the bill.

Having no further discussion Mayor Mulhollem called for a motion.

Adopted Resolution# AL2021-10-04 Opposing Senate Bill 105 appears as follows:


RESOLUTION# AL2021-10-04

**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



RESOLUTION# AL2021-10-04

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

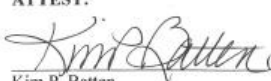
WHEREAS, Section 12.16.(a) would hamper local flexibility and makes no sense at a time when many N.C. communities – *from the coast to the mountains* – are trying to protect residents from intensifying storms and flooding.

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



Moved by: Council Member Wilson

Seconded by: Council Member Jackson

Adopted Resolution# AL2021-10-04 Opposing Senate Bill 105.

CARRIED UNANIMOUSLY

6. TOWN ATTORNEY'S REPORT:

a) Attorney Burrell reported the following:

- Code of Ethics have been removed and the focus will be on the Rules of Procedure.
- Quasi-Judicial rules were moved to an appendix due to not being used on a regular basis.
- Asked Council to please contact Staff with any questions or concerns regarding the revised draft version of the Rules of Procedure.

Mayor Mulhollem shared that he thought it would be very beneficial and thanked everyone for their time in putting it together. Ms. Maybee noted that she would email a revised DRAFT version of the **"Rules of Procedure"** to everyone for them to review.

A resolution adopting the Rules of Procedure will be included on the November 1, 2021 Regular Town Council Meeting Agenda for possible adoption.

Ms. Batten informed Council that the NCLM has a web based orientation course for Municipal Advisory Boards, Commissions, and Committees that

includes a topic on Rules and Procedures for Boards if anybody was interested.

7. TOWN ADMINISTRATOR'S REPORT:

a) Mr. Gordon reported the following:

- The Veterans Memorial Committee will be holding a ceremony for Veterans Day on Thursday, November 11, 2021 and afterwards, there will be a celebration at the Archer Lodge Community Center with a band and food trucks.
 - Shared that the Veterans Memorial Committee is hoping that the weather for the Veterans Day Event will be good, and the Town sidewalk and gutter project will be completed before that date.
 - He noted that no invitations will be mailed, but the event will be advertised on social media and by word of mouth.
-

8. FINANCIAL/TOWN CLERK'S REPORT:

a) Interim Financial Reports for August 2021

In looking at the General Fund for month ending August 31, 2021, Ms. Batten shared that the first distribution of ARPA funds had been received in the amount of \$525,213.38. She noted that the other revenues in the General Fund were from motor vehicle taxes, alcohol taxes, permitting and investment earnings. The transfer from the Park Reserve Fund to the General Fund was the annual loan payment on the park land property to the Smith family. The expenditures in the general fund were at approximately 14% of those appropriated for the fiscal year with the loan payment on the park land being paid in August in the amount of \$62,000.

The Capital Reserve Fund, Park Reserve Fund and Public Safety Reserve Fund had investment earnings during the month totaling roughly \$222 which is low due to interest rates. The Park Reserve Fund had additional revenues of roughly \$1,690 from the three-cents tax transfer from the General Fund. The only expenditure for the month in the Park Reserve Fund was the transfer to the General Fund for the annual loan payment on the park.

The Archer Lodge Town Park Project Fund showed approximately \$5,100 of revenues and no expenditures were reported for the month ending August 31, 2021.

Comparing August 2021 with August 2020, revenues were higher by approximately \$6,800 in 2021 but so were the expenditures. August 2021 expenditures were roughly \$37,400 more than in August 2020. Expenditures exceeded revenues more in August 2021 than they did in August 2020 by \$30,700. Ms. Batten noted that the closer that we get to the first of the new year, then the revenues would begin to exceed expenditures. No further information was provided.

Regarding ARPA, Ms. Batten explained there is much information being shared in emails from UNC School of Government, NCLM and the US Department of Treasury. The first reporting for ARPA has been delayed until April 30, 2022 and for entities that received less than \$10 million in ARPA funds (Non-Entitlement Units, NEU) will report annually.

9. PLANNING/ZONING REPORT:

a) Planning | Zoning | Projects | Updates

Ms. Maybee reported the following:

- September Permits Issued - 7
- Animal Control Reports - 15
- Thanked the Town of Clayton for providing animal control services.
- Asked Council for ideas and feedback regarding revising the Planning reports and comments were as follows.
 - Mayor Mulhollem informed that he was pleased with the reports.
 - Ms. Maybee suggested adding an additional column for data and costs of construction if requested by Council Members.
- Received a permit application from Johnston County to construct an elevated storage tank (water tower) at the Archer Lodge Middle School and will discuss at a later date.
- Received an exempt plat for Rufus Lane and was approved.
- Received a complaint regarding excessive dust that is coming from development in the Flowers Plantation and is blowing over the homes on Kentucky Drive in Horseman's Run Subdivision. Ms. Maybee noted that the County is following up for any code compliance violations.
- Working with the Johnston County GIS to overlay the future Land Use Map for help in identifying parcels and property boundaries in detail. She noted that it will be added to the revised Land Use Plan, that is due July 2022, to make it compliant with the 160D UDO.
- Plans to review the Sewer Feasibility Study and the Archer Lodge Bike and Pedestrian Study to see how they can be included in the overlay of the Land Use Map.

b) Code Enforcement

Ms. Maybee reported the following:

- Commended development partners being good to work with.
- Received complaints from Kentucky Dr. regarding excessive dust coming from a nearby construction site located in the County and noted that the County is looking into this.
- Responded to questions regarding NCDOT taking ownership of subdivision streets and questions of whether they will they maintain right-of-way. Ms. Maybee explained that NCDOT would maintain the right-of-way for subdivisions streets.

10. MAYOR'S REPORT:

- a) Mayor Mulhollem conveyed that he has been approached by citizens with questions regarding the status of NCDOT road projects in the Town and whether or not the Town has considered lowering the speed limit through Town due to speeding issues.**

Discussion:

- **The Mayor advised that he would like to discuss a town wide speed limit and how it would fit the Town at a future meeting.**
- **Council Member Bruton questioned whether the radar speed sign, that was placed in front of Town Hall, has proven to be successful in slowing drivers through that area. It was the consensus of the Board that it had been effective due to personal experiences while driving through.**
- **Mr. Gordon noted that plans are to move the sign to various areas throughout the Town.**

- Council Member Jackson suggested leaving the existing sign in place due to children playing sports in the area and consider purchasing another sign to move in different areas of the Town.

11. COUNCIL MEMBERS' REMARKS:

(non-agenda items)

- a) Council Member Wilson informed that he would be out of town from October 21 - 27, 2021.
-
- b) Council Member Jackson shared that he may be out of Town due to family sickness and will advise as soon as possible. He shared information on a recent history trip to Gettysburg and his experiences and expressed being impressed.
-
- c) Mayor Pro Tem Castleberry shared the following:
- He recently attended a Clayton, NC Town Square Concert Event that the Embers Beach Music Band was performing, and he expressed how appreciative he was for the band dedicating the last 25 minutes of the show to the Veterans by having them come up in front and allowing the crowd to shake hands with them while the band was playing patriotic music.
 - Regarding the Johnston County Economic Development he shared that there are several people/businesses interested in building warehouses in the county.
 - Amazon has increased the pay rates for positions that will be coming to the Amazon Distribution in Smithfield, NC.
-
- d) Council Member Purvis had no remarks.
-
- e) Council Member Bruton asked about the schedule for submitting applications for the vacant seats on the Planning Board and Board of Adjustment. Ms. Batten responded that the deadline for the applications is Wednesday, October 20, 2021 and noted that six applications have been submitted with the possibility of two more being submitted. She noted that the applications will be presented to the Council for review prior to the Monday, November 1, 2021 Regular Town Council Meeting and oaths will be given at the Monday, December 6, 2021 Regular Town Council Meeting.
-

12. ADJOURNMENT:

- a) Having no further business, Mayor Mulhollem asked for a motion to adjourn meeting.

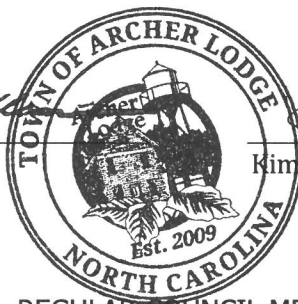
Moved by: Mayor Pro Tem Castleberry

Seconded by: Council Member Jackson

Adjourned Meeting at 7:52 p.m.

CARRIED UNANIMOUSLY

Matthew B. Mulhollem, Mayor



Kim P. Batten, Town Clerk

OCTOBER 4, 2021

REGULAR COUNCIL MEETING



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

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

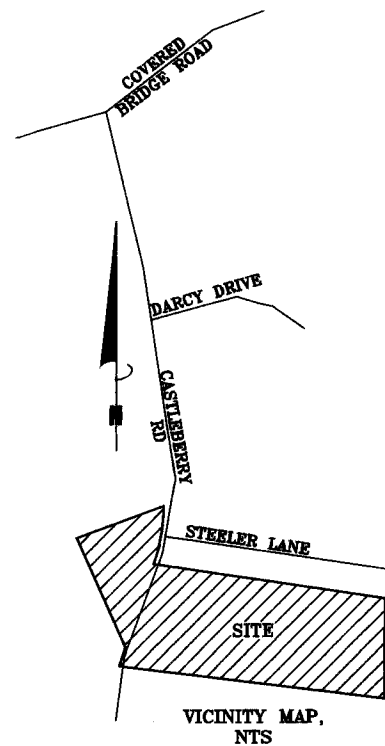
SUBDIVISION ADMINISTRATOR'S CERTIFICATE

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

JOHNSTON COUNTY REGISTER OF DEEDS

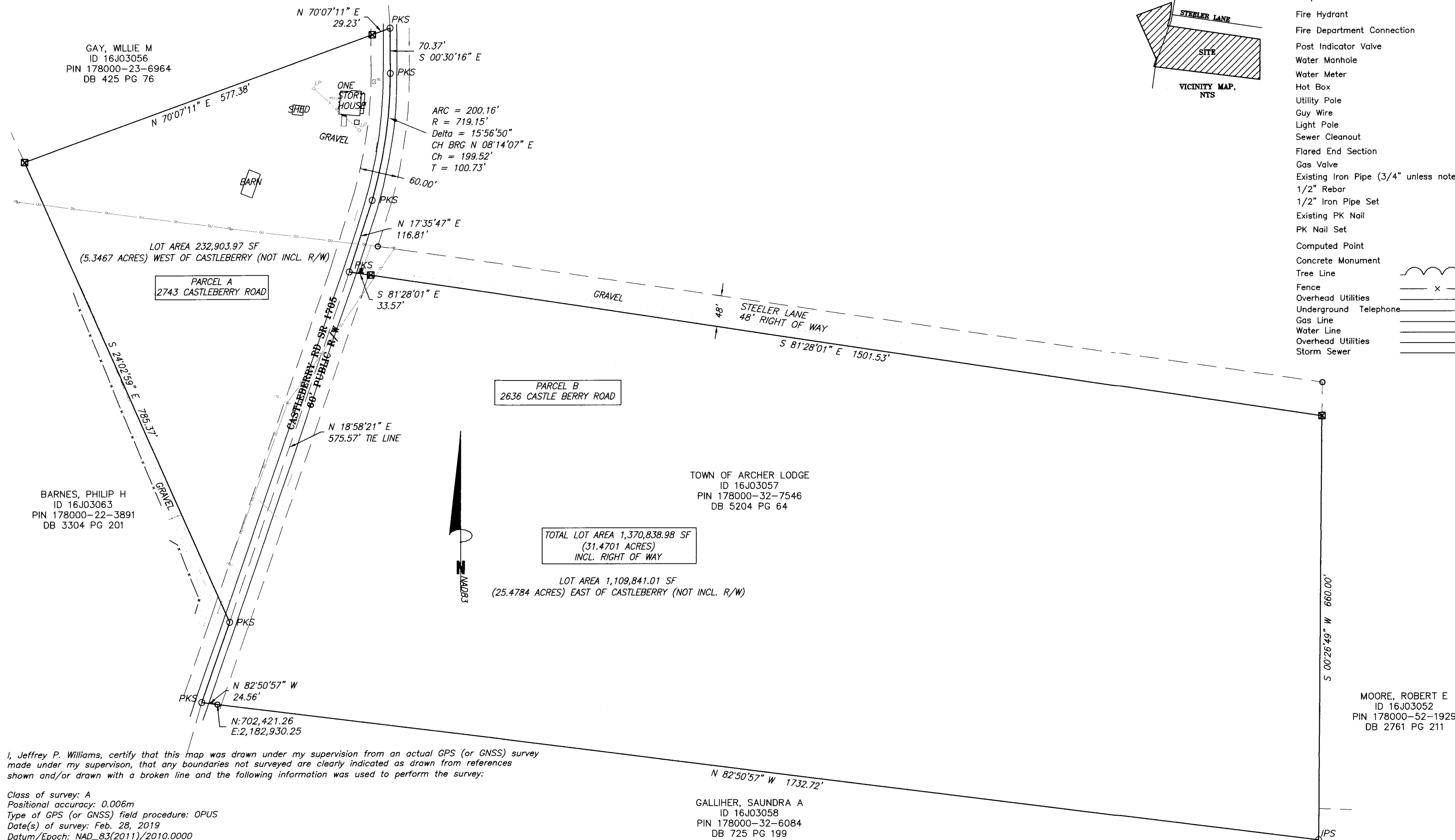
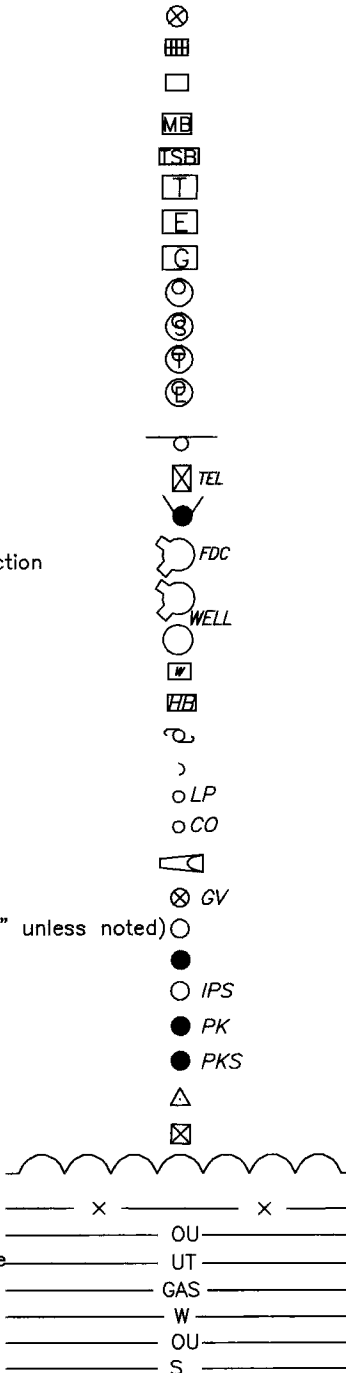
STATE OF NORTH CAROLINA, JOHNSTON COUNTY

THIS INSTRUMENT WAS PRESENTED FOR REGISTRATION AND RECORDING THIS 11 DAY OF JUNE 2019 AT 10:51:27 AM
 Craig D. Stinson, Jr., 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

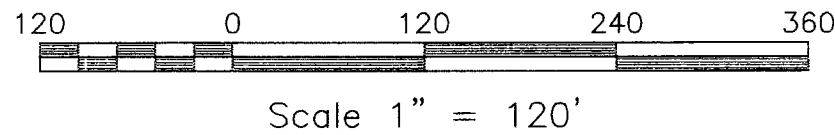


I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform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

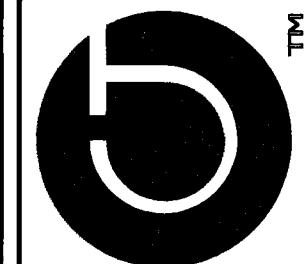
BOUNDARY SURVEY
 CASTLEBERRY RD

WILDERS TOWNSHIP, JOHNSTON COUNTY, NORTH CAROLINA

SURVEY FOR

TOWN OF ARCHER LODGE

14094 Buffalo Road, Clayton NC 27527



Coulter Jewell Thames, Inc.

ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
 111 West Main Street Durham, North Carolina 27701
 p919.682.0368 f919.688.5646 jw@cjtpa.com

LIC. #1209

Other References:

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

Sheet No.

1 of 1

VICINITY MAP NOT TO SCALE



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 OF ARCHER LODGE
ADDRESS: 14094 BUFFALO ROAD, ARCHER LODGE, NC 27327
TELEPHONE: (919) 335-9727

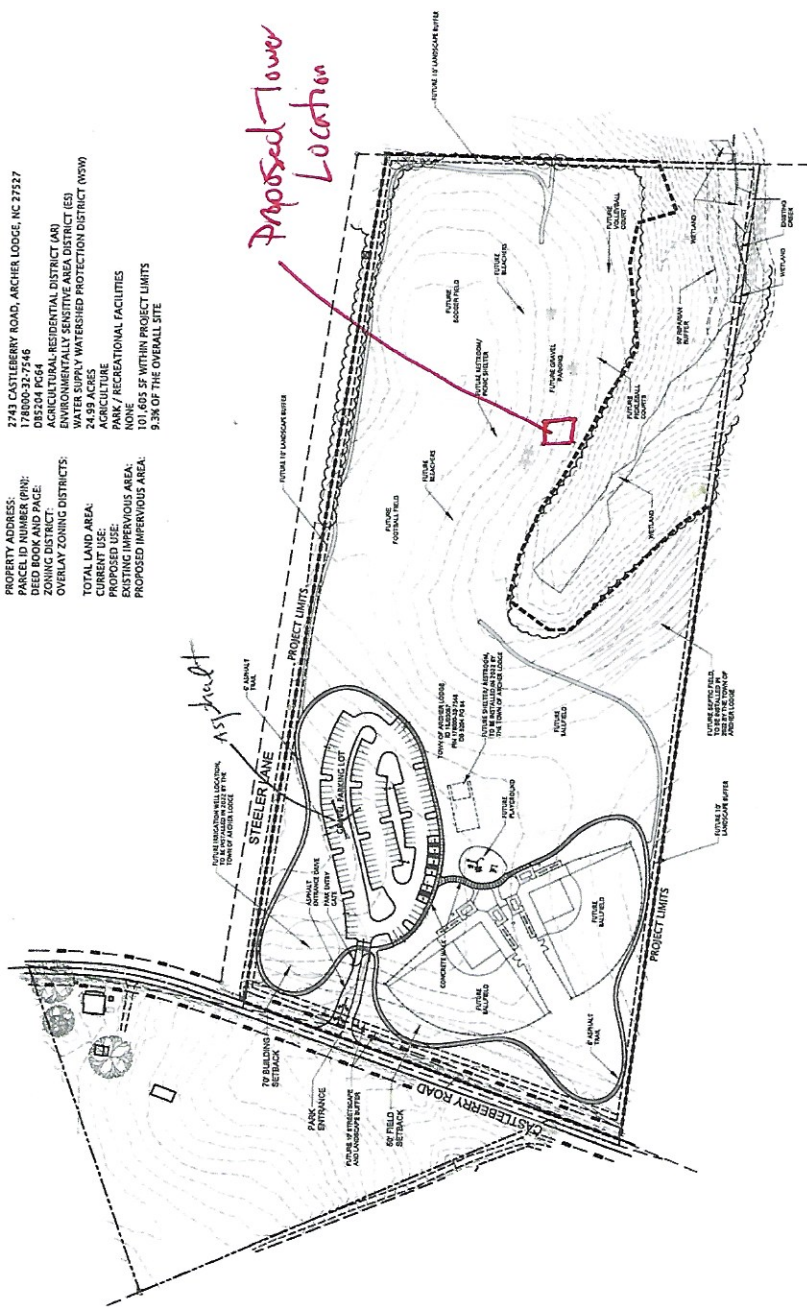
PROPERTY ADDRESS: 2743 CASTLEBERRY ROAD, ARCHER LODGE, NC 27327
PARCEL ID NUMBER (NCE): 18000000000000000000
DEED BOOK AND PAGE: DEED 204 PG 46
ZONING DISTRICT: ENVIRONMENTALLY SENSITIVE AREA DISTRICT (ES)
OVERLAY ZONING DISTRICTS: WATER SUPPLY WATERSHED PROTECTION DISTRICT (WSW)
CURRENT LAND AREA: 101.603 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 Erosion Control Plan Ph 2
- C-400 NCDOT Driveway Detail
- C-500.1 NPDES Stabilization & Materials Handling
- C-500.2 NPDES Stabilization & Materials Handling
- C-500.3 NPDES Records Keeping & Reporting
- 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:

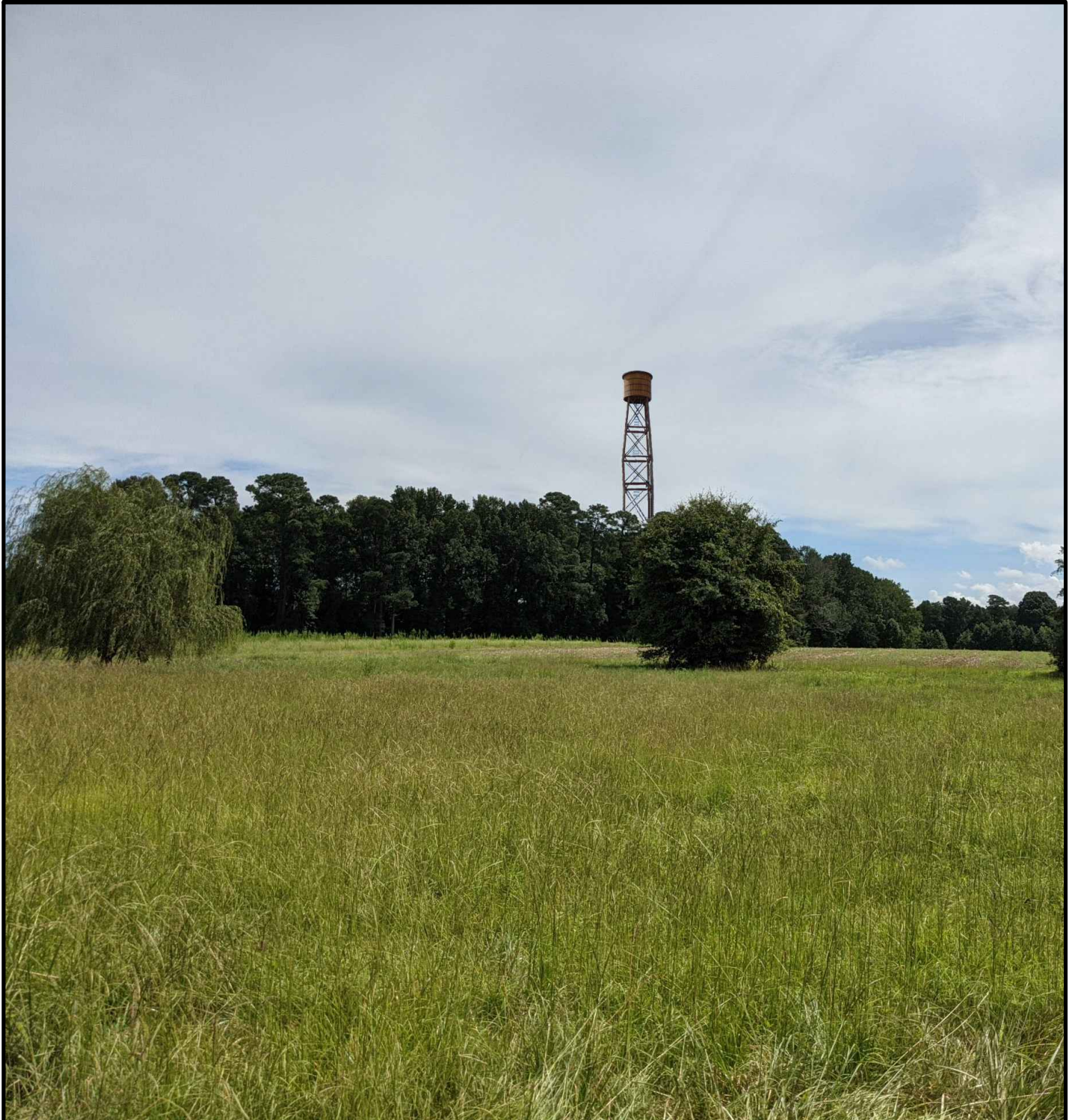


1961 NORTHPOINT BLVD, SUITE 130
HIXSON, TN 37343
PH: 423-843-9500
FAX: 423-843-9509

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