



## AGENDA

### MEETING CALLED TO ORDER

#### PLEDGE:

**Notes on Pledge:** Remain Standing for the invocation

**INVOCATION – Chaplain Rick Hughes**

#### ANNOUNCEMENTS

##### Notes on Announcements:

- **Parks/Recreation Advisory Board, Regular Meeting:** Thursday, February 12, 2026, 6 p.m., Parks/Rec Community Building Parlor Room, 107 White Road
- **King Planning Board, Regular Meeting:** Monday, February 23, 2026, 6 p.m. at City Hall Council Chambers, 229 S. Main Street
- **King City Council, Regular Meeting:** Monday, March 2, 2026, 6 p.m., City Hall Council Chambers, 229 S. Main Street

#### PUBLIC COMMENT

**Notes on Public Comment:** This agenda item is included to allow input to the City Council from any citizen who wishes to address the Council without requesting to be on the agenda. Those who wish to address City Council are required to provide their name, address, including city/county of residence and topic. Speakers shall be courteous in their language and presentation. Any disruption of the meeting, insults, personal attacks, accusations, profanity, vulgar language, inappropriate gestures, or other inappropriate behavior will not be tolerated. If this occurs, the person will be identified and asked to stop or leave. If the behavior continues and they refuse to leave, they will be removed from the Council meeting. A speaker will be allowed 3 minutes to speak. The number of speakers on a topic relating to future advertised public hearing matters may be limited at the Council's discretion. The Council reserves the right to request a designated spokesperson for a large group; the spokesperson will be allotted 6 minutes. The public session will be limited to 30 minutes. The Council will only listen and not respond but may decide to place a topic on a future agenda.

#### 1. ADJUSTMENTS TO AGENDA

#### 2. CONSENT AGENDA

**Notes on Consent Agenda:** The Consent Agenda is the first order of business. The items listed are believed to be non-controversial and are administrative in nature. There will be no separate discussion of the items unless a Councilman request or a citizen request and is granted permission to speak. The item(s) will then be removed from the Consent Agenda and considered individually. Otherwise, all items will be enacted by one motion.

##### A. Approval of Minutes

a. January 5, 2026

#### 3. NEW EMPLOYEES

##### A. Introduction to the new employee:

Bailee Barker – Collections Clerk

#### 4. PUBLIC HEARING

A. PUBLIC HEARING:

Voluntary Annexation Request by Alice R. & Garry L. Merritt (7'G's, LLC).

B. PUBLIC HEARING – **Quasi-Judicial**:

Public Hearing for Special Use Permit Request by Gary Bowman – SU-011

#### 5. ACTION ITEMS

A. Permit & Inspections Office Renovation

B. Consideration of Budget Amendment 2025-06.03

C. Comprehensive Plan Contract Review and Awarding.

D. Recommendation to Award Crooked Run Creek/ Farm Pump Station and Force Main Replacement Project

E. Special Event Street Closures - Ordinance 2026-01

#### 6. DEPARTMENTAL REPORTS

A. Departmental Reports

B. Budget vs Actual Report

C. Debt Set-Off Report

D. Fire Department Activity Report

E. Planning & Inspections Departmental Report

F. Police Departmental Report

G. Senior Center Report

H. Tap Fee Report

I. Stokes County Tax Report

J. Forsyth County Tax Report

K. Water Utility Billing Report

#### ITEMS OF GENERAL CONCERN

#### ADJOURNMENT



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**  
February 2, 2026

**PART A**

<b>Subject:</b>	<b>Approval of Minutes</b>
<b>Action Requested:</b>	Unless there are any corrections to be made, I recommend adopting the attached minutes as presented.
<b>Attachments:</b>	A draft copy of the minutes from the a. January 5, 2026, Regular Meeting

<i>Nicole Branshaw</i> <hr/> Nicole Branshaw, City Clerk	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>

**PART B**

<b>Introduction and Background:</b>
<b>Discussion and Analysis:</b>
<b>Budgetary Impact:</b>
<b>Recommendation:</b>
Adoption of January 5, 2026 minutes as presented.



## MINUTES

The King City Council convened for its regular meeting at the King City Hall, Council Chambers, 229 S. Main St, King, on Monday, January 5, 2026, at 6:00 pm. The purpose of the meeting was to discuss and make decisions on various city matters. Present at the meeting were Councilman Tyler Bowles, Mayor Pro Tem Jane Cole, Mayor Rick McCraw, Councilwoman Terri Fowler, Councilman Michael Lane, City Engineer Ben Marion, City Attorney Brad Friesen, City Manager Scott Barrow, City Clerk Nicole Branshaw, Director of Finance and Personnel Susan O'Brien, Fire Chief Steven Roberson, Police Chief Jordan Boyette, Senior Center Director Paula Hall, Intern City Planner Emerson Wright, Police Lt. M. Perdue, Building Inspector Ricky Gordon, Collections Clerk Tiffany George, and Chaplain Rick Hughes.

### MEETING CALLED TO ORDER

The meeting was called to order at 6:00 PM on Monday, January 5, 2026. The Pledge of Allegiance was recited with all remaining standing for the invocation given by Chaplain Rick Hughes.

### ANNOUNCEMENTS

Mayor McCraw highlighted several key announcements from the agenda. The mayor asked the council and staff if there were any additions or subtractions to make from the announcements. There were none. He also wished everyone a Happy New Year.

### PUBLIC COMMENT

Mayor McCraw opened public comment at 6:03 PM, reading the full guidelines for public participation, including the requirement for speakers to provide their name and address, maintain courteous language, and adhere to the 3-minute time limit per speaker.

**1. Marlene McCraw, 509 Whispering Creek Road**, addressed the council regarding the 2025 King Christmas tree lighting event. She explained that due to inclement weather, the event was held on December 12th at King Central Park instead of the annual first Friday in December. McCraw noted that this year's event was dedicated to Gina Calloway, who passed away in August 2025. "She was instrumental in planning and organizing the tree lighting event," McCraw said. "Gina's heart for this community, her dedication, and her willingness to serve others embodied the spirit of Christmas. This event reflected the values she represented: kindness, connection, and care for the people of King."

**2. Patricia King, 125 Campbell Ridge Circle**, approached with concerns about water bills. She asked why water bills were "like, 3 days back instead of, like, the same they're supposed to be every month." She explained that for years the billing had been consistent, but this year it was "like, 3 days back," which created hardship for those who only get paid on the third of the month. She emphasized the difficulty this caused: "We have to, like, borrow money to pay our water bill and stuff, and we're not getting letters letting us know that they're going to do that." The Mayor suggested she visit City Hall to speak with the City Manager about the issue.

**3. Alex Stark, 804 Brookstone Way**, raised concerns about water and sewer bills, stating, "I happen to be single, and I have no idea who sets the prices for this?" She questioned why her bill was "the same as a family

of 6" and asked who sets the rates. She also mentioned that Kyle Hall had told her the city received \$2 million in 2021 to help renovate the sewage treatment plant, asking, "What happened to the money there?" The Mayor directed her to speak with City Manager Scott Barrow at City Hall.

4. **John Knight, 526 Burlwood Drive**, echoed with similar concerns about high water bills and questioned why wastewater continues to be sent "down south when we have a treatment plant right here in the town that should be rebuilt." He expressed frustration about the financial burden on residents, particularly those on fixed incomes: "There are many people where I live that live on a fixed income, and it just went up on our rent again, and that's going to be hurting a lot of community people in our area." He emphasized the urgency: "It's time to do something here. You're opening up all these houses here. It's not like you're not getting enough money to open it up, and it needs to be done." Knight also raised a traffic safety concern about the need for a traffic light "right down the road here by the flower shop," noting heavy commute traffic from both directions and warning, "It's due to have a bad accident."

There being no one else to give written or verbal requests, wishing to speak. Mayor McCraw closed the public comment portion of the meeting at 6:12 p.m., thanking all speakers for their public comments. **\*\*SEE DOCUMENT 1\*\***

**1. ADJUSTMENTS TO AGENDA**

The mayor asked the council and staff if there were any adjustments to the agenda. Mayor Pro Tem Jane Cole said, "We want to add 2D to the consent agenda? And we need to talk about that." Mayor McCraw responded with, "Yes, ma'am. 2D was added to the consent agenda." Councilwoman Fowler replied, "I'd like for us to pull that off and have a conversation about it." The mayor asked where they would like to place it. After a brief discussion, it was agreed to place it as item 3B, Martin Luther King Jr Holiday Policy Amendment.

***MOTION:** Councilwoman Fowler moved to approve the agenda with noted changes. Councilman Lane seconded the motion. The motion carried unanimously 4-0.*

**2. CONSENT AGENDA**

Mayor McCraw explained that the consent agenda items were considered noncontroversial and administrative in nature. The mayor noted they had gone through the consent agenda and would discuss the pulled item separately as item 3B, Martin Luther King Jr Holiday Policy Amendment.

The following consent items were approved:

- A. Approval of Minutes**
  - a. December 1, 2025, Regular City Council Meeting
  - b. December 12, 2025, Called City Council Meeting
- B. Set A Public Hearing Date for Gary Bowman's Request for a Special Use Permit to Construct 7 Apartment Units on Pineview Drive.**
- C. Set a Public Hearing Date for a Voluntary Annexation Request by Alice R. & Garry L. Merritt (7'G's, LLC).**

***MOTION:** Mayor Pro Tem Jane Cole motioned to approve the consent agenda as amended. Councilwoman Fowler seconded the motion. The motion carried unanimously 4-0.*

**3. NEW EMPLOYEE**

**A. Introduction to New Employee:**

- a. Catherine Tucker – School Resource Officer

Catherine Tucker was introduced as the new School Resource Officer. The Council welcomed her, saying, thank you for your heart to be an SRO.

**B. Martin Luther King Jr Holiday Policy Amendment**

The mayor noted that the council had moved item 2D from the consent agenda to be discussed as item 3B. Due to the increasing number of employees requesting to use the floating option for the Martin Luther King Jr. holiday, the following amendment to the Personnel Policy is requested: make the Martin Luther King Jr. holiday a Paid Holiday Observed for all employees, removing the floating option, with city offices closed as with all other paid holidays.

**Current Language**

Section 3. Paid Holidays Observed

With the exception of employees who are on suspension (with or without pay) and employees who are on unpaid medical leave (including FMLA, Long-term disability or leave without pay), all full-time employees appointed to a permanently established position, and part-time employees normally scheduled to work on the day on which the holiday falls, shall receive the following days and such other days as the City may designate as holidays with pay:

New Year's Day, Good Friday (Easter), Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving Day, Day After Thanksgiving Day

Martin Luther King Day (City offices remain open; employees have the option to use the holiday on a designated day or at another time)

**Proposed Language**

Martin Luther King Day ~~(City offices remain open; employees have the option to use the holiday on a designated day or at another time)~~

After much discussion, staff noted that this has been a floating holiday since 2006 or 2007. Councilwoman Fowler opposed the change, emphasizing the flexibility and perk it offers employees and urging the council to keep it as it is. Ben Marion, City Engineer, highlighted operational issues with open offices needing staff presence. Mayor Pro Tem Cole proposed a compromise of using a skeleton crew and rotating staff annually. Councilman Bowles favored the floating option. City Manager Barrow mentioned he saw both perspectives. The discussion focused on balancing employee flexibility with citizen service. Councilman Lane felt that, while looking at other jurisdictions and the fact that it is a federal holiday, it's pretty socially acceptable to be closed that day.

**MOTION:** Mayor Pro Tem Jane Cole moved to retain flexibility for employees with department head supervision while maintaining a skeleton crew in each department. Councilwoman Fowler seconded the motion. The motion was carried with a vote of 3-1. (Bowles-Aye, Cole-Aye, Fowler-Aye, Lane-Nay)

**4. ACTION ITEMS**

**A. Stokes Municipal Alcoholic Beverage Control Board Resolution Amendment**

The chairman of the Stokes Municipal ABC Board, Brian Booe, addressed the council, explaining the need to update the merger agreement now that both stores are profitable. He stated the distributions would remain at 100% in their originating municipalities, with the King Council's approval required before presenting the amendment to Walnut Cove commissioners. Quarterly audits are now in place, and the first check of \$26,284.18 has been issued, benefiting the general fund, the King Police Department, and alcohol education per statute. Mayor Pro Tem Jane Cole and Councilwoman Fowler praised the hard work and positive regional reputation. The chairman also mentioned plans for store upgrades.

**MOTION:** Mayor Pro Tem Cole moved for approval of the resolution amending section 1.7 of the merger agreement between the Town of Walnut Cove and the City of King. Councilwoman Fowler seconded the motion. The motion carried 4-0. (Bowles-Aye, Cole-Aye, Fowler-Aye, Lane-Abstained)

## **B. Interlocal Agreement with Village of Tobaccoville's Bulk Item Pickup**

The Village of Tobaccoville is requesting assistance with its annual bulky-item waste removal again this year.

City of King Public Works staff have met with Village Administrator Lori Shore to discuss the details of renewing the Interlocal Agreement to assist with the service again this year. The mutually agreed-upon service days would be Tuesday, Thursday, and Friday for two consecutive weeks, without altering our Monday and Wednesday routes. Tobaccoville will supply the fuel, the staging area, and the disposal. We simply supply the grapple truck, trailer, dump truck, and public works staff for a daily fee. The dates discussed with the Village of Tobaccoville were April 28<sup>th</sup>, 30<sup>th</sup>, May 1<sup>st</sup>, 5<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup>.

Adds \$2375 (5 days) in revenue back to the General Fund for the six days of work. Staff recommends approving the FY 25-26 Interlocal Agreement.

**MOTION:** Councilwoman Terri Fowler made a motion to approve the interlocal agreement with the village of Tobaccoville bulk item pickup. Mayor Pro Tem Cole seconded. The motion carried unanimously 4-0.

## **C. PUBLIC HEARING:**

**Amend Chapter 32. – Zoning; Art. I. – General, Sec. 32-8. – Definitions. Amend Chapter 32. – Zoning; Art. IV. – Uses By Zoning District, Sec. 32-198. – Commercial. Add New Section to Chapter 32. – Zoning; Art. V. – Development Standards, Div. 1. – General, Sec. 32-262. - Hemp Establishments.**

Emerson Wright, Intern City Planner, presented: "Council recently discussed adding standards to our zoning ordinance regarding the sale of hemp-type products. Our attorney has drafted some definitions of hemp-type substances and added them to our list of uses. Then he has added a new section on some recommended standards for hemp-type stores."

Wright explained, "We needed to hold the public hearing, and then the council can adopt the text amendment as is or with amendments. Planning board recommends using 15(%) percent of the total sales for the number that would make the store a hemp store, but the council may want to adjust this number up or down."

He added, "As in doing research after the Planning Board meeting, I discovered that the only other city around here that has regulations on this is Mount Airy, and their percentage is 25 percent of gross sales that make it a hemp store. So, if you all like that recommendation, you can go with that or decide on a different percentage number."

Mayor Pro Tem Jane Cole asked, "How tight can it go? What was the lowest percent you can have this at?" When told there wasn't a minimum, she asked, "So if we did 10 percent?"

The attorney responded, "It's a policy question. I mean, the question is, of all of the items the store sells, how many of those have to be the hemp-derived consumable products or hemp just produce hemp-derived products to define in the order? The store folks like 100 percent of the store sales to that, or is it some small incidental thing, and yet we're still going to zone it as a hemp store? That's the policy question."

The attorney explained that the staff had suggested 40 percent, and the planning board recommended 15 percent, which would be more stringent. He cautioned, "At some point, I imagine there I don't know whether, for example and this is why it's a policy question, not a good question for your attorney, but whether a pharmacy selling CBD or hemp derived consumable products, at some point, if you go low enough, you might you might have unintended consequences affecting a store that's not really focused on this."

Cole confirmed, "But we could go with the planning board recommendations." The attorney confirmed it was in their discretion.

Councilman Tyler Bowles asked, "When and when you say hemp-derived consumable, is that consumable, is that ingestible, or is that lotion?" The attorney confirmed it would include both.

Bowles then asked about T-shirts made of hemp, which were confirmed not to be consumable. Bowles joked, "Never know now."

The mayor noted that the ordinance included a 1,000-foot distance requirement from other such stores, as well as from daycares, parks, and churches. This was confirmed to be on page 58 of the document.

Several council members expressed support for the planning board's recommendation of 15 percent.

**Motion:** Councilman Bowles moved "to approve ordinance 2025-13 with the recommendation of the planning board, with the recommendations set by the planning board at the percentage of 15 percent." Councilman Lane seconded the motion. The motion carried unanimously 4-0.

The attorney then noted, "Part of the board's text message is consistent with the comprehensive plan." After clarification that this needed to be included in the motion:

**Amended Motion:** Councilman Tyler Bowles amended his motion to "approve ordinance 2025-13 and agree that the proposed amendment is in keeping with the spirit of our comp plan." Councilman Lane seconded the amended motion. The motion carried unanimously 4-0. **\*\*SEE DOCUMENT 2\*\***

**5. DEPARTMENTAL REPORTS**

The mayor asked the council whether they had any questions or concerns about the departmental reports they would like to address. There were none.

The Council acknowledged receipt of all departmental reports.

**MOTION:** Motion to acknowledge receipt of the departmental reports: Moved by Councilwoman Fowler, Mayor Pro Tem Cole seconded. The motion carried unanimously 4-0.

**ITEMS OF GENERAL CONCERN**

Councilwoman Fowler stated we need to encourage people to take the survey the city has posted about downtown and what they want to see, because I've seen a lot of people complaining on social media. But if they would just take that survey and encourage others to take the survey, and they can express themselves through that, that would be great."

Councilman Lane clarified about the survey: "Sorry. I just want to clarify the survey Councilwoman mentioned. That is something that we are doing alongside the Department of Commerce for our state, as well as the Downtown King partnership. And that's really being done by the state to collect information that will be shared with us as we prioritize what we want to do in our downtown. We want to hear from our citizens."

Lane provided additional details about it being given with the Department of Commerce and Downtown King partnership to help prioritize downtown improvements and assist with future grant applications.

**ADJOURNMENT**

**MOTION:** Councilwoman Fowler made a motion to adjourn at 6:55 PM. Councilman Lane seconded the motion. The motion carried unanimously 4-0.

**\*\*\* Clerk's Note: See Document 1-2 for supporting documents. \*\*\***

Attest:

Approved by:

\_\_\_\_\_  
Nicole Branshaw, City Clerk

\_\_\_\_\_  
Richard E. McCraw, Mayor



Date: January 5, 2026

**PUBLIC HEARING SIGN-UP SHEET**

**PUBLIC HEARING**

**TEXT AMENDMENT CHANGE:** Amendment to Chapter 32. – Zoning, Art. I. – General, Sec. 32-8. – Definitions; Chapter 32. – Zoning, Art. IV. – Uses by Zoning District, Sec. 32-198. – Commercial; Chapter 32. – Zoning, Art. V., Div. 1. – General, Add Section 32-262.

All persons who wish to speak **MUST** sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

**PLEASE PRINT ALL INFORMATION**

<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>PRO/CON</u>	<u>City Resident?</u>
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/
					<input type="checkbox"/> y/

Section 2, Item # A.

BOARD: City Council  
DATE: 01/05/2026  
DOCUMENT #: \_\_\_\_\_ PAGES: 1



Date: January 5, 2026

## PUBLIC COMMENT SIGN-UP SHEET

All persons who wish to speak MUST sign up for the Public Comment period unless you wish to speak during a public hearing, in which case you must sign up for the Public Hearing. ALL SPEAKERS ARE LIMITED TO 3 MINUTES.

### PLEASE PRINT ALL INFORMATION

<u>NAME</u>	<u>ORGANIZATION (If Any)</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>SUBJECT</u>	<u>City Resident?</u>
1.					<input type="checkbox"/> yes <input type="checkbox"/> no
2.					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
					<input type="checkbox"/> yes <input type="checkbox"/> no
7.					<input type="checkbox"/> yes <input type="checkbox"/> no
8.					<input type="checkbox"/> yes <input type="checkbox"/> no
9.					<input type="checkbox"/> yes <input type="checkbox"/> no
10.					<input type="checkbox"/> yes <input type="checkbox"/> no
11.					<input type="checkbox"/> yes <input type="checkbox"/> no
12.					<input type="checkbox"/> yes <input type="checkbox"/> no
13.					<input type="checkbox"/> yes <input type="checkbox"/> no

Section 2, Item # A.

In many cases, the City Council will receive your comments but take no action at the meeting. A staff member will contact you to follow up on your concerns.



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:  
FEBRUARY 2, 2026**

**PART A**

<b>Subject:</b>	Introduction to the new employee: a. Bailee Barker – Collections Clerk	
<b>Action Requested:</b>	n/a	
<b>Attachments:</b>	n/a	
<b>Nicole Branshaw</b> <hr/> <b>Nicole Branshaw, City Clerk</b>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>
<b>PART B</b>		
<b>Introduction and Background:</b>		
The City Council has directed that all newly hired employees be introduced at their meetings.		
<b>Discussion and Analysis:</b>		
None		
<b>Budgetary Impact:</b>		
n/a		
<b>Recommendation:</b>		
n/a		



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**FEBRUARY 2, 2026**

**PART A**

**Subject:** **PUBLIC HEARING:**  
**VOLUNTARY ANNEXATION REQUEST BY ALICE R. & GARRY L. MERRITT (7'G's, LLC).**

**Action Requested:** Approve the voluntary annexation request.

- Attachments:**
- Request form for voluntary annexation.
  - Resolution 2026-01 directing the city clerk to investigate the request.
  - Resolution 2026-02 setting the public hearing date.
  - Ordinance 2026-02 with metes & bounds description.
  - Site map.

<p><i>Todd Cox &amp; Emerson Wright</i></p> <hr/> <p><b>Todd Cox, Int. Planning &amp; Zoning Official</b> <b>Emerson Wright, Planning &amp; Zoning intern</b></p>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>
	<b>×</b>	<b>×</b>

**PART B**

**Introduction and Background:**  
We have a request from Alice R. & Garry L. Merritt (7'G's, LLC) to voluntarily annex into the city limits the R-O-W of Fosstorall Road. This is part of the Merritt's agreement to the sale of their property to Arden Group and the development of Country Heights subdivision. This would be a contiguous annexation extending from Scenic Drive down to the property that Arden Group is developing.

**Discussion and Analysis:**  
The requested area for annexation has been reviewed by our attorney, and he has stated that we can move forward with the annexation. If the council reviews and acts on the request by accepting the area into the city, we will accept the road later once it is upgraded to our city street standards.

**Budgetary Impact:**  
Additional Powell Bill monies, additional street maintenance.

**Recommendation:**

Staff recommends the following –

1. Approve **Ordinance 2026-02**, and make the effective date February 2, 2026, and cause the ordinance and plat map to be recorded within the next 30 days per the NC General Statutes.



**PETITION REQUESTING CONTIGUOUS ANNEXATION  
PER G.S. 160A-31**

Date: \_\_\_\_\_

**TO THE CITY COUNCIL OF THE CITY OF KING:**

1. We, the undersigned owners of real property, respectfully request that the area described in the Attached Exhibit A be annexed to the City of King, NC.
2. The area to be annexed is contiguous to the City of King and the boundaries of each territory are described in attached Exhibit A.

(Please attach a metes & bound description of the property to be annexed.)

**Owner 1**

Name	Address	City, State, Zip
<u>76's LLC</u>	<u>229 Whispering Gables</u>	<u>King NC 27021</u>
<u>Alicia Blumhach Merritt</u>		Date: <u>12/29/25</u>
(Signature)		

**Owner 2 (if additional owners need to sign please obtain an extra form)**

Name	Address	City, State, Zip
_____	_____	_____
_____		Date: _____
(Signature)		

Office Use Below

Address of Property to be Annexed: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_



**City of King**

**Resolution No. 2026-01**

**Certificate of Sufficiency**

**Resolution directing the city clerk to investigate a petition received under NC G.S. 160A-31(c)**

**Whereas**, a petition requesting voluntary annexation of an area described in said petition has been received on December 29, 2025, by the City of King; and

**Whereas**, NC G.S. 160A-31 provides that the City Clerk shall investigate the sufficiency of the petition before further annexation proceedings may take place; and

**Whereas**, the City Council of the City of King deems it advisable to proceed in response to the request for voluntary annexation;

**Now, Therefore, Be It Resolved**, by the City Council of the City of King:

That the City Clerk has performed this investigation and found the voluntary petition to be accurate per the requirements of 160A-31(c).

**Adopted this the 5<sup>th</sup> day of January 2026.**

{Seal)



  
Richard E. McCraw – Mayor

ATTEST:  
  
Nicole Branshaw, City Clerk



City of King

Resolution 2026-02

**Resolution fixing date of a public hearing on question of annexation pursuant to NC G.S. 160A.31(c)**

**Whereas**, a petition requesting annexation of the contiguous area described herein has been received; and

**Whereas**, the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition: and

**Whereas**, certification by the City Clerk as to the sufficiency of the petition has been made;

**Now, therefore, be it resolved**, by the King City Council of the City of King, North Carolina that:

Section 1. A public hearing on the question of annexation of the contiguous area described herein will be held at City Hall at 6 p.m. on February 2, 2026.

Section 2. The area proposed to be annexed is described as follows:

(See metes & bounds description attached along with the plat map that will be recorded at the appropriate register of deeds office)

Section 3. Notice of the public hearing shall be published once in the Stokes News, a newspaper having general circulation in the City of King, NC, at least ten (10) days prior to the date of the public hearing.

**Adopted this the 5<sup>th</sup> day of January 2026.**

{Seal}



*Richard E. McCraw*

Richard E. McCraw – Mayor

ATTEST:

*Nicole Branshaw*

Nicole Branshaw, City Clerk

**CITY OF KING  
ORDINANCE NO. 2026-02  
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE  
CITY OF KING, NORTH CAROLINA**

**WHEREAS**, the City Council of the City of King has been petitioned under G.S. 160A-31, as amended, to annex the areas described herein: and

**WHEREAS**, the City Council of the City of King has, by resolution, directed the city clerk to investigate the sufficiency of said petition(s) and set the public hearing; and

**WHEREAS**, the city clerk has certified the sufficiency of said petition(s), and a public hearing on the question of this annexation was held at the City Hall, 229 South Main Street, King, North Carolina, at six o'clock p.m. on the 2<sup>nd</sup> day of February 2026; and

**WHEREAS**, the City Council of the City of King does hereby find as a fact that said petition(s) meets the requirements of G.S. 160A-31, as amended.

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of King, North Carolina:

Section 1. By virtue of the authority granted by G.S. 160A-31, as amended, the following described properties are hereby annexed and made part of the City of King as of the 2<sup>nd</sup> day of February 2026.

(SEE ATTACHED BOUNDARY DESCRIPTIONS AND MAP)  
**(The tract being Fosstorall Road and a portion of Scenic Drive, King, NC currently owned by 7'G's, LLC)**

Section 2. Upon and after the 2<sup>nd</sup> day of February 2026, the described territories and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of King and shall be entitled to the same privileges and benefits as other parts of the City of King.

Section 3. The Mayor of the City of King shall cause to be recorded in the office of the Register of Deeds of Stokes County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1, hereof, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G.S. 160A-288.1, and various other state and local departments.

Adopted this the 2<sup>nd</sup> day of February 2026.

ATTEST:

\_\_\_\_\_  
Richard E. McCraw, Mayor

\_\_\_\_\_  
Nicole Branshaw, City Clerk

City Seal:

## Boundary description

**BEING**, a portion of the property of 7'G's, LLC, recorded in Stokes County Registry, recorded in deed book 607, page 725. more particularly described as follows in exhibit A:

### Tract One:

BEGINNING at an iron at the northernmost corner of Porter McGee (now or formerly, DB 197 PG 388) in the west right-of-way line of Brown Road (SR 1128); thence from said. Beginning point with the boundary of McGee S 55°30'34" W a distance of 450.74 feet to an iron; thence S 36°50'7" E a distance of 242.06 feet to an iron at the northwest corner of Harold J. Boyles (DB 300 PG 732); thence first with the boundary of Boyles and continuing with the boundary of the Holly Ridge Development (PB 4 PGS 7 and 15) S 8°1'36" W a distance of 1554.60 feet to an iron; thence continuing first with the boundary of Brentwood Section 1 (PB 4 PG 12) and then with the boundary of Fosstorall (unrecorded) N 84°9'9" W a distance of 1334.72 feet to an iron; thence continuing with the boundary of Fosstorall the following three courses: N 9°9'40" E a distance of 983.92 feet to an iron; thence N 83°13'35" W a distance of 470.37 feet to an iron in the northwestern terminus of Scenic Drive; thence N 83°30'59" W a distance of 436.34 feet to a two foot oak tree; thence with a boundary of Todd Smith Baker (92E86) N 9°25'59" E a distance of 590.51 feet to an iron; thence with the boundary of Whispering Pines (PB 6 PG 33) N 6°12'2" E a distance of 576.47 feet to an iron; thence with the boundary of Edgar O. Ernst et al (DB 230 PG 399) N 7°35'20" E a distance of 741.63 feet to an iron; thence with the boundary of Garry L. Merritt et al (DB 256 PG 422) N 7°41'47" E 515.30 feet to a point in the centerline of a creek which is the property line, and continuing a distance of 12.55 feet for a total distance of 527.85 feet to an iron marking a random location line; thence along a random location line located north of the creek, the centerline of which is the actual property line, S 30°1'40" E a distance of 441.47 feet; thence running from said creek N 50 deg. 51 min. 27 sec. E 64.97 feet to an iron; thence with the boundary of Lot 12 of Country Place Section Three (PB 4 PG 189) S 49°52'33" E a distance of 190.03 feet to an iron at the southern terminus of Horseshoe Trail; thence with the southern terminus of the right of way of Horseshoe Trail S 57°45'43" E a distance of 60.05 feet to an iron; thence with the boundary of Lot 11 of Country Place Section One (PB 4 PG 90) S 61°35'3" E a distance of 175.19 feet to an Iron; thence S 18 deg. 55 min. 03 sec. W 50.87 feet to a point in the centerline of the creek, thence along a random location line located north of the creek, the centerline of which is the actual property line, the following four (4) courses: S 61°35'37" E a distance of 190.00 feet; thence N 80°57'38" E a distance of 370.48 feet; thence S 44°0'37" E a distance of 429.68 feet; thence S 36°22'23" E a distance of 357.26 feet; thence with the boundary of Lot 1 of Country Place Section One N 12°16'34" E a distance of 181.14 feet to a point in the south right of way line of Whispering Creek Road; thence with said right of way line following the curvature thereof an arc distance of 51.54 feet (said arc curving to the left, having a chord bearing of S 44°14'3" E, a chord distance of 51.50 feet and a radius of 389.61 feet); thence continuing with said right of way lines S 47°56'37" E a distance of 278.02 feet; thence continuing with said right of way line following the curvature thereof an arc distance of 200.16 feet (said arc curving to the left, having a chord bearing of S 61°17'15" E, a chord distance of 198.35 feet and a radius of 429.30 feet) to a point in the west right of way line of Brown Road; thence with the right of way line of Brown Road following the curvature thereof an arc distance of 78.35 feet (said arc curving to the left, having a chord bearing of S 13°8'18" E, a chord distance of 78.35 feet and a radius of 300.00 feet); thence

continuing with said right of way line S 30°24'22" E a distance of 198.45 feet; to the point and place of BEGINNING containing 118.787 acres, more or less; according to a survey and map prepared for Merritt Land Co., LLC by Gupton & Associates P.A. RLS dates March 20, 1998 and revised March 26, 1998; and designated as Project No. 11178-98D.

Also conveyed herein is a nonexclusive, perpetual and appurtenant easement and right of way for the purpose of ingress, egress and regress; and for the construction, use and maintenance of utilities over, across and under Whispering Creek Road and Horseshoe Trail as shown on the plats of Country Place recorded in Plat Book 4 Pages 90 and 189, in the office of the Register of Deeds of Stokes County.

**Tract Two:**

Being all of the street known as "Fosstorall Road" and all of the street known as "Scenic Drive" and more particularly described as "1<sup>st</sup> tract" and "2<sup>nd</sup> Tract" in the deed recorded in the Book 236 Page 563 in the Office of the Register of Deeds of Stokes County, which deed is incorporated herein by reference.

I, J. Dean Stiles, certify that this plat was prepared under my supervision from correct and reliable data furnished by the parties thereto and that the same is a true and correct representation of the same as the same were shown to me on the 20th day of October 2005 and that I am a duly qualified and licensed Professional Surveyor in the State of North Carolina. My registration number is 12345.

Date: 10-20-05  
 J. Dean Stiles  
 P.S. No. 12345

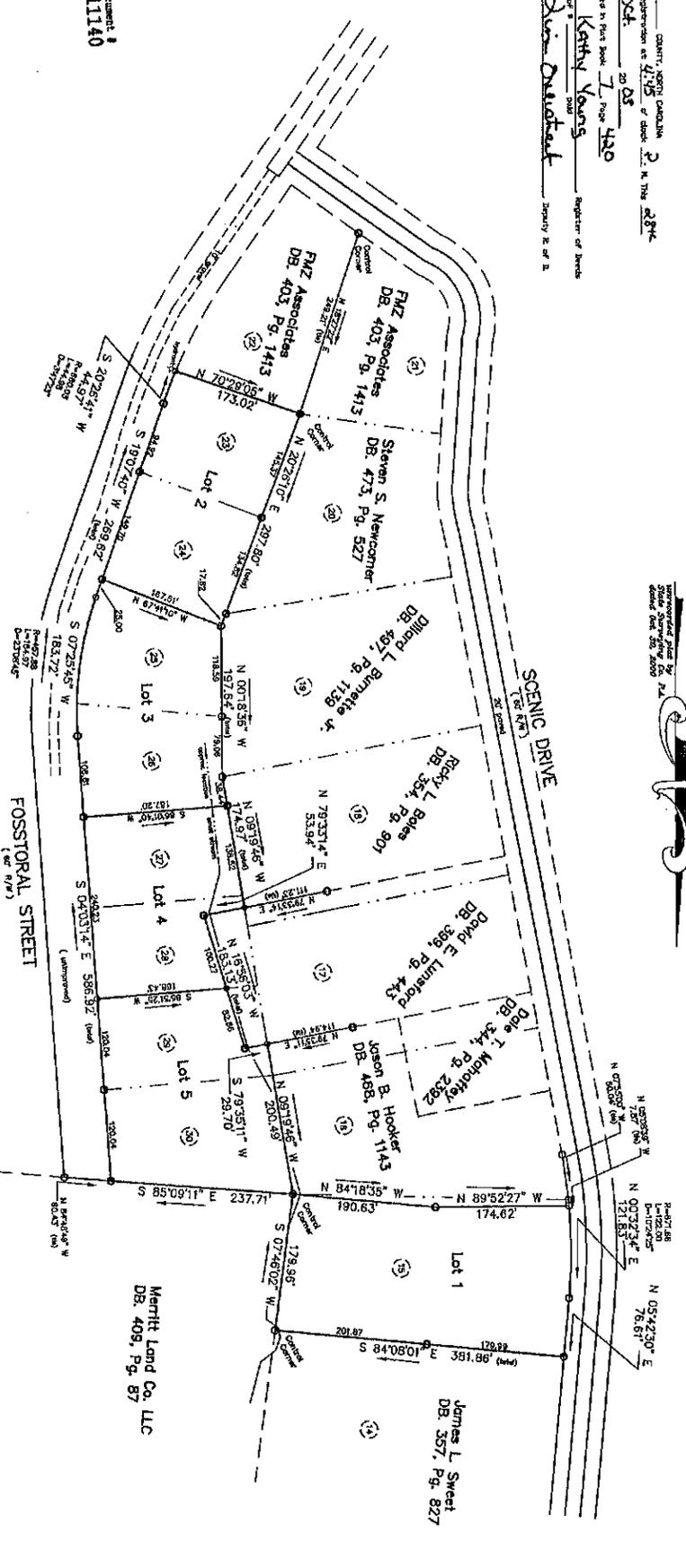


STONES COUNTY, NORTH CAROLINA  
 Filed for registration as 475 of date 2, N. H. 28th day of Oct 20 05 Page 420  
 and recorded in Plat Book \_\_\_\_\_ Register of Deeds  
 by Kathie Youngs Deputy R. of D.  
Kevin Duckert Deputy R. of D.

I, J. Dean Stiles, a Registered Land Surveyor, certify that with 60 days previous to the filing of this plat, I have duly advertised the following that is applicable to the plat:  
 A. The survey is a subdivision of land within the area of a county or municipality that has an ordinance that requires a public hearing.  
 B. The survey is a subdivision of land within the area of a county or municipality that has an ordinance that requires a public hearing.  
 C. The survey is of an existing parcel or parcels of land.  
 D. The survey is of a proposed parcel or parcels of land.  
 E. The information available to the surveyor is such that the surveyor is satisfied that the survey is a true and correct representation of the same as the same were shown to me on the 20th day of October 2005 and that I am a duly qualified and licensed Professional Surveyor in the State of North Carolina.

10 on lot  
 Nelson Stiles P.S. 12345

DEPARTMENT Virginia A. Lott  
 Environmental Officer, City of Raleigh  
 Date 10-18-05



AREAS  
 Lot 1 1.1586 Ac.  
 Lot 2 1.1150 Ac.  
 Lot 3 1.1150 Ac.  
 Lot 4 1.1892 Ac.  
 Lot 5 1.2489 Ac.  
 TOTAL 6.1377 Ac. (Cont.)



REVISIONS	DATE	BY	DESCRIPTION
1	10-20-05	JAMES THOMAS KISER Sr.	PLAT
2	10-20-05	JAMES THOMAS KISER Sr.	REVISIONS
3	10-20-05	JAMES THOMAS KISER Sr.	REVISIONS
4	10-20-05	JAMES THOMAS KISER Sr.	REVISIONS
5	10-20-05	JAMES THOMAS KISER Sr.	REVISIONS

State of North Carolina, County of STONES  
 I, Kevin Duckert Register of Deeds  
 certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.  
Kevin Duckert  
 Register of Deeds  
 10-20-05

NOTES: This plat is subject to any Easements, Agreements, or Rights of Way of record prior to date of this plat, which were not visible to the chain of inspection.

Prepared and Platted by  
James Thomas Kiser Sr.  
 Registered Professional Surveyor  
 License No. 12345  
 535-03-38  
 535-03-38  
 535-03-38



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**FEBRUARY 2, 2026**

**PART A**

**Subject:** **PUBLIC HEARING:**  
**SPECIAL USE PERMIT REQUEST BY GARY BOWMAN – SU-011.**

**Action Requested:** Review request for a special use permit.

- Attachments:**
- Zoning action request form.
  - Proposed conditions.
  - Public notice.
  - Owner/abutting property owners notice.
  - Site plan and elevations.
  - Ordinance requirements.

*Todd Cox & Emerson Wright*  

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**Todd Cox, Int. Planning & Zoning Official**  
**Emerson Wright, Planning & Zoning intern**

**This abstract requires review by:**

**City Manager**

**City Attorney**

**X**

**X**

**PART B**

**Introduction and Background:**

The City has received a request from Gary Bowman to construct a seven-unit apartment building at the corner of Spainhour Road and Pineview Drive, to be incorporated into the Brookdale Apartments complex. Mr. Bowman owns the remainder of the apartment complex located along Pineview Drive and proposes to utilize the currently vacant parcel at the entrance of Pineview Drive as an expansion of the existing development, as depicted on the submitted site plan.

The Brookdale Apartments complex was originally developed in the mid-1960s and has been expanded incrementally over time. Pursuant to the City’s zoning ordinance, the addition of new dwelling units to the existing complex requires approval through a Special Use Permit issued by the City Council.

In accordance with the North Carolina General Statutes (NCGS), Special Use Permit applications must be considered in a quasi-judicial proceeding, in accordance with the applicable rules and procedures (see attached). The Town Attorney will assist the Council in properly conducting and facilitating this hearing. Emerson will read the request to the council, after being sworn in, and then turn the case over to the council to hear evidence submitted and received by the applicant and anyone giving factual testimony.

**Discussion and Analysis:**

The subject tract located on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential Multi-Family). This zoning classification permits the development of additional multi-family residential units, provided that all applicable ordinance requirements are satisfied. The proposed use is consistent with the City’s Comprehensive Plan and is supported within the designated G-2 land use area. The property is served by public water and sewer utilities and is located within the existing municipal limits.

Stormwater from the site currently drains through the Twin Oaks Subdivision. Any future development on the tract will require evaluation of stormwater impacts, and appropriate drainage improvements shall be designed and certified by a licensed civil engineer in accordance with applicable regulations.

Things to consider for granting this special use permit are –

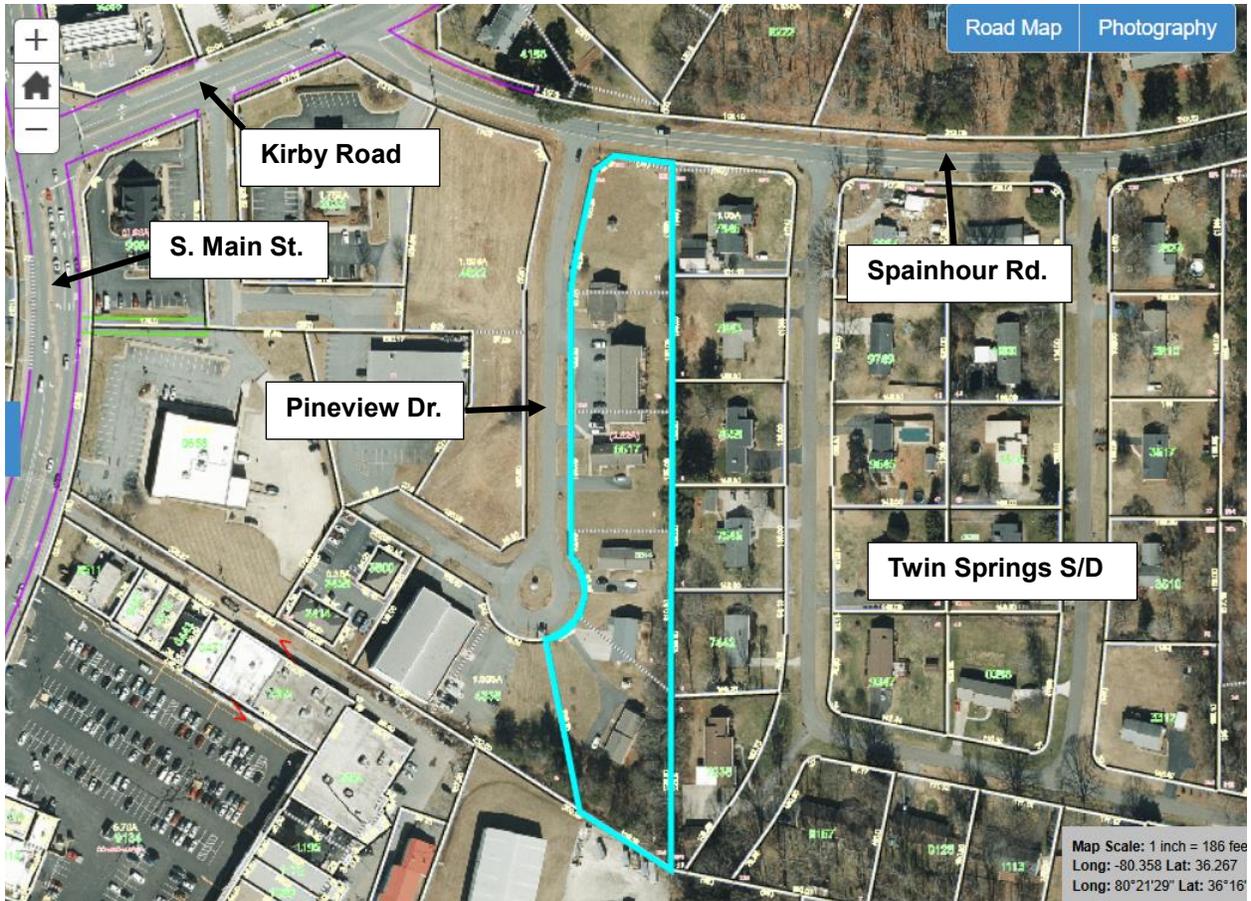
- Based on evidence submitted and not on public opinion or sentiment.
- The proposed use meets the requirements of the local zoning ordinance and city standards.
- Evaluate if the use is in keeping with the harmony of the surrounding area.
- The project should align with the city’s comprehensive land-use plan.

**Budgetary Impact:**

Additional tax base, additional permit fees, additional utility fees.

**Recommendation:**

N/A



Location Map

CITY OF KING ZONING ACTION REQUEST/PERMIT

REQUEST NO. SU-011

I. APPLICANT: GARY BOWMAN DATE OF REQUEST: 12-1-2025
ADDRESS: 100 S. Cherry St, Ste 401 COUNTY: Stokes TOWNSHIP: Yadkin
Winston Salem, NC 27101 DEED BOOK: 624 PAGE: 1014
TELEPHONE: (336) 433-5711 TAX MAP: 5991-98 PARCEL: 6617
ZONING DISTRICT: R-MF (Residential-Multi-family) SUBDIVISION LOT NO.: N/A
OWNERS (SUBJECT & ABUTTING PROPERTIES): See Site Plan

II. APPLICATION IS HEREBY MADE FOR THE HEREIN DESCRIBED ZONING ACTION ON PROPERTY LOCATED: In the 100 Block of Pineview Drive on the east side.

THE REQUESTED ACTION IS: Approve a Special Use permit for a 7-unit apartment building.

IS THE PROPERTY LOCATED IN THE WATERSHED PROTECTION AREA? YES \_\_\_ NO X

IS THE PROPERTY LOCATED IN A FLOOD PLAIN? YES \_\_\_ NO X IF YES SEE ATTACHMENT B

III. INDICATE TYPE REQUEST:

- REZONING PERMIT
CONDITIONAL ZONING REQUEST
X SPECIAL USE PERMIT
VARIANCE PERMIT
TEMPORARY PERMIT (SITE INSP.)
TEMPORARY PERMIT (NO SITE INSP.)
MINOR SUBDIVISION PLAT REVIEW
MAJOR SUBDIVISION PLAT REVIEW
PLAT FILING FEE
WATERSHED REVIEW

APPLICANT'S OR AGENTS SIGNATURE

ZONING ENFORCEMENT OFFICER

(SEE FEE SCHEDULE) TOTAL FEE DUE: \$650.00 + \$350.00 (Advert.) = \$1,000.00

IV. PLANNING BOARD WILL REVIEW (IF REQUIRED): January 26, 2026, at 6 pm at city hall
BOARD OF ADJUSTMENT WILL REVIEW & HOLD A QUASI-JUDICIAL HEARING:
COUNCIL WILL REVIEW & HOLD PUBLIC HEARING (IF REQUIRED): February 2, 2026, at 6 pm at city hall
PROPERTY POSTED BY: N/A
NOTIFICATIONS MAILED BY: January 20, 2026
NEWSPAPER ADVERTISEMENT: January 15, 2026 & January 22, 2026

V. ACTION BY PLANNING BOARD/BOARD OF ADJUSTMENT

APPROVAL/RECOMMENDATION \_\_\_ DISAPPROVAL \_\_\_ APPROVAL WITH MODIFICATIONS: \_\_\_

DATE

CHAIRMAN

VI ACTION BY CITY COUNCIL

APPROVAL \_\_\_ DISAPPROVAL \_\_\_ APPROVAL WITH MODIFICATIONS/CONDITIONS: \_\_\_

COMMENTS: \_\_\_

DATE

MAYOR

**Exhibit B****Conditions for SU-011 in the 100 Blk. of Pineview Drive  
Parcel 5991-98-6617**

1. Adequate stormwater facilities shall be provided per the requirements of NC DENR and as reviewed by the city engineer.
2. Adequate on-site and off-site public water and wastewater improvements shall be constructed as recommended by the city engineer and in compliance with all current city policies and procedures, including applicable tap fees and developer financing of necessary improvements, to ensure adequate utility service to all housing units and sufficient fire protection capability.
3. The project shall be developed in compliance with all applicable city zoning ordinances, construction manuals, development site plans, and written text requirements as submitted by the developer and as entered into the special use permit hearing records.
4. Final plans for development with sufficient detailed information to determine that all conditions are provided for; shall be submitted to the city on or before February 2, 2027, or an extension granted by the city council prior to this date. If not, the special-use permit expires and becomes invalid.
5. All required permits must be obtained from the city's inspections department and the city's fire inspections department prior to placing structures on the property. The developer shall have all required inspections done and approved prior to the issuance of a certificate of occupancy.
6. Developer/owner agrees to present, at the time of building permitting, to submit for approval a buffer design prepared by a licensed landscape architect or landscape contractor. The developer/owner also agrees to submit a scaled drawing of the recreation area and the items to be included therein, as required by Sec. 32-245(c).
7. Each dwelling unit shall also have a visible unit number in a numbering scheme issued by the city to facilitate rapid emergency response (E- 911). Residences shall have a physical address number attached to the home/unit that is no less than four (4") inches in height. Buildings with multiple tenants shall have their physical address posted on the street side with numbers not less than six (8") inches in height and of a contrasting color.
8. Dumpster sites shall be enclosed and screened by decorative fencing. The minimum height of the fence shall be eight (8') feet and be placed on a minimum 10' X 15' X 6" thick concrete reinforced pad. The containment area shall have a minimum 10' X 8' gate for access by service vehicles, and in addition, a 3'X 8' access door shall be provided for access by residents. See Sec. 32-254(k).
9. A contact person/owner/association shall be responsible for the maintenance, upkeep, and general needs of the Pineview Apartments and shall be readily available to tenants and/or city/county personnel. A contact number shall be posted in a conspicuous place, along with a number to reach that person.
10. All costs and expenses associated with complying with these conditions shall be borne by the landowner/developer, with no expense being borne by the city or county.
11. Upon written request by the city, evidence of compliance with any of these conditions shall be provided to the city within ten (10) days after each request.
12. The rules and regulations of the Developer/Pineview Apartments shall not be inconsistent with these conditions. Any conflict between said rules and regulations shall be resolved in favor of these conditions.

- 13. If any of the conditions shall be found to be unreasonable, invalid, or otherwise impermissible by a court of competent jurisdiction, then the city council may impose such alternative reasonable conditions as it finds to be necessary and appropriate to protect the health, safety, and morals of the tenants and surrounding property owners.
- 14. If any of these conditions once met are not continuously maintained, the permit may be revoked by the city council upon the failure of the owner/developer to cure the deficiency in any specific condition within thirty (30) days after written notice to the owner/developer of the specific failed condition.

*The developer/owner of Pineview Apartments agrees to the above-mentioned conditions as stated or amended by the King City Council.*

\_\_\_\_\_  
**Signature of Developer/ Owner**

\_\_\_\_\_  
**Signature of Mayor City of King**

\_\_\_\_\_  
**Print Name of Developer/ Owner**

\_\_\_\_\_  
**Print Name of Mayor City of King**

Date \_\_\_\_\_

Date \_\_\_\_\_

*{City Seal}*

\_\_\_\_\_  
**Signature of City Clerk**

\_\_\_\_\_  
**Print Name of City Clerk**

Date \_\_\_\_\_



**City of King  
Notice of Public Hearing**

**NOTICE IS HEREBY GIVEN** that an evidentiary hearing will be held by the **City Council** of King at the King City Hall, 229 S. Main St., on the **2nd day** of **February, 2026**, beginning at 6:00 p.m., for the purpose of considering the following:

To grant a special use permit per the requirements of Chapter 32-Zoning, Sec. 32-129, in the following manner:

**Item 1:** SUP request SU-011 by Gary Bowman of Winston-Salem, NC, to construct a 7-unit apartment building in the 100 Block of Pineview Drive. Being listed as SCTM 5991-98-6617.

In accordance with the Code of Ordinances, Chapter 32-Zoning, Sec. 32-129, the City of King **Planning Board/Board of Adjustment** will hold a review session and make a recommendation to the city council on the foregoing amendment on **January 26, 2026**, at 6:00 p.m. at City Hall.

**CITIZENS ARE HEREBY NOTIFIED** that, upon consideration of the facts submitted at the herein-described public hearing, the City Council may approve or deny the request. This case is a quasi-judicial hearing, and only factual testimony may be considered at the city council public hearing.

A copy of the proposed request is on file at the City Hall for inspection by all interested citizens, or you can call the Planning Department at 983-8265.

Nicole Branshaw, NCCMC  
City Clerk

P.O. Box 1132  
King, NC 27021

Exhibit D

Telephone (336) 983-8265  
Fax (336) 983-2669



Dear Property Owner(s):

The City of King City Council will hold an evidentiary hearing on **February 2, 2026 at 6:00 p.m.** at City Hall, 229 South Main Street, King NC 27021, for the purpose of:

**Case: SU-011**. A request for a special use permit for a 7-unit apartment building by Gary Bowman. The subject site is located in the 100 Block of Pineview Drive (east side of road) and contains approximately 2 acres. It is currently zoned R-MF (Residential-Multi-family), and is inside the city limits. SCTM PIN#: 5991-98-6617.

This is a quasi-judicial hearing, very similar to a court hearing per Chapter 32, Sec. 32-129, of the city's code of ordinances. All testimony must be sworn and in person before the City Council. Comments called in and letters or written statements (such as petitions or emails) cannot be entered into the official record. Having first-hand testimony allows for cross-examination of all witnesses by the Council and the petitioner. Testimony offered on the case should be from direct personal or professional knowledge, and focused on the ordinance-specified considerations of the Council, no hearsay will be accepted as valid testimony. If several people have testimony to offer, it is suggested they coordinate their efforts to avoid repetition. Note: Changes to the proposed requested action may be made by the Council following the public hearing and in agreement by the petitioner.

Prior to the King City Council reviewing and acting on the request, the City of King Planning Board will review the applicant's request and make a recommendation to council. They will meet to do this on **January 26, 2026 at 6 p.m.** at King city hall.

The application and maps may be reviewed at the City Planning Department in City Hall, 229 South Main Street, between 9:00 a.m. and 4:30 p.m. The staff reports may be viewed on the Friday prior to the meeting.

An appeal of the city council's decision can be filed pursuant to procedures noted in Sec 32-129(k).

If you have any questions, please contact me between 9:00 a.m. and 4:30 p.m. at (336) 983-8265 or [tcov@ci.king.nc.us](mailto:tcov@ci.king.nc.us) or Emerson Wright [ewright@ci.king.nc.us](mailto:ewright@ci.king.nc.us). Please reference the case number when calling.

Sincerely,

Todd Cox  
Int. City Planner & Zoning Official  
King, NC

King City Council  
Mayor Pro Temp Jane Cole – Tyler Bowles - Terri Fowler – Michael Lane

I, J. Dean Stale, certify that this plat was drawn under my supervision from an actual survey made under my supervision (clear description recorded in Book 624, Page 1014, Book 2, Page 22) that the boundaries not surveyed are clearly indicated as drawn from information found in Book 2, Page 22 that the ratio of precision as calculated is 1:2,000.00, that this plat is of a survey and ordinance that regulates parcels of land in GS 47-30 (EX11) of that this plat was prepared in accordance with the ordinance of the Municipality that has this 17th day of June 20 25 as amended. Witness my original signature, registration number and seal

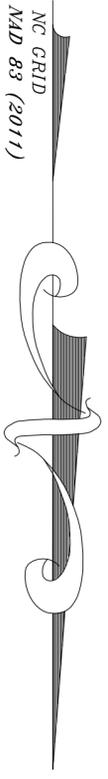
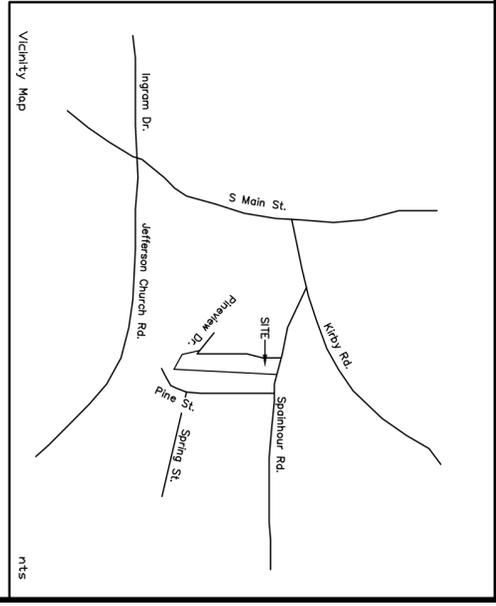
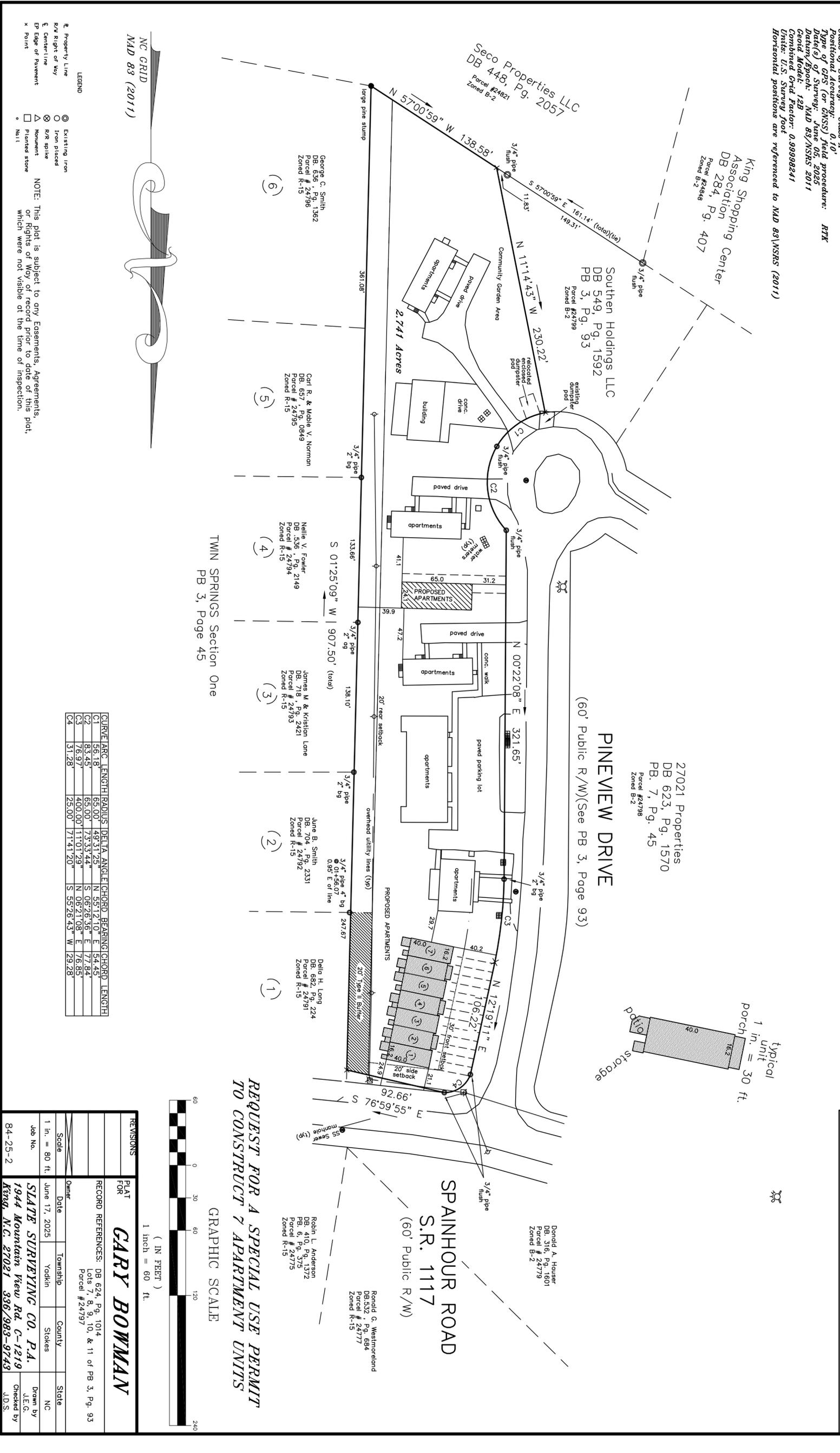
Signed \_\_\_\_\_ PLS No. L-2888

**PRELIMINARY FOR REVIEW ONLY**

I, J. Dean Stale further certify that the control for this survey is from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey:

Class of Survey: Class 4  
 Positional Accuracy: 0.10'  
 Type of GPS (or GNSS) field procedure: RTK  
 Date(s) of Survey: June 05, 2025  
 Datum/Epoch: NAD 83/NSRS 2011  
 Geoid Model: 12B  
 Combined Grid Factor: 0.99998241  
 Units: U.S. Survey Foot  
 Horizontal positions are referenced to NAD 83/NSRS (2011)

Total Area: 2.741 Ac. (Coor.)  
 Date(s) of Survey: June 05, 2025  
 Property is Zoned R-MF  
 Proposed 7 Apartment Units  
 Required Parking 14 Spaces  
 Required Recreation Space 17  
 Required recreation space provided 9,000 Sq. ft.  
 Provided recreation space provided 9,000 Sq. ft.  
 Community Garden  
 Project IS NOT in WS-IV Watershed Area  
 Dumpster to be relocated out of R/W  
 and installed per Sec. 32-254



- LEGEND
- ⊙ Existing Iron
  - ⊙ Iron spike
  - ⊙ R/R spike
  - ⊙ Center-line
  - ⊙ Edge of Pavement
  - ⊙ Point
  - ⊙ Monument
  - ⊙ Planted stone
  - ⊙ Nail

NOTE: This plat is subject to any Easements, Agreements, or Rights of Way of record prior to date of this plat, which were not visible at the time of inspection.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.18	65.00	49.31°25"	N 57°12'10" E	54.45
C2	83.45	65.00	73°33'44"	S 06°26'36" E	77.84
C3	76.97	400.00	11°01'29"	N 06°21'08" E	76.85
C4	31.28	25.00	71°41'20"	S 55°26'43" W	29.28

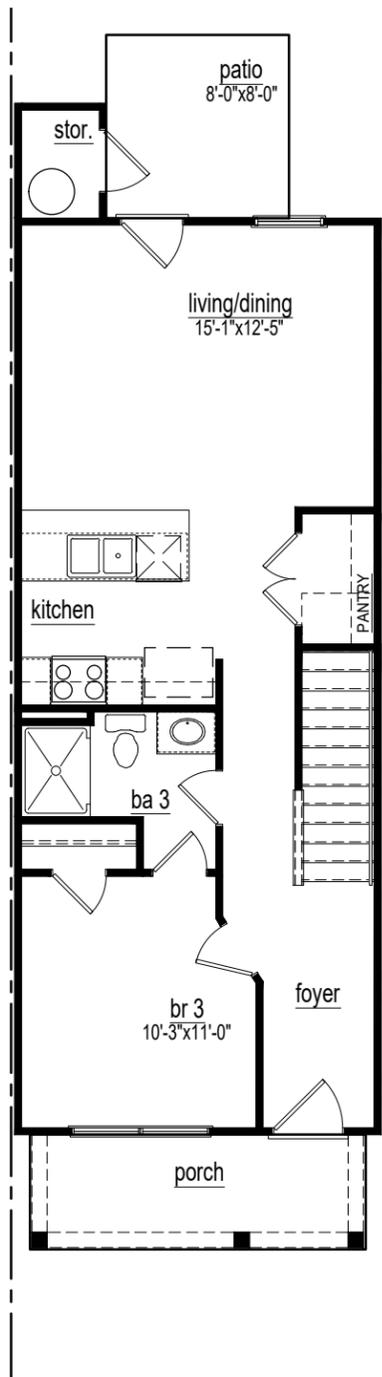


REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT 7 APARTMENT UNITS

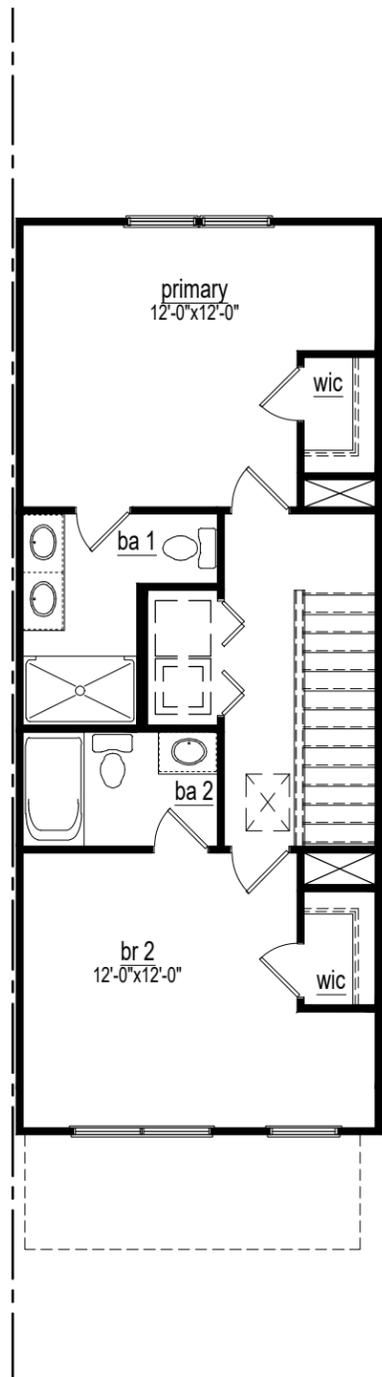
REVISIONS

PLAT FOR	DATE	DESCRIPTION
<b>GARY BOWMAN</b>	June 17, 2025	SLATE SURVEYING CO. P.A. 1944 Mountain View Rd. C-1219 King, N.C. 27021 336/983-9743

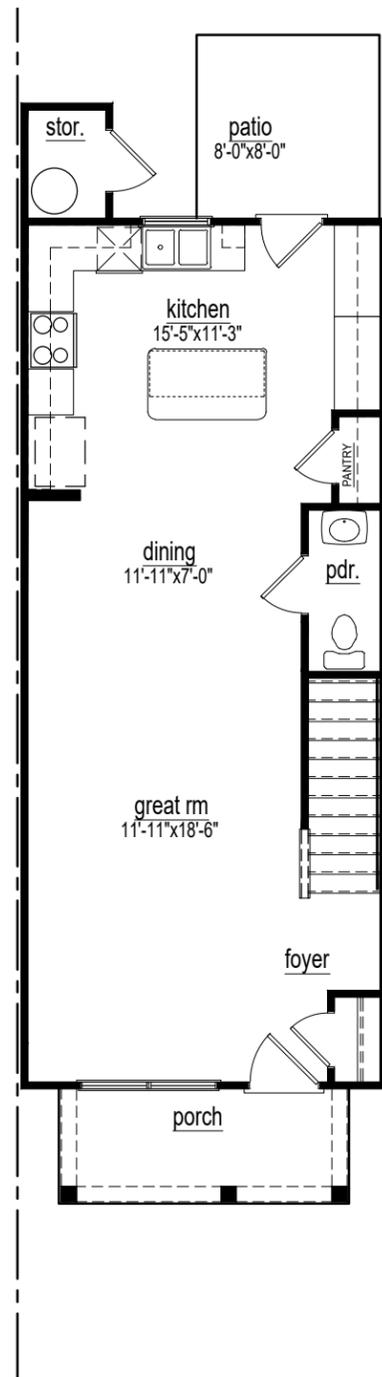
RECORD REFERENCES:	DATE	BY
DB 624, Pg. 1014	8/3/20	J.E.G.
DB 532, Pg. 684	8/3/20	J.E.G.
Parcel # 24777		J.D.S.



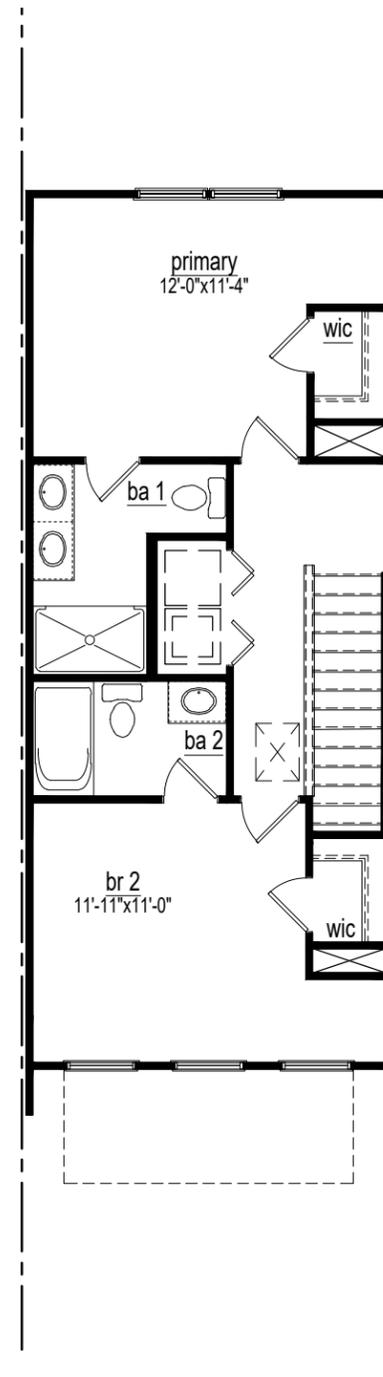
First Floor- 3 Bedroom



Second Floor - 3 Bedroom



First Floor - 2 Bedroom



Second Floor - 2 Bedroom

SQUARE FOOTAGE			
	HARTFORD		
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
FIRST FLOOR	0	608	640
SECOND FLOOR	0	608	640
PORCH	73	0	0
STORAGE	20	0	0
PATIO	64	0	0
TOTAL	157	1216	1280
BASE HOUSE			
OVERALL WIDTH: 16'-0"		OVERALL DEPTH: 45'-0"	

SQUARE FOOTAGE			
	IRVINE		
	UNHEATED	INSIDE OF STUDS	OUTSIDE OF STUDS
FIRST FLOOR	0	577	608
SECOND FLOOR	0	577	608
PORCH	63	0	0
OPT. STORAGE	20	0	0
PATIO	64	0	0
TOTAL	147	1154	1216
BASE HOUSE			
OVERALL WIDTH: 16'-0"		OVERALL DEPTH: 43'-0"	

Section 4, Item # B.

OWNER  
**BROOKDALE**

ORG. DATE: 2025-09-03

REVISIONS:


DRAWN BY: BPS

APPROVED BY: JJT

PLAN # LOTS 01-07

PLAN NAME 7 UNIT BUILDING

DRAWING: FLOOR PLANS

SHEET #

**ARB** 30



KING, NC 27021

**BUILDERS  
PLANSOURCE**

PO BOX 836



336.985.0363

**BROOKDALE**

OWNER

ORG. DATE:  
2025-09-03

REVISIONS:

DRAWN BY:

BPS

APPROVED BY:

JJT

PLAN #  
LOTS 01-07

PLAN NAME  
7 UNIT BUILDING

DRAWING:  
FRONT AND REAR ELEVATIONS

SHEET #

ARB

31



Front Bldg. Elev.

3/32" = 1'-0" @ 11x17  
3/16" = 1'-0" @ 24x36

Section 4, Item # B.

SUP Ordinance Requirements for Apartments

**Sec. 32-129. - Special use permits.**

A special use permit shall be issued in when in certain zoning uses have unique characteristics and cannot be properly classified in any particular district, without consideration, of the impact of those uses upon neighboring land and of the particular use in the proposed location. The governing board, planning board, or board of adjustment shall follow the following quasi-judicial rules when issuing a special use permit:

- (a) *Process required.* Boards shall follow quasi-judicial procedures in determining appeals of administrative decisions, special use permits, certificates of appropriateness, variances, or any other quasi-judicial decision.
- (b) *Notice of hearing.* Notice of evidentiary hearings conducted pursuant to this chapter shall be mailed to the person or entity whose appeal, application, or request is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing; and to any other persons entitled to receive notice as provided by the local development regulation. In the absence of evidence to the contrary, the local government may rely on the county tax listing to determine owners of property entitled to mailed notice. The notice must be deposited in the mail at least ten days, but not more than 25 days, prior to the date of the hearing. Within that same time period, the local government shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way. The board may continue an evidentiary hearing that has been convened without further advertisement. If an evidentiary hearing is set for a given date and a quorum of the board is not then present, the hearing shall be continued until the next regular board meeting without further advertisement.
- (c) *Administrative materials.* The administrator or staff to the board shall transmit to the board all applications, reports, and written materials relevant to the matter being considered. The administrative materials may be distributed to the members of the board prior to the hearing if at the same time they are distributed to the board a copy is also provided to the appellant or applicant and to the landowner if that person is not the appellant or applicant. The administrative materials shall become a part of the hearing record. The administrative materials may be provided in written or electronic form. Objections to inclusion or exclusion of administrative materials may be made before or during the hearing. Rulings on unresolved objections shall be made by the board at the hearing.
- (d) *Presentation of evidence.* The applicant, the local government, and any person who would have standing to appeal the decision under G.S. 160D-1402(c) shall have the right to participate as a party at the evidentiary hearing. Other witnesses may present competent, material, and substantial evidence that is not repetitive as allowed by the board.

Objections regarding jurisdictional and evidentiary issues, including, but not limited to, the timeliness of an appeal or the standing of a party, may be made to the board. The board chair shall rule on any objections, and the chair's rulings may be appealed to the full board. These rulings are also subject to

judicial review pursuant to G.S. 160D-1402. Objections based on jurisdictional issues may be raised for the first time on judicial review.

(e) *Appearance of official new issues.* The official who made the decision or the person currently occupying that position, if the decision maker is no longer employed by the local government, shall be present at the evidentiary hearing as a witness. The appellant shall not be limited at the hearing to matters stated in a notice of appeal. If any party or the local government would be unduly prejudiced by the presentation of matters not presented in the notice of appeal, the board shall continue the hearing.

(f) *Oaths.* The chair of the board or any member acting as chair and the clerk to the board are authorized to administer oaths to witnesses in any matter coming before the board. Any person who, while under oath during a proceeding before the board determining a quasi-judicial matter, willfully swears falsely is guilty of a Class 1 misdemeanor.

(g) *Subpoenas.* The board making a quasi-judicial decision under this chapter through the chair or, in the chair's absence, anyone acting as chair may subpoena witnesses and compel the production of evidence. To request issuance of a subpoena, the applicant, the local government, and any person with standing under G.S. 160D-1402(c) may make a written request to the chair explaining why it is necessary for certain witnesses or evidence to be compelled. The chair shall issue requested subpoenas he or she determines to be relevant, reasonable in nature and scope, and not oppressive. The chair shall rule on any motion to quash or modify a subpoena. Decisions regarding subpoenas made by the chair may be immediately appealed to the full board. If a person fails or refuses to obey a subpoena issued pursuant to this subsection, the board or the party seeking the subpoena may apply to the General Court of Justice for an order requiring that its subpoena be obeyed, and the court shall have jurisdiction to issue these orders after notice to all proper parties.

(h) *Appeals in nature of certiorari.* When hearing an appeal pursuant to G.S. 160D-947(e) or any other appeal in the nature of certiorari, the hearing shall be based on the record below, and the scope of review shall be as provided in G.S. 160D-1402(j).

(i) *Voting.* The concurring vote of four-fifths of the board shall be necessary to grant a variance. A majority of the members shall be required to decide any other quasi-judicial matter or to determine an appeal made in the nature of certiorari. For the purposes of this subsection, vacant positions on the board and members who are disqualified from voting on a quasi-judicial matter under G.S. 160D-109(d) shall not be considered members of the board for calculation of the requisite majority if there are no qualified alternates available to take the place of such members.

(j) *Decisions.* The board shall determine contested facts and make its decision within a reasonable time. When hearing an appeal, the board may reverse or affirm, wholly or partly, or may modify the decision appealed from and shall make any order, requirement, decision, or determination that ought to be made. The board shall have all the powers of the official who made the decision. Every quasi-judicial decision shall be based upon competent, material, and substantial evidence in the record. Each quasi-judicial decision shall be reduced to writing, reflect the board's determination of contested facts and their application to the applicable standards, and be approved by the board and signed by the chair or other duly authorized member of the board. A quasi-judicial decision is effective upon filing the written decision with the clerk to the board or such other office or official as the development regulation specifies. The decision of the board shall be rendered within a reasonable time by person

delivery, electronic mail, or first-class mail to the applicant, landowner, and any person who has submitted a written request for a copy prior to the date the decision becomes effective. The person required to provide notice shall certify to the local government that proper notice has been made, and the certificate shall be deemed conclusive in the absence of fraud.

(k) *Judicial review.* Every quasi-judicial decision shall be subject to review by the superior court by proceedings in the nature of certiorari pursuant to G.S. 160D-1402. Appeals shall be filed within the times specified in G.S. 160D-1405(d). (2019-111, § 2.4.)

**Sec. 32-163. - Statement of intent of districts.**

The intents of the various conventional use districts are as follows:

**(4) R-MF-A residential multifamily - apartment district.** The intent of the R-MF-A residential multifamily - apartment district is to provide areas of high-density residential development. Residential units shall be rented or leased. Public water and sewer shall be available. This district shall be located near employment centers, shopping facilities and roads that can accommodate the traffic generated by the high-density development. Density of development shall be no more than 20 units per building and no more than 3 stories in height. All such projects shall be approved in accordance with the provisions of article V, [section 32-245](#).

**Sec. 32-206. - Residential.**

Residential uses shall be permitted in the zoning use districts as indicated:

	R-R	R-20	R-15	R-MF-A	R-MF-C	R-MF-T	R-MH-1	R-MH-2	R-MH-I	O-B-1	B-2	PD-RC	L-I	H-I
Backyard hobby workshops, excluding the open storage of materials and supplies	x	x	x				x	x			x			
Boardinghouses, including bed and breakfast, provided the owner or operator lives in the facility; separate apartments with private baths and kitchens are not established; and not more than five boarders stay at one time	s (PB)	s (PB)	s (PB)								s (PB)			
Dwelling units, multifamily (two or more buildings on a single lot), provided they comply with <a href="#">section 32-245</a> , <a href="#">section 32-246</a> , and <a href="#">section 32-247</a> . This would apply to tracks that				s (GB)	s (GB)	s (GB)								

are currently zoned <b>R-MF</b> , R-MF-A, R-MF-C, and R-MF-T. Tracts that are rezoned by conditional zoning will not need to get a special use permit. The conditional use rezoning permit will act as approval of the project.										
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**ARTICLE V. - DEVELOPMENT STANDARDS**

**DIVISION 1. – GENERALLY**

**Sec. 32-241. - Table of area, height and placement regulations.**

The table of area, height and placement regulations shall be as follows:

District	Minimum Lot Area (sq. ft.) <sup>12</sup>	Required Additional Lot Area per Dwelling in Excess of One (sq. ft.)	Minimum Lot Width at Building Line (in feet)	Required Setbacks in Feet			Maximum Building Height (in feet)
				Front	Side	Rear	
R-R	20,000	20,000	85	30	10 <sup>1</sup>	35	35 <sup>2</sup>
R-20	20,000	20,000	85	30	10 <sup>1</sup>	35	35 <sup>2</sup>
R-15	15,000 <sup>3</sup>	15,000 <sup>3</sup>	80	30	10 <sup>1</sup>	30	35 <sup>2</sup>
<b>R-MF-A</b> <sup>7</sup>	8,000 <sup>3</sup>	2,000 <sup>3</sup>	100	10	10 <sup>1, 11</sup>	20 <sup>4</sup>	35 <sup>2</sup>

## Footnotes

<sup>1</sup> 15 feet from edge of right-of-way where abutting a street.

<sup>2</sup> Additional height above the specified limits for every foot or fraction thereof of building height specified if one additional foot of front, side, and rear setback is provided. However, in no case shall a building exceed three stories above ground level.

<sup>3</sup> Minimal lot sizes permitted only where public water and sewer are available. If a septic tank waste disposal system is used, the minimum lot size shall be determined by the county health department.

<sup>4</sup> 20-foot setback where abutting a property line; 30 feet where abutting a street. Normally, rear yard setback is measured from the property line to the edge of the principal building, excluding a roof overhang. However, if a patio or deck is provided, the backyard setback shall be measured from the property line to these facilities.

<sup>7</sup> Any one-family, detached dwelling in the R-MF-A, R-MF-C, R-MF-T, R-MH, R-MH-1, R-MH-2, B-2 or O-I districts shall meet the dimensional requirements of the R-15 residential district.

<sup>11</sup> Side yard setbacks shall be 30 feet from right-of-way when abutting a street.

## Sec. 32-243. - Development plan.

A development plan shall be prepared and sealed by an architect, engineer or surveyor licensed in the state for shopping centers, multifamily developments, planned unit developments (PUD), mobile home parks and industrial parks, and business-related districts. The development plan shall show the following information, if applicable:

(1) Location, arrangement, and dimensions of truck loading and unloading spaces and docks. (see [section 32-392](#))

(2) Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle parking and sidewalk layouts. (see [section 32-359](#))

(3) Location and dimensions of vehicular entrances, exits and drives. (see [section 32-321](#))

(4) Specific drainage systems, as they relate to the site and adjoining properties. (per state guidelines)

(5) Location and materials of walls and fences. (see [section 32-259](#))

(6) Ground cover, topography, slopes, banks, and ditches. (per state and best management practices)

(7) The location and general exterior dimensions of main and accessory buildings.

(8) Architectural plans for proposed buildings. (per state technical codes)

(9) The location, dimensions, and arrangements of areas to be devoted to planting, lawns, trees and other plants. (see [sections 32-254](#) and [32-259](#))

(10) The plans for proposed utility layouts, including sanitary sewers, storm sewers, water distribution lines, natural gas, telephone and electric service (all utilities shall be constructed per the city's construction standards, if applicable).

(11) An analysis of anticipated traffic volume on larger projects or if deemed necessary by the approving board, city engineer, or NCDOT.

(12) Sediment control plan. (per state guidelines)

(13) Evidence that the state department of transportation has been made aware of the proposed development and that the developer will coordinate for the development with this agency.

(14) Plans for refuse disposal equipment and method of refuse disposal such as compactors or dumpsters. (see [section 32-254](#))

(15) Delineation of areas to be constructed in phases and sequential order.

**Sec. 32-245. - Residential multifamily apartments (R-MF-A).**

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Apartment.* Two or more dwelling units in single ownership where the units are rented or leased. The development shall consist of one or more multifamily buildings on a single tract of land, and shall have no more than 16 units per building.

(b) *Open space.* A minimum of 15 percent of the gross acreage shall be reserved as natural vegetative space, grass areas or buffer areas.

(c) *Recreation facilities.* Multifamily projects shall provide recreational space based on the number of dwelling units per development as established in the following table:

Number of Dwelling Units Per Development	Minimum Space Per Dwelling Unit (sq. ft.)
1—8	900
9—16	1,800
17—32	2,700
33+	3,600

The term "recreational facility" is defined as, but not limited to, a building, enclosed structure or facility for use by the residents of the development for recreational activities, such as clubhouse, swimming pools, tennis courts, playground-equipped areas, picnic tables/shelters and/or basketball courts. These areas shall be furnished by the developer and maintained by the owner of the development.

- (d) *Spacing between circulation system and buildings.* Automobile parking spaces and drives shall not be located closer than ten feet to the front, side or rear of any building.
- (e) *Building relationships.* No building shall be located closer than as specified by the state building code, volume 1, but in no case shall any building be located closer than 20 feet to an adjacent building.
- (f) *Courtyard.* Any group of buildings forming a courtyard shall have at least 25 percent of the perimeter of such courtyard open for access by emergency vehicles.
- (g) *Buffering.* Adequate landscaping and buffering shall be included to buffer the development from its adjacent land uses, lots, or public rights-of-way per [section 32-259](#).
- (h) *Perimeter requirement.* No building shall be erected, reconstructed, altered or moved nearer the exterior project property lines than 20 feet or the applicable district yard requirements, whichever is greater. If a deck or patio is provided, the setback shall be measured from property line to these facilities instead of from the property line to the permanent structure.
- (i) *Solid waste disposal.* A plan for solid waste storage, collection and disposal shall be submitted to the city and approval obtained prior to issuance of a zoning permit. If dumpster sites are used they must be screened and enclosed by a decorative fence of at least eight feet in height and having a gate of at least ten feet. Each dumpster shall be placed on a six-inch by ten-foot by 15-foot reinforced concrete pad.
- (j) *Streets.* Streets shall either be public or private. However, all streets shall be paved and built to the minimum construction standards of the state department of transportation, division of highways, or the city street standards, whichever is more stringent. When streets are private, a covenant shall be agreed upon between the city and the developer/owner of the project for the maintenance of streets and parking areas within the project. A copy of this proposed covenant shall be submitted to the city for review during the conditional use review phase.
- (k) *Street signs.* Where streets which access the development are public or private, signs shall be placed to identify the street names, directional information and regulatory information.
- (l) *Utilities.* All developments shall provide underground utilities, including electricity, telephone, cable, gas, water and sewer. All installation of utilities and maintenance of utilities shall be in accordance with the requirements of the city and/or related utility regulation.
- (m) *Fire protection.* A plan shall be submitted to the planning department and to the fire department for review of fire suppression systems, including hydrants, fire lanes and sprinkler systems.
- (n) *Watershed requirements.* See article V, division 2, of this chapter.

([Ord. No. 2024-01](#), 1-2-24)

**Sec. 32-259. - Buffering and screening requirements.**

**Table 32-259.1**

**Level of Buffering by Zoning District\***

Zoning District Adjacent To	R-R	R-20	R-15	R-MF-A	R-MF-T	R-MF-C	R-MH	R-MH-1	R-MH-2	O-I	B-I	B-2	L-I	H-I
R-R	**	**	**	1	1	1	1	1	1	1	**	2	2	3
R-20	**	**	**	2	1	1	2	2	2	2	**	2	3	3
R-15	**	**	**	2	2	2	2	2	2	2	2	2	3	3
R-MF-A	1	2	2	1	1	1	1	1	1	1	**	1	1	

(c) *Definitions.*

(9) *Landscape plan.* A component of a development plan on which is shown: Proposed landscape species (such as number, spacing, size at time of planting, and plant details); proposals for protection of existing vegetation during and after construction; proposed treatment of hard and soft surfaces; proposed decorative features; grade changes; buffers and screening devices; proposed ways to minimize the potentials for negative impacts upon public senses and protecting the community environment; and any other information that can reasonably be required in order that an informed decision can be made by the approving authority. Plans shall be prepared by a North Carolina licensed professional in the areas of landscaping.

**Sec. 32-359. - Schedule of parking spaces.**

Off-street parking spaces shall be provided and permanently maintained by the owners and occupants of the following types of property uses on the basis indicated:

(15) Residences and apartments, mobile homes and mobile home parks: Two spaces for each dwelling unit.



I, J. Dean White, certify that this plat was drawn under my supervision from an actual survey made under my supervision (idea description recorded in Book 822, Page 222, Book 822, Page 222, Book 822, Page 222) that the boundaries shown are clearly indicated as drawn from information furnished to me by the surveyor that the ratio of precision as indicated is 1/10000 that this plat is of a survey that the survey was conducted in accordance with the laws of the State of Florida that this plat was prepared in accordance with the laws of the State of Florida that this plat was amended with my original signature, registration number and seal this 17th day of June 2025

Signed \_\_\_\_\_  
PLS No. L-281B

**PRELIMINARY FOR REVIEW ONLY**

I, J. Dean White further certify that the control for this survey is from an actual GPS (or GNSS) survey made under my supervision and the following information was used to perform the survey.

Class of Survey: Class A  
Positional Accuracy: 0.10'  
Type of GPS (or GNSS) field procedure: RTK  
Date(s) of Survey: June 05, 2025  
Datum/Epoch: NAD 83/MSRS 2011  
Geoid Model: 12B  
Combined Grid Factor: 0.99998241  
Units: U.S. Survey foot  
Horizontal positions are referenced to NAD 83/MSRS (2011)

King Shopping Center  
Association  
DB 284, Pg. 407  
Parcel #24848  
Zoned B-2

Southern Holdings LLC  
DB 549, Pg. 1592  
PB 3, Pg. 93  
Parcel #24799  
Zoned B-2

Seco Properties LLC  
DB 448, Pg. 2057  
Parcel #24821  
Zoned B-2

George C. Smith  
DB. 636, Pg. 1362  
Parcel # 24796  
Zoned R-15

Carl R. & Mable V. Norman  
DB. 657, Pg. 0849  
Parcel # 24795  
Zoned R-15

Nelle V. Fowler  
DB. 536, Pg. 2149  
Parcel # 24794  
Zoned R-15

James M. & Kristian Lane  
DB. 718, Pg. 2421  
Parcel # 24795  
Zoned R-15

June B. Smith  
DB. 704, Pg. 2331  
Parcel # 24792  
Zoned R-15

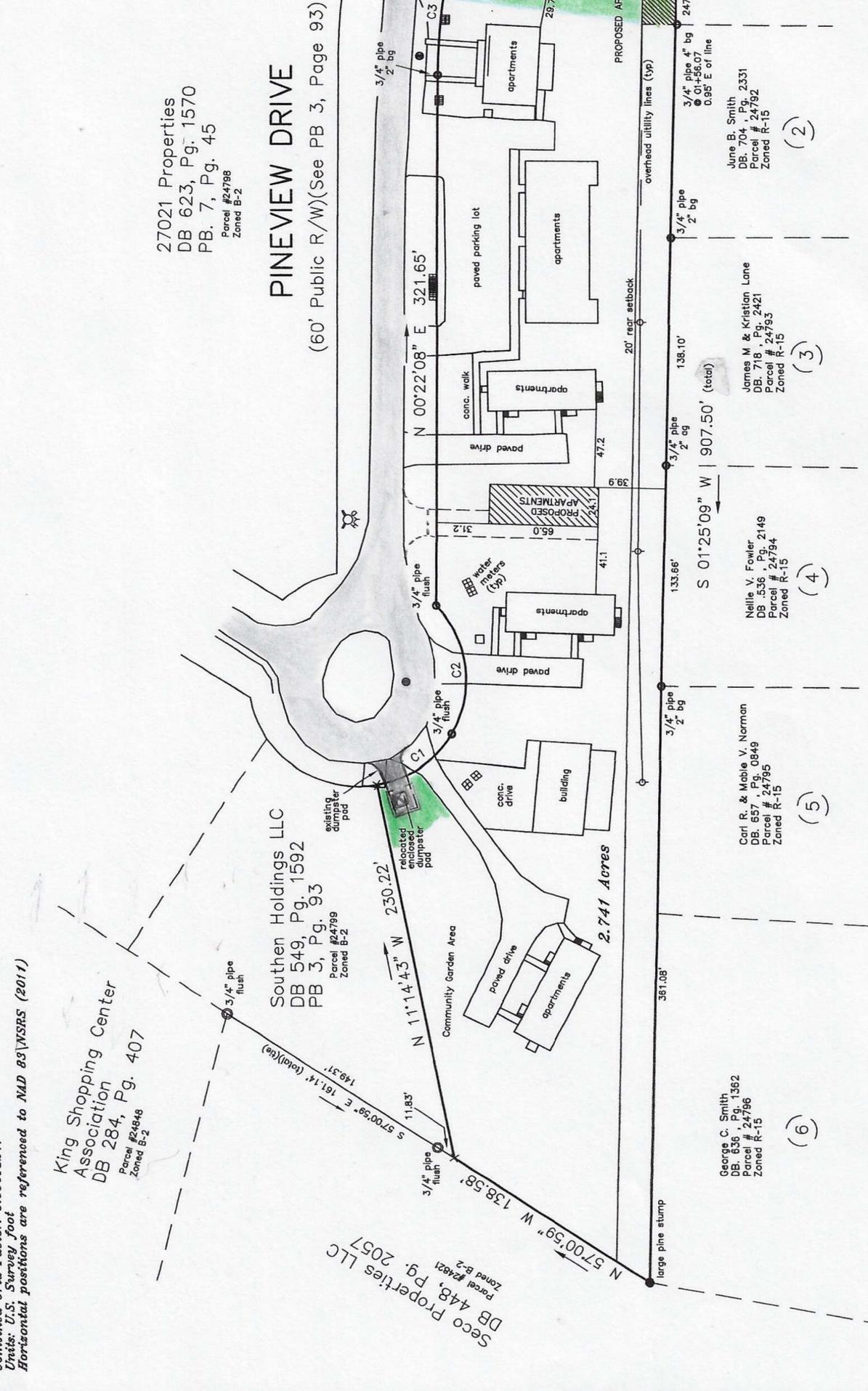
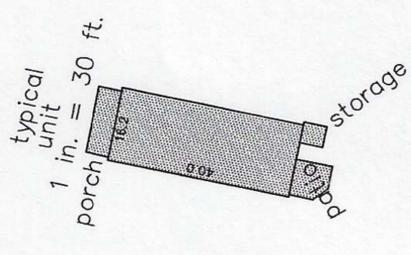
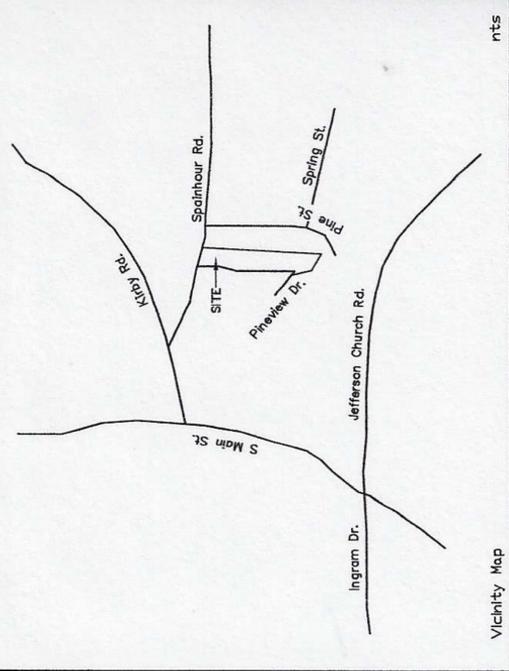
Della H. Long  
DB. 682, Pg. 224  
Parcel # 24791  
Zoned R-15

Robin L. Anderson  
DB. 410, Pg. 1372  
PB. 6, Pg. 375  
Parcel # 24775  
Zoned R-15

Ronald G. Westmoreland  
DB. 532, Pg. 684  
Parcel # 24777  
Zoned R-15

Total Area: 2.741 Ac. (Coor.)  
Date(s) of Survey: June 05, 2025  
Property is Zoned R-MF  
Proposed 7 Apartment Units  
Required Parking 14 Spaces  
Parking Spaces Shown 17  
Required recreation space 9000 Sq. ft.  
Provided recreation space provided 9,000 Sq. ft.  
Community Garden  
Project IS NOT in WS-IV Watershed Area  
Dumpster to be relocated out of R/W  
and installed per Sec. 32-254

Exhibit H



REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT 7 APARTMENT UNITS

TWIN SPRINGS Section One

GRAPHIC SCALE



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**  
February 2, 2026

**PART A**

<b>Subject:</b>	<b>Permit &amp; Inspections Office Renovation</b>
<b>Action Requested:</b>	Approve to spend funds to convert the Old PD basement to the new Building Inspections Department
<b>Attachments:</b>	Plan Layout/ Deliverables, Quote for Remodel

<i>Benjamin Marion</i> <hr/> <b>Benjamin Marion, City Engineer</b>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>

**PART B**

**Introduction and Background:**  
 Staff recommend renovating the basement of the old PD building to house the city's Building Inspection Department. This has come to light as the building inspections department has grown, and City Hall has run out of space. Staff feel this will be a good use of an existing building that is currently not being used. Staff received 3 bids from three contractors given the same scope of work.

**Discussion and Analysis:**  
 Attached is a layout of the new building as well as the estimate for the scope of work from the lowest contractor. Highlights of this upfit are:

- Repair and paint all interior walls
- Convert the old fingerprint room into the inspections reception office to be open to the public
- Repair the break room and conference room
- Have a map and plans room to house old and current building plans, and an area for staff to review plans (built-in mapping cabinet)
- New flooring throughout the building (except tile bathrooms)
- TV, TV mount, refrigerator
- Signage for building and door (hours of operation, etc.)

Finney Construction has given staff a 4–6-week timeline from start to completion. We could conservatively have building inspection staff in their new building by the end of April at the latest. This would allow the new Community Relations Coordinator to be placed at City Hall in the planning department's current reception area. This allows citizens to sign up and pay for water, sewer, park rentals, solid waste services, and other city services under one roof. The

current building inspection office will be dedicated as a conference room at City Hall, to be used by staff and council outside the council chambers.

**Budgetary Impact:**

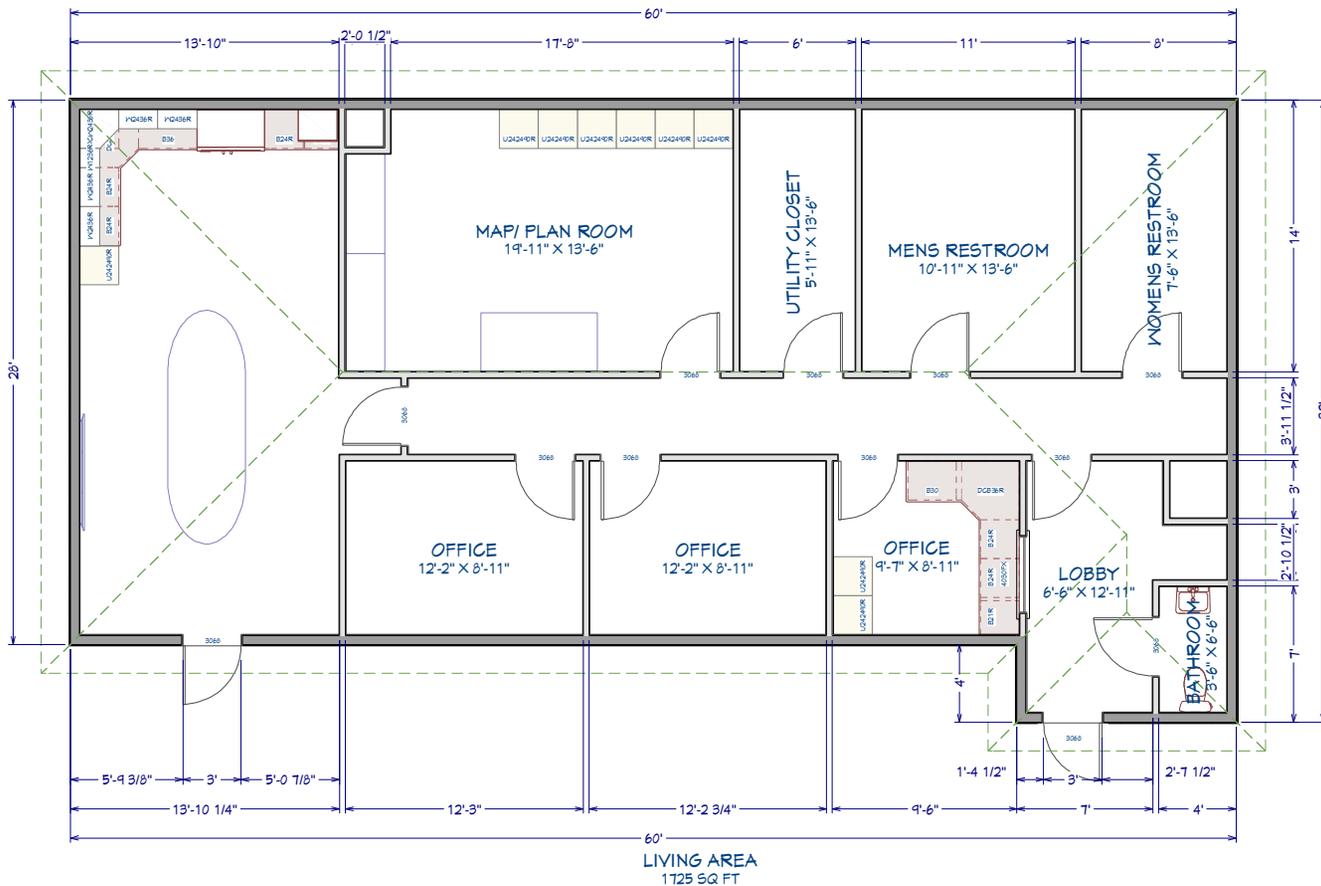
The cost for this project would be \$35,000 for the remodel and \$3,500 for signage, a TV, and a refrigerator.

Staff would recommend paying for this by using the following funds:

- Revenues from rental of the upstairs of the building from the chamber of commerce= \$15,000
- 2<sup>nd</sup> Quarter ABC distributions = \$20,000
- Planning vehicle maintenance & supplies and materials = \$3,500

**Recommendation:**

Approve moving forward with the cost estimate of \$35,000 provided by Finney Construction for the remodel of the Old Police Department Basement through the budget amendment proposed on February 2, 2026, council meeting.



**Deliverables:**

1. Relocate doorway in office. Add service window to existing door location.
2. Update kitchen cabinets and counter tops.
3. Skim walls and patch holes. Paint throughout building.
4. Replace all HVAC registers.
5. Replace all electrical outlets.
6. Replace lighting with LED or new.
7. Replace flooring throughout building except for bathrooms. Replace all cove base molding.

Section 5, Item # A.



# FINNEY CONSTRUCTION LLC

*Estimate*

<b>Estimate No:</b> 49 <b>Date:</b> 12/30/2025	Pinnacle NC nfinneyconstruction@gmail.com
<b>For:</b> City Of King bmarion@ci.king.nc.us 229 S Main St King, NC, 27021-9012	

Description	Quantity	Rate	Amount
105 Rob Rierson st King NC  • Repair drywall as needed ready for paint • Strip wallpaper in bathrooms • Prime / Paint all walls / Trim / ceilings and doors • Repair tile as needed in showers and bathrooms • Remove and Install new ceiling lights ( 27 ) total • Remove door and build in service window • Remove window in hall and install walkthrough door • Patch flooring as needed to overlay lvp • Remove and reset 1 toilet • Install 1400 sq feet lvp • Install new rubber baseboard • Remove and install new exhaust fan in bathroom • Build blueprint rack • Replace missing or damaged heat registers • Install new base cabinets with Formica tops (26 lf )	1	\$35,000.00	\$35,000.00*
<b>Parts Subtotal</b>			\$35,000.00
*Indicates non-taxable item			
Subtotal			\$35,000.00
Total			\$35,000.00
<b>TOTAL</b>			<b>\$35,000.00</b>



Section 5, Item # A.



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**  
February 2, 2026

**PART A**

<b>Subject:</b>	<b>Consideration of Budget Amendment 2025-06.03</b>
<b>Action Requested:</b>	Approval of Budget Amendment 2025-06.03
<b>Attachments:</b>	Budget Amendment 2025-06.03

<i>Susan O'Brien</i> <hr/> <b>Susan O'Brien, Director of Finance and Personnel</b>	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>

**PART B**

**Introduction and Background:**

**Discussion and Analysis:**

The budget amendment adds \$38,500 to Public Buildings, \$137,596 to PD, \$31,470 to FD, \$4,900 to Public Works, \$84,160 to Special Appropriations and deducts \$3,500 from Planning/Inspections. All of these are offset by revenues; therefore, no contingency or fund balance is used in this amendment. Please see the attached detail sheets for further explanations.

**Budgetary Impact:**

See amendment.

**Recommendation:**

Approval of Budget Amendment 2025-06.03

**CITY OF KING**  
**BUDGET AMENDMENT 2025-06.03**

Be it hereby ordained by the City Council of the City of King that the following amendment be made to the Budget Ordinance adopted on the 4th day of June 2025, as follows:

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

<u>General Fund Expenditures</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
Public Buildings		38,500	147,809
Police		137,596	4,079,828
Fire		31,470	3,374,371
Planning	3,500		534,324
Public Works		4,900	655,467
Special Appropriations		84,160	405,660
<b>Total</b>	<b>3,500</b>	<b>296,626</b>	

This will result in an increase in the expenditures of the General Fund. The above changes in expenditures will require no adjustment to revenues.

<u>General Fund Revenues</u>	<u>Decrease</u>	<u>Increase</u>	<u>New Approp.</u>
GF Revenues		293,126	12,145,835
GF Fund Balance Appropriated		0	50,371
<b>Total</b>	<b>0</b>	<b>293,126</b>	

Section 2. Copies of the budget amendment shall be furnished by the City Clerk to the City Council to the Mayor, Budget Officer and Finance Director for their directions.

Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest: \_\_\_\_\_ Richard E. McCraw, Mayor

\_\_\_\_\_  
 Nicole Branshaw, City Clerk

<u>Fire Department</u>	<u>Expenditure</u>	<u>Revenue</u>
FF Relief Fund	27,015	
FF Relief Fund		27,015
FD insurance repairs	4,455	
Insurance Proceeds		4,455

FF Relief Fund is to financially assist firefighters who experience injury or loss of life.

The funds are held in Forsyth County and the state mistakenly sent the check to us.

Insurance repairs are for raft damage.

<u>MPO Grant</u>	<u>Expenditure</u>	<u>Revenue</u>
Tfer to MPO Grant Fund	84,160	
Installment Purchases		84,160

These are unspent funds in escrow that have been returned to the city and will be used towards the required match for the MPO Grant.

<u>Public Works</u>	<u>Expenditure</u>	<u>Revenue</u>
PW	4,900	
Fixed Asset Sales		4,900

These are funds received from selling surplus property.

<u>Public Buildings</u>	<u>Expenditure</u>	<u>Revenue</u>
Old PD renovations	38,500	
Old PD rental income		15,000
Planning Vehicle repairs		3,500
ABC Revenue General		20,000

This cost is to renovate the basement of the old PD for Building Inspections.

The cost will be offset by rental income from the upstairs of that building, a reduction in vehicle repairs, and ABC Revenue.

<u>Police Department</u>	<u>Expenditure</u>	<u>Revenue</u>
PD Grant Exp	5,682	
PD Grant Rev		5,682

The PD received a grant for software. This is to record that cost and reimbursement.

<u>Police Department</u>	<u>Expenditure</u>	<u>Revenue</u>
PD Standby Salaries	75,000	
PD Standby Revenue		75,000

We have received more hustle requests than originally budgeted.

This increases the expenditure and corresponding revenue.

<u>Police Department</u>	<u>Expenditure</u>	<u>Revenue</u>
PD insurance repairs	7,193	
Insurance Proceeds		7,193
PD insurance repairs	10,011	
Insurance Proceeds		10,011
PD insurance repairs	4,487	
Insurance Proceeds		4,487

\$7,193 is for a deer accident in November 2025.

\$10,011 is a 2019 Chrager from the 12/31/25 accident to be repaired.

\$4,487 is additional funding received for equipment from a September 2025 total loss.

<u>Police Department</u>	<u>Expenditure</u>	<u>Revenue</u>
PD (as council chooses)	15,425	
Fixed Asset Sales		15,425

These are funds received from selling surplus property and can be used as council chooses.

<u>Police Department</u>	<u>Expenditure</u>	<u>Revenue</u>
PD ABC General (as council chooses)	8,249	
PD Alcohol Education (DARE)	11,549	
ABC Revenue PD General		8,249
ABC Revenue PD Education		11,549

This is ABC Revenue required for the PD. The General portion can be used as council chooses.



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**

**FEBRUARY 2, 2026**

**PART A**

<b>Subject:</b>	<b>COMPREHENSIVE PLAN CONTRACT REVIEW AND AWARDING.</b>
<b>Action Requested:</b>	Approve contract to update the city's comprehensive plan.
<b>Attachments:</b>	<ul style="list-style-type: none"> <li>• Contract and letter of agreement.</li> <li>• Bids received.</li> </ul>

	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>
<b>Todd Cox, Int. Planning &amp; Zoning Official</b> <b>Emerson Wright, Planning &amp; Zoning intern</b>	<b>X</b>	<b>X</b>

**PART B**

**Introduction and Background:**  
As council may recall, you directed staff to move forward with getting bids on updating our current comprehensive plan (Stokes 2035) and create a new free-standing plan for King. We put together an RFP and sent it out to various firms as well as advertised it on several listservs. We formed a staff committee to review the 5 bids we had received, after the committee finished their review and called the bidding firms references, we selected Kimley-Horn to recommend to council.

**Discussion and Analysis:**  
Here are the 5 firms we received a bid for services from –

- PTRC - \$70,170.00
- **Kimley-Horn - \$91,510**
- Inspire – Placemaking Collective - \$109,300
- Destination by Design - \$114,000 (they did the Stokes 2035 plan)
- Houseal Lavigna - \$215,630

With the exception of the Houseal Lavigna bid, we feel that we received some very competitive bids. We choose Kimley-Horn based on their score sheet we used for each firm and the fact that they have a civil engineer that is on staff to help in the development of our new plan. None of the other firms listed the use of an engineer and we felt that we needed one with the various subject that we are dealing with where an engineer's services would be essential.

**Budgetary Impact:**  
We have \$30,000 do cover the first phase and start the second phase. We would then need to budget for the remaining amount in the 2026/27 budget.

**Recommendation:**

Staff recommends awarding the King comprehensive plan updates to Kimley-Horn and Assoc., Inc. for the amount as stated in the contract and give the city manager permission to execute the contract.

If approved, our contact and lead planner from Kimley-Horn will be Jonathon Whitehurst. We plan on starting out our process by interviewing the city council and then our support boards and commissions and get their input on the below listed topics. These topics will then be developed into chapters in our comp plan. Then, once we get a draft plan in place we will open it up to public comment/review through a series of charrettes. So, be thinking of when you can meet and also things you would like to dive deeper into on the topics below.

1. Demographics and History
2. Citizen's involvement
3. Economic development/land use/growth management
4. Recreation/quality of life
5. Transportation
6. Infrastructure
7. Natural resources/environment
8. Historic preservation
9. Community services/capital improvements
10. Programs and financing resources and strategies
11. Marketing and branding



January 5, 2026

Scott Barrow, City Manager  
City of King  
229 South Main Street  
King, NC 27021

Re: Letter Agreement for Professional Services for a Comprehensive Plan Update

Dear Mr. Barrow:

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) submits this Letter Agreement (“Agreement”) to the City of King (“Client”) for providing an update to the City of King’s Comprehensive Plan (“Project”).

**Scope of Services**

Kimley-Horn shall provide the services specifically set forth below.

**TASK 1 – PROJECT INITIATION AND MANAGEMENT**

**Task 1.1 – Project Work Plan and Data Assembly**

The Consultant will create a project work plan that includes an overview of the planning process and milestone schedule. The project work plan also will include a community engagement strategy that describes the type and timing of engagement activities. The Consultant will submit a digital draft to the Client and will address one (1) round of consolidated comments.

The Consultant will submit a written request for technical data (e.g., GIS data) and applicable documents (e.g., previous plans, local ordinances, approved developments). The Client will assemble and transmit the data to the Consultant using a ShareFile site provided by the Consultant. The Client will provide the Consultant with requested county- or municipal-managed GIS data, as available. The Consultant will obtain other data (e.g., demographics, community attributes, and publicly-available information).

**Task 1.2 – Kickoff Meeting and Tour**

The Consultant will facilitate a kickoff meeting with City staff to review the project work plan, previous planning efforts, data collection, and project goals and objectives. Following the meeting, attendees will participate in a driving tour of the City to view items addressed during the discussion. The Consultant will coordinate with the Client on the meeting date, time, and venue.

**Task 1.3 – Client Coordination and Progress Reporting**

The Consultant will conduct bi-weekly coordination calls with a core team of City staff and provide a web-based meeting platform for video conference calling. The Consultant will provide monthly invoices and monthly written project status summary reports.

## **TASK 2 – COMMUNITY ENGAGEMENT**

### **Task 2.1 – Project Branding**

The Consultant will develop two (2) options for a coordinated branding theme for the planning effort, including a project moniker, color scheme, and design templates for deliverables. The Client will select the preferred option, which the Consultant will incorporate into materials generated by the project team. Design files will be provided to the Client for future use.

### **Task 2.2 – Project Website and Digital Engagement**

The Consultant will create an interactive project website using the Social Pinpoint platform to serve as the digital project hub for the comprehensive plan. The hub will include project information, opportunities to provide feedback, and a schedule of events, as applicable. The Consultant will perform setup, management, and content curation exclusively for and throughout the duration of the comprehensive plan process. The project website will use automated translation functionality provided by Social Pinpoint. The project website will remain active for six months following the adoption of the comprehensive plan. The Consultant will provide the Client with access to the administrative functions of the website.

### **Task 2.3 – Advisory Committee Meetings**

The Client will identify members for an Advisory Committee to guide the comprehensive plan process. The Consultant will prepare materials for and facilitate up to three (3) meetings with the Advisory Committee, not to exceed 120 minutes per meeting. At the Client's request, the Consultant will meet with the City Council as an initial advisory meeting for up to 120 minutes, and such meeting will be considered one of the three meetings required by this Task. The Consultant will coordinate with the Client on the meeting dates and times. The Client will reserve meeting space and, if desired by Client, provide food/beverages. The Consultant will send out meeting notifications to participants, track RSVPs, prepare meeting materials, facilitate the meetings, and summarize meeting attendance and outcomes. Additional meetings can be arranged as additional services.

### **Task 2.4 – Planning Board / City Council Meetings**

The Consultant will prepare materials for and facilitate one mid-progress work session or presentation with either the Planning Board or City Council or a joint work session not to exceed 90 minutes. The Consultant will coordinate with the Client regarding the date and time of the work session. The Client will reserve meeting space, send meeting notifications, and, if desired by Client, provide food/beverages. The Consultant will prepare meeting materials, facilitate the meetings, and summarize outcomes. Additional work sessions can be accommodated as additional services.

The Consultant will participate in up to two (2) presentations to the Planning Board or City Council for adoption. The Client will ensure the comprehensive plan appears on the agenda and will coordinate posting notices of a public hearing, if applicable. The Consultant will prepare materials for the presentations. Additional presentations can be accommodated as additional services.

**Task 2.5 – Stakeholder Engagement / Community Group Meetings**

The Consultant will work with the Client to identify stakeholders or established community groups. The Consultant will meet with four (4) groups for up to 90 minutes each. Once the groups are identified, the format (e.g., roundtable discussion, drop-in work session, lunch and learn) will be determined in consultation with the Client. The Client will reserve meeting space or secure time on the agenda of a standing meeting of the community group. Should the Client choose to convene a set of stakeholders, the Client will be responsible for contacting stakeholders and scheduling the meeting(s). The Consultant will prepare materials, facilitate, and summarize outcomes. Additional meetings, including one-on-one discussions, can be accommodated as additional services.

**Task 2.6 – Community Charrettes**

The Consultant will facilitate up to two (2) community charrettes of up to two (2) hours each with the format and timing to be determined in consultation with the Client. Up to two (2) Consultant team members will attend the charrettes. The Client will be responsible for reserving meeting space and promoting the workshops using marketing materials developed by the Consultant. The Client will provide incidentals, such as refreshments, if desired. The Consultant will prepare materials, facilitate the workshops, and summarize outcomes. Additional workshops can be accommodated as additional services.

**Task 2.7 – Special Event**

The Consultant will participate in one (1) special event (e.g., having a booth at a festival, farmers’ market, or other scheduled community event). Other special event options could include school or community organization activities. The event will be selected in consultation with the Client. Up to two (2) Consultant team members will attend the event for up to three (3) hours. The Client will be responsible for reserving space at the event and providing tables, chairs, and tent (if necessary). In addition to the special event attended by the Consultant, the Consultant will prepare materials for use by the Client at up to two (2) additional special events. Additional special events can be accommodated as additional services.

**Task 2.8 – Community Engagement Summary**

The Consultant will summarize engagement activities in a PowerPoint slide deck to reflect the activity’s timing, purpose, audience, and outcome. The summary will document the number of participants, data points, and written comments. As part of Task 6.2, the Consultant will provide print- and web-ready PDFs and the source files from the Community Engagement Summary.

**TASK 3 – COMMUNITY CHARACTERISTICS**

**Task 3.1 – Existing Plan Review and Code Diagnostic**

The Consultant will review up to eight (8) plans to evaluate how these documents influence land use, transportation, environment, parks and recreation, and the provision of community services and facilities. Vision statements, goals, and recommendations from these plans will be summarized to better understand how these plans relate to and inform the development of the comprehensive plan.

### **Task 3.2 – Community Assessment**

The Consultant will obtain and review demographic indicators for population (e.g., growth trends, demographics), development (e.g., age of structure, sales, building permits, vulnerability), housing (e.g., supply and diversity), economy (e.g., employment status, income, poverty status), and education (e.g., education attainment, school enrollment).

### **Task 3.3 – Land Use Screening**

The Consultant will determine development status by categorizing parcels in the study area based on tax value (land and improvement value), size, and existing land use to identify areas susceptible to change. The development status analysis will be based on the most recent available tax parcel data provided by the Client. The Consultant will describe development status using categories such as developed, undeveloped, underdeveloped large parcel, underdeveloped small parcel, and conserved open space based on parcel analysis. The Consultant will account for approved developments by overlaying information provided by the Client on the map. The land use screening will identify locations theoretically able to receive new growth.

### **Task 3.4 – Natural and Built Environment**

The Consultant will map the study area’s natural features, including environmental areas, green infrastructure, bodies of water, wetlands and floodplains, and parks. The Consultant also will map physical features, such as places of worship, cultural resources, medical facilities, and historic districts and sites. Community facilities—such as schools; libraries; civic uses; and fire, police, and rescue stations—also will be documented. For utilities, the Consultant will build upon the review of current plans and use existing GIS utility system mapping, as available, to document existing infrastructure. The Consultant will rely on previous planning efforts and available data (e.g., traffic counts, crash statistics, existing infrastructure) to document transportation issues and needs.

### **Task 3.5 – Community Characteristics Summary**

The Consultant will summarize the community characteristics in a PowerPoint slide deck. An electronic copy of the summary will be submitted to the Client for review. The Client will coordinate the review process and will provide one (1) set of consolidated comments to the Consultant. The Consultant will revise the summary one (1) time based on the consolidated comments from the Client and provide a digital copy of the final slide deck. Information from the summary will be folded into the comprehensive plan report.

## **TASK 4 – VISION AND LAND USE STRATEGY**

### **Task 4.1 – Guiding Statements**

The Consultant will establish guiding statements based on the understanding of community characteristics and the synthesis of initial community engagement activities. The guiding statements will include information such as a vision and supporting planning themes that identify strengths and opportunities and represent characteristics experienced or desired by the people who live, work, and visit the study area.

## **Task 4.2 – Conceptual Land Use Strategy**

The Consultant will create a list of conceptual ideas and a supporting map to help ensure the land use strategy responds to current and projected conditions in the study area as well as community feedback.

## **Task 4.3 – Future Land Use Map and Classifications**

The Consultant will create a new future land use map to communicate preferred future land uses in the study area. The Consultant will begin by establishing a set of land use classifications that describe intended uses and design characteristics. Then, the Consultant will work with the City staff to apply the land use classifications to create a new future land use map for the study area.

## **TASK 5 – POLICY FRAMEWORK AND IMPLEMENTATION**

### **Task 5.1 – Framework Elements**

The Consultant will develop supportive policies for the land use strategy. The organization of the policy framework will be determined in collaboration with the Client and may be tied to specific topics or the comprehensive plan’s guiding statements. Topics shall include Demographics & History, Citizen involvement, Economic Development, Land Use, Growth Management, Recreation & Quality of Life, Transportation, Infrastructure, Natural Resources/Environment, Historic Preservation, Community Services/Capital Improvements, Programs and Financing/Resources and Strategies, Marketing and Branding.

### **Task 5.2 – Implementation Guidebook**

The Consultant will identify strategies (plans, programs, policies, and projects) based on the policy framework. The strategies will be placed into a matrix that shows implementation tiers, including short-term opportunities (e.g., 5-, 10-, and/or 15-year horizon) and longer-term strategic investments. The Consultant will develop an action plan that shows likely costs, who is best positioned to lead, what partners need to be engaged, and potential funding sources (if applicable). The action plan will outline the next steps and will be organized in a way that allows staff and decision-makers to track progress and schedule future improvements.

## **TASK 6 – DOCUMENTATION**

### **Task 6.1 – Comprehensive Plan Report**

The Consultant will create a comprehensive plan report to communicate the process and outcomes of the comprehensive plan. The Consultant will provide a design template and outline that describes the major elements, sections, and maps to be included in the draft report. The Client and Consultant will work collaboratively to limit the rounds of edits based on the following review process:

- Draft 1: Initial Staff Review—An electronic copy of the draft report will be submitted to the Client for review. The Client will coordinate the review process and will provide one (1) set of consolidated comments to the Consultant.

- Consultant Team Revision 1: The Consultant will revise the report based on the comments provided.
- Draft 2: Planning Board and City Council Review—The Consultant will provide a draft for review by the Planning Board and City Council. The Consultant and Client will review the input received and create a set of consolidated comments.
  - Consultant Team Revision 2: The Consultant will revise the report based on the consolidated comments.
- Draft 3: Adoption Draft—As outlined in Task 2.4, the Consultant will present the Adoption Draft at up to two meetings, which could include presentations to the Planning Board for the recommendation for adoption and to the City Council for adoption.
  - Consultant Team Revision 3: The Consultant will revise the report to correct minor editorial edits, such as spelling and grammar mistakes.

Following Consultant Team Revision 3 and as part of Task 6.2, the Consultant will provide print- and web-ready PDFs as well as the source files of the final report.

**Task 6.2 – Technical Data and Digital Files**

Following adoption, the Consultant will compile technical data (e.g., spreadsheets, GIS map packages, and geodatabase) and digital files (e.g., report, images, graphics, maps) for delivery via ShareFile. Print- and web-ready PDFs of the final report and executive summary will be provided. Adobe InDesign files will be packaged and provided to the Client to allow the Client full access to the document for future revisions and updates to the document, images, and graphics.

**Additional Services**

Any services not specifically provided for in the above scope will be billed as additional services and performed at Kimley-Horn’s then-current hourly rates. Additional services Kimley-Horn can provide include, but are not limited to, the following:

- Additional meetings, workshops, work sessions, or special events
- Meetings, workshops, work sessions, or special events that exceed the duration of those described in Task 2
- A detailed, and standalone, market study that builds upon the work described in the Scope of Services
- Water and sewer analysis and master planning
- Land use scenario planning
- Updates to the City’s land development regulations

**Information Provided By Client**

Kimley-Horn shall be entitled to rely on the completeness and accuracy of all information provided by the Client or the Client’s consultants or representatives.

**Schedule**

Kimley-Horn will perform the services as expeditiously as practicable with the goal of meeting a mutually agreed upon schedule, which schedule shall not unreasonably deviate from the schedule set forth in the City’s September 16, 2025, Request for Proposal.

**Fee and Expenses**

Kimley-Horn will perform the services in Tasks 1 - 6 for the total lump sum fee of \$91,510. Lump sum fees will be invoiced monthly based upon the overall percentage of services performed. Payment will

be due within 30 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

**Closure**

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Negotiated Standard Provisions and the City of King Comprehensive Planning Services Agreement Addendum (the "Addendum"), which are incorporated by reference. As used in the Negotiated Standard Provisions and the Addendum, "Kimley-Horn" shall refer to Kimley-Horn and Associates, Inc., and "Client" shall refer to the City of King, NC.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, submits invoices via email in a PDF. We can also provide a paper copy via regular mail if requested. Please include the invoice number and Kimley-Horn project number with all payments. Please provide the following information:

\_\_\_\_ Please email all invoices to \_\_\_\_\_  
\_\_\_\_ Please copy \_\_\_\_\_

To proceed with the services, please have an authorized person sign this Agreement below and return to us. We will commence services only after we have received a fully-executed agreement. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

To ensure proper set up of your projects so that we can get started, please complete and return with the signed copy of this Agreement the attached Request for Information. Failure to supply this information could result in delay in starting work on this project.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

**KIMLEY-HORN AND ASSOCIATES, INC.    CITY OF KING, NC**

Signed: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ PRINTED NAME: \_\_\_\_\_  
Title: \_\_\_\_\_ TITLE: \_\_\_\_\_  
DATE: \_\_\_\_\_

Client's Federal Tax ID: \_\_\_\_\_  
Client's Business License No.: \_\_\_\_\_  
Client's Street Address: \_\_\_\_\_  
\_\_\_\_\_

Attachment – Request for Information

Attachment – Negotiated Standard Provisions

**KIMLEY-HORN AND ASSOCIATES, INC.**  
**NEGOTIATED STANDARD PROVISIONS**

- 1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Other direct expenses will be billed at 1.15 times cost.
- 2) **Client's Responsibilities.** In addition to other responsibilities herein or imposed by law, the Client shall:
  - a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
  - b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the project and all standards of development, design, or construction.
  - c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
  - d. Arrange for access to the site and other property as required for Kimley-Horn to provide its services.
  - e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
  - f. Furnish approvals and permits from governmental authorities having jurisdiction over the project and approvals and consents from other parties as may be necessary.
  - g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
  - h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's services or any defect or noncompliance in any aspect of the project.
- 3) **Period of Services.** Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.
- 4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
  - a. Invoices will be submitted periodically for services performed and expenses incurred. Payment of each invoice will be due within 30 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 30 days at the maximum rate allowed by law, in accordance with N. C. Gen. Stat. § 24-1. If the Client fails to make any payment due under this or any other agreement within 45 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
  - b. The Client will remit all payments electronically to:  
Account Name: KIMLEY-HORN AND ASSOCIATES, INC.  
Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104  
Account Number: 2073089159554  
ABA#: 121000248
  - c. The Client will send the project number, invoice number and other remittance information by e-mail to [payments@kimley-horn.com](mailto:payments@kimley-horn.com) at the time of payment.
  - d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
  - e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
  - f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings.

Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

- g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words "in full satisfaction" or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.
- 5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this project or on any other project. Any modifications by the Client to any of Kimley-Horn's deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn's electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client's sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.
- 6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates ("Intellectual Property") in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Unless explicitly agreed to in writing by both parties to the contrary, Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no interest, ownership, license to use, or any other rights in the Intellectual Property to Client. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn's services include providing Client with access to or a license for Kimley-Horn's (or its affiliates') proprietary software or technology, Client agrees to the terms of the Software License Agreement set forth at <https://www.kimley-horn.com/khts-software-license-agreement> ("the License Agreement") which terms are incorporated herein by reference.
- 7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.
- 8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination. If terminated, Client shall be the owner of all work product produced through the last paid invoice.
- 9) **Standard of Care.** The standard of care applicable to Kimley-Horn's services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.
- 10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims,

losses, costs, attorneys' fees, or damages whatsoever arising out of or in any way related to the services under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or \$50,000, whichever is greater. Higher limits of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

- 11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.
- 12) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.
- 13) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.
- 14) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.
- 15) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its services until the hazardous substance or condition is eliminated.
- 16) **Construction Phase Services.**
  - a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
  - b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
  - c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.
- 17) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance

of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

- 18) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.
  
- 19) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

**City of King  
Comprehensive Planning Services Agreement Addendum**

Kimley-Horn and Associates, Inc. (“Kimley-Horn” or “Consultant”) and the City of King (“Client”) hereby agree that the terms, conditions, and provisions set forth in this Comprehensive Planning Services Agreement Addendum (“Addendum”) are incorporated into the parties’ Letter Agreement for Professional Services for a Comprehensive Plan Update (“Agreement”). As used herein “Standard Provisions” shall mean the KIMLEY-HORN AND ASSOCIATES, INC. NEGOTIATED STANDARD PROVISIONS attached to the Agreement. Unless otherwise stated herein, terms used in this Addendum shall have the same meaning as set forth in the Agreement.

**Commented [TA1]:** By editing the Addendum as follows, there will be no conflicting terms in the two documents.

1. **Insurance.** Kimley-Horn shall at all times during the term of the Agreement and its performance of service under the Agreement have in place the following insurance policies: (a) liability insurance that includes coverage for professional services required by the Agreement with a minimum limit of \$1,000,000.00; and (b) workers compensation insurance to lawfully cover itself, and any and all of its employees, contractors, or subcontractors employed in the provision of any work or services under the Agreement, or as otherwise required by law. Kimley-Horn shall furnish proof of such insurance to Client upon Client’s request.

**Commented [TA2]:** Retainage is more appropriate in construction agreements and is not relevant for planning services/services in this Agreement. Our terms require payment as services are rendered. We have agreed to extend the payment timeline in our standard provisions, removed termination for convenience from the terms, and agreed to include the non-appropriate clause you provided below.

2. **Non-appropriation.** Notwithstanding anything to the contrary within the Agreement, all financial obligations of the City under the Agreement are dependent upon, and subject to, the continuing allocation of funds by the City Council for such purpose. The Agreement shall automatically terminate if such funds cease to be allocated or available for any reason. No provision of the Agreement shall be construed or interpreted as creating a pledge of the faith and credit of the City within the meaning of any constitutional debt limitation.

**Commented [TA3]:** These revisions have been made directly in the negotiated standard provisions, thus it is unnecessary to include them here.

3. **Limitation on Indemnification by City.** Any indemnification by the City shall not extend to circumstances in which such indemnification would amount to a waiver of the City’s constitutional or governmental immunity, nor shall it extend to actions or omissions of any person or entity other than the City or the City’s elected officials and employees.

4. **Non-discrimination.** Kimley-Horn agrees that in providing services under the Agreement it shall not discriminate on the basis of race, color, national origin, limited English proficiency, income level, sex, age, or disability.

5. **Finance pre-audit.** This instrument has been pre-audited in the manner required by The Local Government Budget and Fiscal Control Act.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.**

**KIMLEY-HORN AND ASSOCIATES, INC.**

SIGNED:

\_\_\_\_\_

PRINTED NAME:

\_\_\_\_\_

TITLE:

\_\_\_\_\_

DATE:

\_\_\_\_\_

**CITY OF KING, NC**

SIGNED:

\_\_\_\_\_

PRINTED NAME:

\_\_\_\_\_

TITLE:

\_\_\_\_\_

DATE:

\_\_\_\_\_



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**  
February 2<sup>nd</sup>, 2026

**PART A**

**Subject:** Recommendation to Award Crooked Run Creek/ Farm Pump Station and Force Main Replacement Project

**Action Requested:** Approve awarding project contract to Garney Companies, Inc.

**Attachments:**  
-Engineer's Recommendation of Award  
-Farm PS & FM Bid Tab  
-Notice of Intent to Award Document

**This abstract requires review by:**

**City Manager**

**City Attorney**

**Benjamin Marion, City Engineer**

**PART B**

**Introduction and Background:**

Staff along with KCI Technologies have been working on design of an upgrade to the city's existing Crooked Run Creek Pump Station, better known as the Farm Pump Station and Force Main line. The Farm Pump Station is the city's main pump station that carries sanitary sewer from King to the City of Winston Salem's Outfall and eventually to the City of Winston Salem's Lower Muddy Creek Wastewater Treatment Facility to be treated and disposed. This pump station was last upgraded in 2000, but the 4.7 miles of Force Main is the original main installed in 1983.

**Discussion and Analysis:**

The city received 3 bids for the project. Garney Companies Inc, from Apex, NC was the lowest responsive, responsible bidder based upon the modified scope of work outlined in the Request for Proposals. Scope of work highlights for this project are:

- Replace and upgrade 4.2 miles of existing 14" Ductile Iron force main piping (DIP) to 18" and 20" PVC and DIP piping
- Replace and upgrade 120 LF of 24" of existing DIP gravity sewer piping to 24" PVC
- Automatic Bar Screen Rake
- Upgrade to the Crooked Run Creek/ Farm Pump Station

**Budgetary Impact:**

This project is being funded through American Rescue Plan Act (ARPA). Breakdown of cost for this project and funding are as follows:

Contractor (Garney)	\$ 8,894,463
Contingency (5%)	\$ 444,723
Engineering	\$ 429,150
Farm PS Upgrades	\$ 2,281,171
	<b>\$ 12,049,507</b>

This Project will exhaust the \$22,000,000 ARPA funding.

**Recommendation:**

Approve awarding Garney Companies Inc the contract for the City of King's Crooked Run Creek/ Farm Pump Station and Force Main Replacement Project.



ISO 9001:2015 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

106 Clair Drive • Piedmont, SC 29673 • Phone 864-269-0890

January 27, 2026

Mr. Scott Barrow  
City Manager  
229 S. Main Street  
King, North Carolina 27021

Re: Recommendation of Award  
Crooked Run Creek/Farm PS and FM Replacement  
KCI Project No. 00045349\_001  
SRP-W-ARP-0032

Dear Mr. Barrow:

KCI Technologies, Inc. has reviewed the bids for the Crooked Run Creek/Farm PS and FM Replacement. A total of three bids were received.

Based on our review, KCI has determined Garney Companies, Inc. to be the lowest responsive, responsible bidder. The base bid amount for Garney Companies, Inc. was \$14,207,463.00. We also recommend that the award include acceptance of Alternate Item G-2 deduction of \$5,313,000.00 which will bring the total contract value to \$8,894,463.00. We have attached a copy of the certified bid tabulation.

Upon your approval, we will provide the Notice of Award and contract documents for signature by both parties at the Pre-Construction Conference. Once the contract has been signed, the Notice to Proceed can be issued and construction can begin.

Should you have any questions, please call.

Sincerely,  
KCI Technologies, Inc.

Scott E. Snyder, P. E.  
Project Manager

Attachments – Certified Bid Tabulation

**Tabulation of all Bids**  
**City of King**  
**January 15, 2026**

SRP-W-ARP-0032

**Project:**  
**Crooked Creek (Farm) Pump Station & Force Main Upgrades**  
**KCI Project # 00045349\_001**

**BIDDER:**  
**Morgan Contracting, Inc.**  
**631 Old Thomasville Rd.,**  
**High Point, NC-27260**

**BIDDER:**  
**Jimmy R. Lynch & Sons, INC.**  
**PO Drawer BB,**  
**Pilot Mountain, NC-27041**

**BIDDER:**  
**Garney Companies**  
**12927 Highway 64, Suite 103**  
**Apex, NC-27523**

<b>A. General Items</b>			
1	Mobilization	LS	1
2	Clearing and Grubbing	LS	1
3	Rock Excavation	CY	500
4	Sediment and Erosion Control	LS	1
5	Traffic Control	LS	1
<b>Total Sum of A. General Items</b>			

\$575,000.00	\$575,000.00
\$70,000.00	\$70,000.00
\$248.00	\$124,000.00
\$223,453.00	\$223,453.00
\$263,870.00	\$263,870.00
<b>\$1,256,323.00</b>	

\$675,700.00	\$675,700.00
\$126,600.00	\$126,600.00
\$200.00	\$100,000.00
\$281,900.00	\$281,900.00
\$187,200.00	\$187,200.00
<b>\$1,371,400.00</b>	

\$670,000.00	\$670,000.00
\$142,500.00	\$142,500.00
\$10.00	\$5,000.00
\$166,000.00	\$166,000.00
\$70,000.00	\$70,000.00
<b>\$1,053,500.00</b>	

<b>B. Gravity Sewer</b>			
1	24" PVC Gravity Sewer 4-8' Depth	LF	120
2	24" PVC Gravity Sewer 8-12' Depth	LF	0
3	5' Diameter Concrete Manholes 0-4' Depth	EA	0
4	5' Diameter Concrete Manholes 4-8' Depth	EA	2
5	5' Diameter Concrete Manholes 8-12' Depth	EA	0
6	Connection to Existing Manhole	EA	1
7	Parshall Flume Metering Manhole	EA	1
<b>Total for Bid Items B-1 through B-7:</b>			

\$339.00	\$40,680.00
\$439.00	\$0.00
\$22,159.00	\$0.00
\$22,159.00	\$44,318.00
\$25,159.00	\$0.00
\$66,985.00	\$66,985.00
\$164,277.00	\$164,277.00
<b>\$316,260.00</b>	

\$237.00	\$28,440.00
\$277.00	\$0.00
\$12,500.00	\$0.00
\$12,600.00	\$25,200.00
\$14,600.00	\$0.00
\$27,800.00	\$27,800.00
\$102,300.00	\$102,300.00
<b>\$183,740.00</b>	

\$306.00	\$36,720.00
\$0.00	\$0.00
\$0.00	\$0.00
\$21,000.00	\$42,000.00
\$0.00	\$0.00
\$84,000.00	\$84,000.00
\$151,000.00	\$151,000.00
<b>\$313,720.00</b>	

<b>C. Sewer Forcemain</b>			
1	18" PVC, Open Cut	LF	13,760
2	18" PVC, Restrained Joint	LF	1,220
3	18" DIP in 30" Steel Casing, Jack and Bore	LF	320
4	18" DIP in concrete encasement	LF	90
5	20" PVC, Open Cut	LF	6,215
6	20" PVC, Restrained Joint	LF	570
7	20" DIP in 32" Steel Casing	LF	100
8	20" DIP in Concrete Encasement	LF	0
9	20" DIP Dry Bore	LF	75
10	Connection to 12" Muddy Creek FM	LS	1
11	Air Release Valve Assemblies	EA	14
<b>Total for Bid Items C-1-C-11</b>			

\$155.00	\$2,132,800.00
\$396.00	\$483,120.00
\$2,029.00	\$649,280.00
\$675.00	\$60,750.00
\$164.00	\$1,019,260.00
\$420.00	\$239,400.00
\$695.00	\$69,500.00
\$705.00	\$0.00
\$1,299.00	\$97,425.00
\$93,172.00	\$93,172.00
\$23,181.00	\$324,534.00
<b>\$5,169,241.00</b>	

\$203.00	\$2,793,280.00
\$399.00	\$486,780.00
\$2,429.00	\$777,280.00
\$820.00	\$73,800.00
\$228.00	\$1,417,020.00
\$411.00	\$234,270.00
\$2,715.00	\$271,500.00
\$860.00	\$0.00
\$2,646.00	\$198,450.00
\$92,200.00	\$92,200.00
\$19,900.00	\$278,600.00
<b>\$6,623,180.00</b>	

\$250.00	\$3,440,000.00
\$380.00	\$463,600.00
\$1,520.00	\$486,400.00
\$780.00	\$70,200.00
\$260.00	\$1,615,900.00
\$373.00	\$212,610.00
\$795.00	\$79,500.00
\$0.00	\$0.00
\$1,000.00	\$75,000.00
\$133,000.00	\$133,000.00
\$23,000.00	\$322,000.00
<b>\$6,898,210.00</b>	

<b>D. Pump Station</b>			
1	Pump Station Upgrades including demolition, bypass operations, gravity sewer, equipment and installation	LS	1
<b>Total Sum of D. Pump Station</b>			

\$5,692,582.00	\$5,692,582.00
<b>\$5,692,582.00</b>	

\$4,976,100.00	\$4,976,100.00
<b>\$4,976,100.00</b>	

\$5,538,400.00	\$5,538,400.00
<b>\$5,538,400.00</b>	

Tabulation of all Bids  
 City of King  
 January 15, 2026

Project:  
 Crooked Creek (Farm) Pump Station & Force Main Upgrades  
 KCI Project # 00045349\_001

**BIDDER:**  
 Morgan Contracting, Inc.  
 631 Old Thomasville Rd.,  
 High Point, NC-27260

**BIDDER:**  
 Jimmy R. Lynch & Sons, INC.  
 PO Drawer BB,  
 Pilot Mountain, NC-27041

**BIDDER:**  
 Garney Companies  
 12927 Highway 64, Suite 103  
 Apex, NC-27523

E. Demolition of Existing Structures Not Being Upgraded			
1	Demolition of existing structures per plans	LS	1
<b>Total for Bid Item E-1</b>			

\$92,414.00	\$92,414.00
	\$92,414.00

\$28,300.00	\$28,300.00
	\$28,300.00

\$279,833.00	\$279,833.00
	\$279,833.00

F. Driveway Repair			
1	Asphalt Driveway Repair and Replacement	SY	600
2	Concrete Driveway Repair and Replacement	SY	100
<b>Total for Bid Items F-1 through F-2:</b>			

\$345.00	\$207,000.00
\$174.00	\$17,400.00
	\$224,400.00

\$463.00	\$277,800.00
\$554.00	\$55,400.00
	\$333,200.00

\$171.00	\$102,600.00
\$212.00	\$21,200.00
	\$123,800.00

**Total Project Bid Amount - Bid Sections A, through F**

**\$12,751,220.00**

**\$13,515,920.00**

**\$14,207,463.00**

G. Bid Alternates			
1	Pump Station Screen	LS	1
2	Pump Station	LS	1

Deduct	
\$469,213.00	\$469,213.00
\$2,292,490.00	\$2,292,490.00

Deduct	
\$405,000.00	\$405,000.00
\$1,095,000.00	\$1,095,000.00

Deduct	
\$368,000.00	\$368,000.00
\$5,313,000.00	\$5,313,000.00

With G, 2 accepted

**\$10,458,730.00**

**\$12,420,920.00**

**\$8,894,463.00**

CERTIFIED TO BE A TRUE AND ACCURATE TABULATION OF ALL BIDS RECEIVED AND PUBLICALLY READ ALOUD ON JANUARY 15, 2026, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

KCI Technolgies

Scott E. Snyder, P.E.



1/27/26

**NOTICE OF INTENT TO AWARD**

TO: Garney Companies, Inc.  
12927 Highway 64, Suite 103  
Apex, NC-27523

DATE:

PROJECT: City of King, N.C.  
Crooked Run Creek / Farm PS & FM  
Replacement Upgrades

On the basis of your low bid with accepted alternates of \$ 8,894,463.00 on January 15th, you are hereby notified that the City of King, N.C. intends to enter into a contract with Garney Companies, Inc. for the construction of the above described project.

CITY OF KING, N.C.

By: \_\_\_\_\_

Title: \_\_\_\_\_

**ACCEPTANCE  
OF  
NOTICE OF INTENT TO AWARD**

\_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**CITY OF KING  
CITY COUNCIL**

**MEETING DATE:**  
February 2, 2026

**PART A**

<b>Subject:</b>	<b>Special Event Street Closures - Ordinance 2026-01</b>
<b>Action Requested:</b>	<b>Adopt City Ordinance for Special Event Street Closures for 2026</b>
<b>Attachments:</b>	The City of King <b>Ordinance 2026-01</b> , An Ordinance Declaring Road Closures for Special Events Co-Sponsored by the King City Council

<i>Nicole Branshaw</i> <hr/> Nicole Branshaw, City Clerk	<b>This abstract requires review by:</b>	
	<b>City Manager</b>	<b>City Attorney</b>

**PART B**

**Introduction and Background:**  
Per NC DOT requirements, municipalities are to adopt street closure guidelines for special events.

**Discussion and Analysis:**  
Please see changes to:

- **Dinner on Dalton** does not close a NCDOT street but is included in the ordinance since it does close a city street and impacts traffic.
- **Veteran’s Day Walk** does not close a road; they just have an officer follow as the group walks to the side as safely as possible, disturbing as little traffic as possible.
- **West Stokes High School** is a tentative day as of now.
- **Oktoberfest** HAS BEEN REMOVED by their request.

**Budgetary Impact:**  
Each co-sponsored special event requires extensive fire and police personnel and results in the accumulation of additional comp time.

**Recommendation:**  
If Council agrees to continue to Co-Sponsor the events, **make a motion to approve Ordinance No. 2026-01 to adopt the City Ordinance for Special Event Street Closures for 2026 as presented.**



CITY OF KING  
ORDINANCE 2026-01

AN ORDINANCE DECLARING A ROAD CLOSURE FOR SPECIAL EVENTS CO-SPONSORED  
BY THE KING CITY COUNCIL

**WHEREAS**, the City Council of the City of King acknowledges a long tradition of co-sponsoring events that raise money to benefit charities and non-profit organizations throughout the City of King and Stokes County; and

**WHEREAS**, the City Council of the City of King acknowledges its citizens realize a financial benefit from holding community events.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of King pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the day(s) and times set forth below on the following described portions of a State Highway System route:

- (1) **FEED STOKES 5-K:** Saturday, March 14, 2026, 7:00 a.m. – 10:00 a.m. (Rain date Saturday, TBD, 7:00 a.m. – 10:00 a.m.) Route description: Felts Drive, Pulliam Street, Westview Dr., Pilot View Road., E. Dalton Road, W. Dalton Road, Maple Street (**Event 8 am**)
- (2) **MEET ME ON MAIN & 5K/FUN RUN:** Saturday, April 25, 2026, 2:00 p.m. – 10:00 p.m. (Rain date Saturday, May 2, 2026, 2:00 p.m. – 10:00 p.m.); Route Description: Dalton Road from Pulliam Street to Maple Street, South Main Street from Felts Drive to King Street (**Event 4 pm-8 pm**)
- (3) **DINNER ON DALTON:** Saturday, May 16, 2026 - ONLY Dalton Road closed from Maple Street to S Main Street - 2 pm - 10 pm (**Event 5 pm-9 pm**)
- (4) **VETERAN’S WALK:** Saturday, July 4, 2026, 8:00 a.m. – 9:00 a.m.: Route Description: South Main Street from City Hall to American Legion Post #290
- (5) **WEST STOKES HIGH SCHOOL HOMECOMING PARADE:** Friday, October 2, 2026, 4:00 p.m. – 4:45 p.m.; Route Description: Dalton Road from West School Street to White Road
- (6) **DOWNTOWN SAFE TRICK OR TREATING:** Saturday, October 31, 2026, 5:30 p.m. – 8:00 p.m., Route Description: Dalton Road from Pulliam Street to Maple Street, South Main Street from Felts Drive to King Street (**Event 6 pm-8 pm**)
- (7) **KING CHRISTMAS PARADE:** Saturday, December 5, 2026, 12:30 p.m. – 3:00 p.m., Route Description: East School Street, East Dalton Road from East School Street to Main Street, and Main Street from Dalton Road to Jefferson Church Road. (**Event 1 pm-3 pm**)

This ordinance is to become effective when signs are erected, giving notice of the limits and times of the event and implementation of adequate traffic control to guide vehicles around the event route.

*Adopted on the 2nd day of February 2026.*

{SEAL}

\_\_\_\_\_  
Richard E. McCraw  
Mayor

Attest:

\_\_\_\_\_  
Nicole Branshaw  
City Clerk



**CITY OF KING  
KING CITY COUNCIL  
DEPARTMENTAL REPORTS**

**MEETING DATE:  
FEBRUARY 2, 2026**

**Collections Report  
Finance & Budget  
Fire Department  
Planning Department  
Police Department  
Senior Center  
Tap Fee Report  
Taxes  
Water**

## Budget vs Actual (Summary)

City of King  
1/16/2026 11:31:58 AM

Page 1 Of 2

Period Ending 12/31/2025

11 GENERAL FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
<b>Revenues</b>								
	11,903,080	0.00	1,052,272.53	4,224,041.73	6,869,673.05	(5,033,406.95)	58%	
Revenues Totals:	11,903,080	0.00	1,052,272.53	4,224,041.73	6,869,673.05	(5,033,406.95)	58%	
<b>Expenses</b>								
Governing Body	108,510	0.00	26,747.00	51,145.60	85,465.01	23,044.99	79%	
Administration	202,653	0.00	17,231.27	45,058.15	99,593.37	103,059.63	49%	
Finance	228,941	0.00	11,242.14	73,850.19	138,341.51	90,599.49	60%	
Public Buildings	109,309	10,093.29	4,097.31	29,619.86	80,341.28	18,874.43	83%	
Planning	537,824	1,556.89	35,851.46	112,241.26	254,815.15	281,451.96	48%	
Police	3,942,232	145,197.71	310,844.85	1,090,020.50	2,337,543.42	1,459,490.87	63%	
Fire	3,342,901	64,133.93	248,920.41	779,400.16	1,833,250.92	1,445,516.15	57%	
Community Development	20,425	0.00	2,781.00	4,963.30	5,256.48	15,168.52	26%	
Streets	490,317	87,279.45	21,262.06	53,450.54	95,829.88	307,207.67	37%	
Public Works	650,567	26,234.09	40,604.56	138,250.46	338,343.29	285,989.62	56%	
Solid Waste	799,175	25,850.00	73,469.52	125,784.08	535,425.37	237,899.63	70%	
Recreation Acres	421,157	21,479.97	17,953.35	91,508.96	197,965.65	201,711.38	52%	
Central Park	95,305	7,335.00	2,484.75	11,581.64	31,611.98	56,358.02	41%	
Senior Center	167,192	0.00	13,190.81	38,213.10	79,846.66	87,345.34	48%	
Debt Service	465,072	0.00	157,048.21	307,214.06	437,337.14	27,734.86	94%	
Non-Departmental	321,500	0.00	4,367.00	16,797.68	221,918.89	99,581.11	69%	
Expenses Totals:	11,903,080	389,160.33	988,095.70	2,969,099.54	6,772,886.00	4,741,033.67	60%	
11 GENERAL FUND Revenues Over/(Under) Expenses:			64,176.83	1,254,942.19	96,787.05			

## Budget vs Actual (Summary)

City of King  
1/16/2026 11:31:58 AM

Page 2 Of 2

Period Ending 12/31/2025

61 ENTERPRISE FUND								
Description	Budget	Encumbrance	MTD	QTD	YTD	Variance	Percent	
<b>Revenues</b>								
	8,160,163	0.00	448,666.02	1,762,706.46	2,896,043.08	(5,264,119.92)	35%	
Revenues Totals:	8,160,163	0.00	448,666.02	1,762,706.46	2,896,043.08	(5,264,119.92)	35%	
<b>Expenses</b>								
Governing Body	91,867	0.00	21,965.52	31,824.18	52,454.07	39,412.93	57%	
Administration	299,901	0.00	12,007.23	39,639.62	117,380.23	182,520.77	39%	
Finance	496,721	0.00	32,395.37	109,533.68	249,311.20	247,409.80	50%	
Engineering	157,987	0.00	12,504.02	35,563.43	81,525.04	76,461.96	52%	
Water Plant	1,661,356	395,531.51	68,677.18	287,679.22	706,801.20	559,023.29	66%	
Water Distribution	1,651,956	249,034.49	86,316.45	325,742.53	791,653.25	611,268.26	63%	
Wastewater Collections	1,403,513	0.00	0.00	225,446.43	540,528.18	862,984.82	39%	
Wastewater Maintenance	815,882	148,722.62	43,244.43	104,219.97	326,032.29	341,127.09	58%	
Debt Service	1,215,458	0.00	305.95	434,829.50	436,004.44	779,453.56	36%	
Non-Departmental	365,522	0.00	1,871.89	8,292.58	133,575.46	231,946.54	37%	
Expenses Totals:	8,160,163	793,288.62	279,288.04	1,602,771.14	3,435,265.36	3,931,609.02	52%	
61 ENTERPRISE FUND	Revenues Over/(Under) Expenses:		169,377.98	159,935.32	(539,222.28)			

Debt Set Off Report - Funds Collected												
	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26
AMOUNT COLLECTED BY US	\$622.50	\$0.00	\$98.25	\$187.46	\$241.06	\$0.00						
AMOUNTED COLLECTED BY DEBT SETOFF	\$64.47	\$44.85	\$132.34	\$232.89	\$0.00	\$0.00						
<b>TOTALS</b>	<b>\$686.97</b>	<b>\$44.85</b>	<b>\$230.59</b>	<b>\$420.35</b>	<b>\$241.06</b>	<b>\$0.00</b>						
<b>TOTAL YEAR TO DATE JULY 2024- JUNE 2025</b>	<b>\$1,623.82</b>											

# City of King Fire Department Month in Review

## December 2025

### Administration:

- Chief Roberson attended the Forsyth County Fire Commission meeting on 12/1.
- Chief Roberson attended the December City Council meeting on 12/1.
- Administrative staff meeting held on 12/4.
- Chief Roberson met with NC Fire Chief Consultant for interview for Forsyth County Fire Service Study.
- Staff assisted with the Christmas parade
- Department and Auxiliary hosted our annual end of year dinner.
- Chief Roberson attended the Governor's Holiday reception in Raleigh on 12/8.
- Chief Roberson attended and NC State Firefighters' Association board meeting on 12/11 and a joint board meeting with the NC Chief Association on 12/12.
- Chief Roberson assisted the Town of Rural Hall with their Fire Chief assessment center.
- Chief Roberson attended PayChex training.

### Fire Marshal Office Activities:

- **Fire Inspection:**
  - King Masonic Lodge
  - Mountainview Medical
  - Helsabeck Hall Insurance
  - Vacant 614P S. Main St.
  - Vacant 302-A S. Main St.
  - Great Clips
  - Mattress City, LLC
  - Hibachi Express
  - Worth Painting
  - Vacant 607-G1 S. Main St.
  - Superior Storage
  - Napa Auto Parts
  - Vacant 803 S. Main St.
  - King Moravian Church
  - King Moravian Church/Daycare
  - DCH Enterprise
  - Sauratown Dental
  - Milpak Graphics, Inc
  - The Mercantile
  - Kingsway Apartments
  - Hill and Dale Apartments
  - Grandview Apartments
  - Grandview Apartments – Bulter Ct.
  - Grandview Apartments – Twelve Oaks Dr.
  - Grandview Apartments – Scarlett Ct.
  - Mitchell's Meat Mar

- Bunny’s Christmas Tree Lot
- Liz’s Therapeutic Touch Massage
- CVS Pharmacy
- Rustic Chic Salon and Spa
- **Re-inspections**
  - Kings Korner
  - Lowes Foods
  - LTD Farm and Garden
- **Fire Protection Inspection**
  - Kazoku Sushi – fire alarm battery test
  - Alexander Apartment 100 building – sprinkler underground visual
- **Site Inspection**
  - McDonald’s
  - Lowes Food x2
- **Certificate of Occupancy**
  - Accessory building – 1060 Meadowbrook Dr.
- **Consultation**
  - Camel City Injector

**Public Education:**

- **12-1-2025** – 4<sup>th</sup> grade fire and life safety Poplar Springs Elementary
- **12-3-2025** – 4<sup>th</sup> grade fire and life safety King Elementary
- **12-10-2025** - Smoke alarm installation
- **12-10-2025** – 4<sup>th</sup> grade fire and life safety Calvary Christian School
- **12-12-2025** – Child passenger safety seat inspection
- **12-15-2025** – 4<sup>th</sup> grade fire and life safety Mt. Olive Elementary
- **12-15-2025** – 4<sup>th</sup> grade fire and life safety Living Word Academy
- **12-18-2025** – Educational fire station tour
- **12-18-2025** – Fire extinguisher class Kingswood apartments
- **12-19-2025** – Foster home inspection

**Training:**

- **12/1** – EMS continuing education – A-shift
- **12/2** – EMS continuing education – B-shift
- **12/3** - EMS continuing education – C-shift
- **12/22** – vehicle extrication training.

**Incident Summary:**

Fire	15
Rescue	8
EMS	144
Hazardous Condition	06
Service Call	34
Good Intent Call	31
False Alarms	11
Special Incident	0
<b>Total Alarms</b>	<b>249</b>

**Location of Incidents:**

**Fire & Squad Totals:**

City of King	128
City of King/Forsyth Co.	2
Stokes County	84
Forsyth County	15
Stokes Co. Auto/Mutual Aid	8
Forsyth Co. Auto/Mutual Aid	12
Responding in Place of	0
Out of County	0
<b>Total Alarms</b>	<b>249</b>

II. Building Permits Issued					
A. COMMERCIAL					
ASSEMBLY		BUSINESS		EDUCATIONAL	
FACTORY/INDUSTRIAL		HAZARDOUS		INSTITUTIONAL	
MERCANTILE		RESIDENTIAL		STORAGE/UTILITIES	1
UPFIT/ADDITION	4	SIGN		DEMOLITION	
B. RESIDENTIAL					
HOUSES	10	MOBILE HOMES		GARAGES/CARPORTS	
UTILITY BUILDINGS		DECKS		ADDITIONS	
UPFIT		DEMOLITION	1	STORAGE/UTILITIES	2
C. PERMIT LOCATIONS					
PERMITS ISSUED FOR		MOBILE HOMES		NEW HOUSES	COMMERCIAL
CITY LIMITS		0		10	0
ETJ		0		0	0
D. PERMIT TOTALS					
BUILDING		MECHANICAL		PLUMBING	
ELECTRICAL		SIGN/POOL/DEMO		TOTAL PERMITS ISSUED	
E. MONTHLY FISCAL YEAR TOTALS					
MONTH/YEAR	PERMITS	New Homes	RECEIPTS	CONSTRUCTION VALUE	
25-Jul	105	6	\$15,578.04	\$1,490,396.00	
25-Aug	73	2	\$23,554.13	\$3,112,226.00	
25-Sep	122	18	\$31,860.84	\$3,342,382.00	
25-Oct	61	3	\$10,296.83	\$1,122,290.00	
25-Nov	93	15	\$22,178.86	\$3,013,481.00	
25-Dec	104	10	\$23,382.80	\$2,027,233.00	
26-Jan					
26-Feb					
26-Mar					
26-Apr					
26-May					
26-Jun					
<b>YEARLY TOTALS</b>	<b>558</b>	<b>54</b>	<b>\$126,851.50</b>	<b>\$14,108,008.00</b>	
III. INSPECTIONS					
F. INSPECTIONS - COMMERCIAL					
BUILDING	44	MECHANICAL	3	PLUMBING	19
ELECTRICAL	51	SIGN	2	OTHER	0 119
F. INSPECTIONS - RESIDENTIAL					
BUILDING	117	MECHANICAL	54	PLUMBING	54 TOTAL
ELECTRICAL	59	SIGN/POOL	1	OTHER	0 286
<b>FISCAL YEAR TOTALS</b>	<b>3537</b>			<b>MONTHLY TOTAL</b>	<b>405</b>

INFORMATION PROVIDED BY PLANNING & INSPECTIONS DEPARTMENT

I have calculated the month of **December 2025**, Zoning Actions, Building Permits and Inspection totals. Also included are the previous month and year-to-date figures. They are as follows:

<b>I. Zoning</b>			<b>Zoning Fees Collected</b>	
<b>ZONING ACTION/PERMIT TOTALS</b>			<b>FY 2025/26</b>	
	GENERAL USE REZONINGS		<b>July</b>	\$6,605.00
	CONDITIONAL ZONING REZONINGS		<b>Aug</b>	\$567.20
	TEMPORARY PERMITS		<b>Sept</b>	\$210.00
	WATERSHED REVIEWS		<b>Oct</b>	\$235.00
	VARIANCES		<b>Nov</b>	\$160.00
	SPECIAL USE PERMITS		<b>Dec</b>	\$430.00
	MINOR SUBDIVISION PLAT REVIEWS		<b>Jan</b>	
	MAJOR SUBDIVISION PLAT REVIEWS		<b>Feb</b>	
	RESIDENTIAL SITE PLAN REVIEWS		<b>March</b>	
2	COMMERCIAL SITE PLAN REVIEWS	\$250.00	<b>April</b>	
	PLANNING BOARD REVIEW		<b>May</b>	
	PROPOSED TEXT AMENDMENTS		<b>June</b>	
	ABC LICENSES APPLICATION			
3	ZONING LETTERS/CITATION/COPIES	\$180.00	<b>Totals</b>	<b>\$8,207.20</b>
	<b>TOTAL PERMITS</b>	<b>RECEIPT TOTALS</b>		<b>\$430.00</b>
<b>VIOLATIONS ISSUED</b>				
		Numerous illegal signs were collected around town.		
<b>PENDING VIOLATIONS AND/OR CORRECTED VIOLATIONS</b>				
<b>ZONING INSPECTIONS MADE</b>		<b>18</b>		

**Manpower Shortage Alerts – (12/01/2025 – 12/31/2025)**

**Only 2 Officers Available – 18 Alerts**

**Only 1 Officer Available – 20 Alerts**

**No Officers Available – 22 Alerts**

**Activity Log Event Summary (Cumulative Totals)**

**King Police Department  
(12/01/2025 - 12/31/2025)**

<No Event Type Specified>	4	911 Hang Up	21
Agency Assist	27	Alarm	12
Breaking and Entering	2	Communicating Threats	2
Court	3	Death Investigation	1
Disabled Motorist	7	Disturbance	26
Domestic	1	Follow Up	4
Foot Patrol (Business)	205	Foot Patrol (Residence)	1
Found Property	1	Fraud	2
Juvenile Complaint	1	K-01 CENTRAL PARK -INCLUDES CABIN,	34
K-02 REC ACRES - INCLUDES	55	K-03 SENIOR CENTER	20
K-04 CITY HALL	1	K-05 KING LIBRARY	35
K-08 PUBLIC WORKS	14	K-10 KING ELEMENTARY SCHOOL	32
K-12 CALVARY CHRISTIAN SCHOOL - MAIN	29	K-15 FIRST BAPTIST CHILD DEVELOPMENT	3
K-20 FIVE FORKS SHOPPING CENTER	69	K-21 KING SHOPPING CENTER	39
K-22 COLONY SHOPPING CENTER	54	K-23 RETAIL CIRCLE	61
K-24 DOWNTOWN SHOPS	2	K-30 402 WEST KING STREET	14
K-32 NOVANT MEDICAL ON MOORE ROAD	9	K-40 STOKES YMCA	23
K-50 ROSA TARA OFF PLANTATION DRIVE	1	K-52 PRIDDY MANOR	15
K-53 UNIVERSAL NURSING FACILITY -	1	K-55 WALMART	105
KING CARE CALL - SHELBY	11	KING CARE CALL NANCY	1
KING CARE CALL-SC-BETTY JO	12	Larceny	15
MANPOWER	59	Mental Subject	2
Officer Assist (KPD only)	87	Open Door	4
Other	15	Police Service	18
Process Service	4	Public Service	35
Security Check (Business)	356	Security Check (Residence)	956
Special Event	2	Suspicious Activity	9
Suspicious Person	6	Suspicious Vehicle	11
Traffic Crash (Non-reportable)	7	Traffic Crash (Reportable) - OCA required	20
Traffic Stop (eCitation)	79	Traffic Stop (Warning)	43
Training	4	Trespassing	3
Unknown Nature	1	Vehicle Maintenance	2
Welfare Check	10		

**Total Number of Events: 2,708**



# King Senior Center



## Monthly Report to Council

### Feb 2026



King Senior Center  
GET CENTERED

### Month-At-A-Glance\*

#### King Senior Center

<b>Unduplicated participants</b>	<b>360</b>
<b>New participants</b>	<b>17</b>
<b>Avg Daily Attendance</b>	<b>65</b>
<b>Volunteers</b>	<b>8</b>

- 24 exercise classes**
- 26 dance classes**
- 14 cultural arts classes**
- 37 games/activities**
- 4 educational classes**
- 5 mental health programs**
- 5 social activities**
- 2 health-focused programs**
- 2 special events**
- 25 classes with community partners**

#### Senior Center Expanded Services\*

<b>Exercise Classes</b>	<b>35</b>
<b>Dance Classes</b>	<b>8</b>
<b>*approx 11 classes were canceled due to inclement weather</b>	

**\*approx 22 classes were canceled due to inclement weather**

### Jan Highlights

In January we experienced an increase in new participants to the Center. We have added a new Knitting/Crochet Class for Beginners and the class is at its maximum capacity at 15, and our new Quilting/Sewing Circle has also drawn many new people to the center. Our new Indoor Walking Class is well-attended and engaging many who have not been regularly exercising. We are using the upper level at Rec Acres more in the afternoons to accommodate additional programs.

### Expanded Services

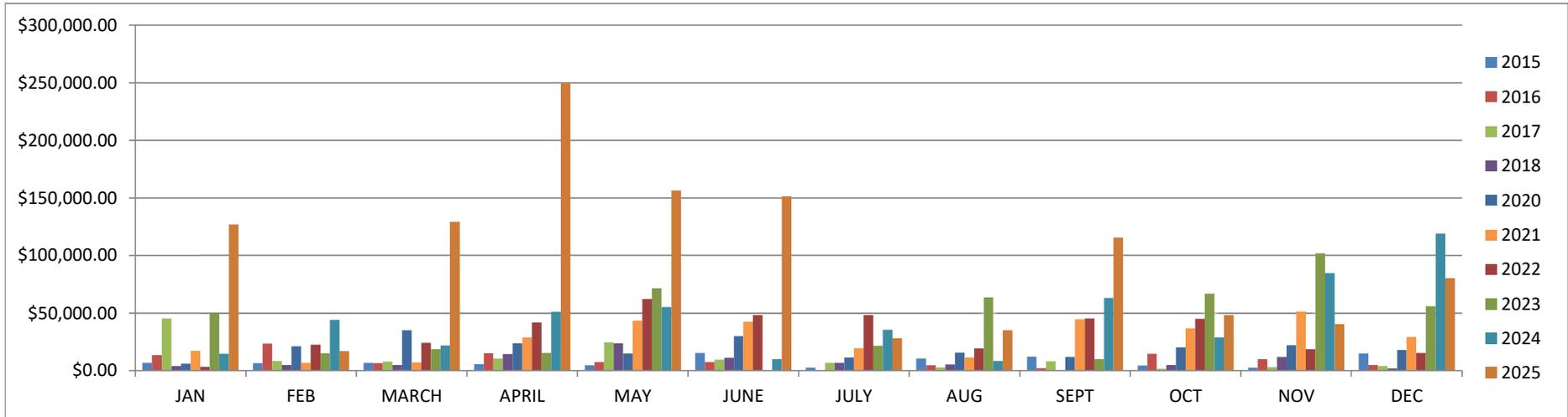
We are continuing to program for our remote Expanded Services sites. One of our instructors has left to take a full-time job, so we are trying to find leadership for those classes and also someone who may be willing to substitute when instructors are out.

### Looking Ahead

In February we will be hosting an event to glean opinions and input about the center and programming to supplement our annual survey. We are also kicking off a Kindness Initiative around Valentine’s Day to inspire kindness each month and encourage community involvement, personal growth, and volunteerism. Our annual Drive-Thru Chicken Stew fu

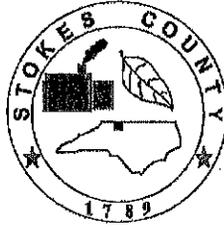
TAP FEE COMPARISON

YEAR	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2015	\$6,612.50	\$6,505.00	\$6,787.50	\$5,710.00	\$4,685.00	\$15,350.00	\$2,490.00	\$10,592.50	\$12,045.00	\$4,287.50	\$2,490.00	\$14,862.50
2016	\$13,505.00	\$23,385.00	\$6,507.50	\$15,307.50	\$7,387.50	\$7,522.50	\$0.00	\$4,505.00	\$2,042.50	\$14,522.50	\$9,970.00	\$4,780.00
2017	\$45,205.00	\$8,317.50	\$7,847.50	\$10,522.50	\$24,687.50	\$9,540.00	\$6,592.50	\$2,757.50	\$7,970.00	\$1,600.00	\$2,965.00	\$3,980.00
2018	\$3,965.00	\$5,050.00	\$5,050.00	\$14,475.00	\$23,575.00	\$11,040.00	\$6,737.50	\$5,315.00	\$0.00	\$5,055.00	\$12,032.50	\$1,990.00
2019	\$0.00	\$9,595.00	\$10,580.00	\$31,865.00	\$8,117.50	\$6,662.50	\$19,292.50	\$12,451.00	\$5,567.50	\$27,710.00	\$14,397.50	\$8,445.00
2020	\$5,995.00	\$21,217.50	\$34,980.00	\$23,820.00	\$14,710.00	\$29,965.00	\$11,385.00	\$15,655.04	\$11,857.50	\$20,140.00	\$21,907.50	\$17,793.00
2021	\$17,322.50	\$6,705.00	\$7,300.00	\$28,862.50	\$43,480.00	\$42,297.50	\$19,400.00	\$11,280.00	\$44,702.50	\$36,573.50	\$51,309.50	\$29,292.50
2022	\$3,375.00	\$22,605.00	\$24,105.00	\$41,790.00	\$62,095.00	\$48,230.00	\$48,230.00	\$19,250.00	\$45,270.00	\$44,927.50	\$18,650.00	\$15,365.00
2023	\$50,177.50	\$14,925.00	\$18,475.00	\$15,357.50	\$71,500.00	\$0.00	\$21,550.00	\$63,620.00	\$10,065.00	\$66,900.00	\$101,880.00	\$55,775.00
2024	\$14,575.00	\$44,027.50	\$21,665.00	\$51,067.50	\$55,255.00	\$9,950.00	\$35,470.00	\$8,470.00	\$63,200.00	\$28,617.50	\$84,626.00	\$118,980.00
2025	\$126,897.50	\$17,029.50	\$129,407.50	\$249,703.50	\$156,292.00	\$151,320.00	\$27,990.00	\$35,086.00	\$115,636.00	\$48,350.00	\$40,232.00	\$80,250.00
<b>TOTALS</b>	<b>\$287,630.00</b>	<b>\$118,305.00</b>	<b>\$272,705.00</b>	<b>\$488,481.00</b>	<b>\$471,784.50</b>	<b>\$331,877.50</b>	<b>\$199,137.50</b>	<b>\$188,982.04</b>	<b>\$318,356.00</b>	<b>\$298,683.50</b>	<b>\$360,460.00</b>	<b>\$351,513.00</b>



# COUNTY OF STOKES

Richard Brim  
TAX ADMINISTRATOR



Joanne M. Fallon  
DEPUTY TAX COLLECTOR

Phone (336) 593-2811

Fax (336) 593-4019

TAX COLLECTIONS OFFICE  
Post Office Box 57 • 1014 Main Street • Danbury, NC 27016

## Memorandum

To: Susan O'Brien, City of King Finance Director

From: Joanne Fallon, Deputy Tax Collector

RE: DECEMBER 2025 Collections

Date: January 8, 2026

Below is a breakdown of collections for the month of DECEMBER 2025

	LEVY	INTEREST	TOTAL
CURRENT	\$ 525,208.18		\$ 525,208.18
DELINQUENT	\$ 6,005.69	\$ 680.56	\$ 6,686.25
VEHICLE FEE			\$ 120.00
SUBTOTAL			\$ 532,014.43
LESS 1.75 % RETAINER			\$ (9,310.25)
<b>TOTAL PROPERTY TAX</b>			<b>\$ 522,704.18</b>

If you have questions concerning the amount of the check you received,  
Please contact our Finance Department at 336-593-2450.

Report Parameters:

Date Sent to Finance Start: **Min - December 1, 2025** Date Sent to Finance End: **Max - December 31, 2025** Abstract Type: **BUS,IND,PUB,REI**

Tax District: **KING CITY**

Levy Type: **Interest, LATE LIST PENALTY, TAX, VEHICLE FEE**

Tax Year: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016**

Year For: **2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003, 2002, 2001, 1999**

Collapse Districts: **N**

Default Sort-By: **Tax Year** Grouping: **Tax District, Levy Type**

Fiscal Year Activity from July 1, 20XX to December 31, 2025								Activity from December 1, 2025 to December 31, 2025				
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	
		Assessor Refunds (\$)	Net Collections (\$)	Additional Levy (\$)	Collection Fee Amt (\$)	% Coll.	% Uncoll.			Assessor Refunds (\$)	Additional Levy (\$)	
TAX DISTRICT: KING CITY LEVY TYPE: Interest												
2024	0.00	0.00	0.00	0.00	0.00	451.55	0.00	0.00	0.00	0.00	0.00	
		0.00	451.55	0.00	0.00	NA	NA			0.00	0.00	
2023	0.00	0.00	0.00	0.00	0.00	482.16	0.00	0.00	0.00	0.00	0.00	
		0.00	482.16	0.00	0.00	NA	NA			0.00	0.00	
2022	0.00	0.00	0.00	0.00	0.00	417.70	0.00	0.00	0.00	0.00	0.00	
		0.00	417.70	0.00	0.00	NA	NA			0.00	0.00	
2021	0.00	0.00	0.00	0.00	0.00	485.81	0.00	0.00	0.00	0.00	0.00	
		0.00	485.81	0.00	0.00	NA	NA			0.00	0.00	
2020	0.00	0.00	0.00	0.00	0.00	477.25	0.00	0.00	0.00	0.00	0.00	
		0.00	477.25	0.00	0.00	NA	NA			0.00	0.00	
2019	0.00	0.00	0.00	0.00	0.00	242.30	0.00	0.00	0.00	0.00	0.00	
		0.00	242.30	0.00	0.00	NA	NA			0.00	0.00	
2018	0.00	0.00	0.00	0.00	0.00	320.12	0.00	0.00	0.00	0.00	0.00	
		0.00	320.12	0.00	0.00	NA	NA			0.00	0.00	
2017	0.00	0.00	0.00	0.00	0.00	398.68	0.00	0.00	0.00	0.00	0.00	
		0.00	398.68	0.00	0.00	NA	NA			0.00	0.00	

2016	0.00	0.00	0.00	0.00	0.00	517.97	0.00	0.00	0.00	0.00	0.00
		0.00	517.97	0.00	0.00	NA	NA			0.00	0.00
<b>Sub.</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3,793.54</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>0.00</b>	<b>3,793.54</b>	<b>0.00</b>	<b>0.00</b>	<b>NA</b>	<b>NA</b>			<b>0.00</b>	<b>0.00</b>

**TAX DISTRICT: KING CITY      LEVY TYPE: LATE LIST PENALTY**

2025	22.60	0.00	0.14	40.28	62.74	26.48	36.26	24.36	0.00	0.00	0.00
		0.00	26.48	0.00	0.00	42.21 %	57.79 %			0.00	0.00
2024	18.91	3.55	0.14	16.71	31.93	29.72	2.21	0.00	0.00	0.00	0.00
		0.00	29.72	0.00	0.00	93.08 %	6.92 %			0.00	0.00
2023	141.61	5.99	0.21	6.51	141.92	140.80	1.12	0.00	0.00	0.00	0.00
		0.00	140.80	0.00	0.00	99.21 %	0.79 %			0.00	0.00
2022	90.23	4.72	0.20	0.00	85.31	82.54	2.77	0.00	0.00	0.00	0.00
		0.00	82.54	0.00	0.00	96.75 %	3.25 %			0.00	0.00
2021	40.34	10.53	1.83	85.41	113.39	111.33	2.06	0.00	0.00	0.00	0.00
		4.72	116.05	0.00	0.00	98.18 %	1.82 %			0.00	0.00
2020	83.55	4.42	0.15	0.00	78.98	77.72	1.26	0.00	0.00	0.00	0.00
		4.42	82.14	0.00	0.00	98.40 %	1.60 %			0.00	0.00
2019	31.81	4.51	2.16	1.10	28.21	26.88	1.33	0.00	0.00	0.00	0.00
		1.13	28.01	1.97	0.00	95.29 %	4.71 %			0.00	0.00
2018	26.15	8.14	0.09	5.48	23.40	22.00	1.40	0.00	0.00	0.00	0.00
		4.60	26.60	0.00	0.00	94.02 %	5.98 %			0.00	0.00
2017	115.26	54.63	0.00	63.14	123.77	122.22	1.55	0.00	0.00	0.00	0.00
		0.00	122.22	0.00	0.00	98.75 %	1.25 %			0.00	0.00
2016	55.82	1.89	0.00	0.00	53.93	52.21	1.72	0.00	0.00	0.00	0.00
		0.00	52.21	0.00	0.00	96.81 %	3.19 %			0.00	0.00
<b>Sub.</b>	<b>626.28</b>	<b>98.38</b>	<b>4.92</b>	<b>218.63</b>	<b>743.58</b>	<b>691.90</b>	<b>51.68</b>	<b>24.36</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>14.87</b>	<b>706.77</b>	<b>1.97</b>	<b>0.00</b>	<b>93.05 %</b>	<b>6.95 %</b>			<b>0.00</b>	<b>0.00</b>

**TAX DISTRICT: KING CITY      LEVY TYPE: TAX**

2025	499,833.10	579.51	4,092.02	142.34	495,303.91	393,401.87	101,902.04	111,626.02	538.15	-10.77	0.00
		567.92	393,969.79	0.00	0.00	79.43 %	20.57 %			527.38	0.00
2024	335,003.80	35.54	2,777.88	62.39	332,252.77	330,683.82	1,568.95	0.00	0.00	0.00	0.00
		0.00	330,683.82	0.00	0.00	99.53 %	0.47 %			0.00	0.00
2023	319,779.56	472.54	1,636.60	228.11	324,416.99	323,982.18	434.81	0.00	0.00	0.00	0.00
		0.00	323,982.18	6,518.46	0.00	99.87 %	0.13 %			0.00	0.00
2022	320,506.25	11,590.67	993.62	334.21	314,039.92	313,739.57	300.35	0.00	0.00	0.00	0.00
		0.00	313,739.57	5,783.75	0.00	99.90 %	0.10 %			0.00	0.00
2021	312,284.52	333.42	984.60	854.13	312,004.64	311,833.66	170.98	0.00	0.00	0.00	0.00
		47.25	311,880.91	184.01	0.00	99.95 %	0.05 %			0.00	0.00

2020	256,855.12	17,642.30	1,332.40	19.11	257,282.44	257,224.64	57.80	0.00	0.00	0.00	0.00
		43.29	257,267.93	19,382.91	0.00	99.98 %	0.02 %			0.00	0.00
2019	263,632.05	946.23	1,365.80	5.49	261,407.12	261,385.13	21.99	0.00	0.00	0.00	0.00
		11.23	261,396.36	81.61	0.00	99.99 %	0.01 %			0.00	0.00
2018	250,754.74	1,248.02	752.64	27.43	249,428.22	249,338.86	89.36	0.00	0.00	0.00	0.00
		45.07	249,383.93	646.71	0.00	99.96 %	0.04 %			0.00	0.00
2017	253,404.26	640.49	801.23	158.67	252,240.64	252,225.14	15.50	0.00	0.00	0.00	0.00
		46.93	252,272.07	119.43	0.00	99.99 %	0.01 %			0.00	0.00
2016	246,094.87	155.23	909.38	0.00	245,030.26	245,013.03	17.23	0.00	0.00	0.00	0.00
		0.00	245,013.03	0.00	0.00	99.99 %	0.01 %			0.00	0.00
<b>Sub.</b>	<b>3,058,148.27</b>	<b>33,643.95</b>	<b>15,646.17</b>	<b>1,831.88</b>	<b>3,043,406.91</b>	<b>2,938,827.90</b>	<b>104,579.01</b>	<b>111,626.02</b>	<b>538.15</b>	<b>-10.77</b>	<b>0.00</b>
		<b>761.69</b>	<b>2,939,589.59</b>	<b>32,716.88</b>	<b>0.00</b>	<b>96.56 %</b>	<b>3.44 %</b>			<b>527.38</b>	<b>0.00</b>

**TAX DISTRICT: KING CITY      LEVY TYPE: VEHICLE FEE**

2025	465.00	0.00	0.00	0.00	465.00	75.00	390.00	45.00	0.00	0.00	0.00
		0.00	75.00	0.00	0.00	16.13 %	83.87 %			0.00	0.00
2024	285.00	0.00	0.00	0.00	285.00	135.00	150.00	0.00	0.00	0.00	0.00
		0.00	135.00	0.00	0.00	47.37 %	52.63 %			0.00	0.00
2023	300.00	0.00	225.00	0.00	300.00	165.00	135.00	0.00	0.00	0.00	0.00
		0.00	165.00	225.00	0.00	55.00 %	45.00 %			0.00	0.00
2022	240.00	0.00	0.00	0.00	240.00	165.00	75.00	0.00	0.00	0.00	0.00
		0.00	165.00	0.00	0.00	68.75 %	31.25 %			0.00	0.00
2021	135.00	0.00	0.00	0.00	135.00	120.00	15.00	0.00	0.00	0.00	0.00
		0.00	120.00	0.00	0.00	88.89 %	11.11 %			0.00	0.00
2020	95.00	0.00	25.00	0.00	120.00	90.00	30.00	0.00	0.00	0.00	0.00
		0.00	90.00	50.00	0.00	75.00 %	25.00 %			0.00	0.00
2019	50.00	0.00	30.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00
		0.00	50.00	30.00	0.00	100 %	0 %			0.00	0.00
2018	50.00	0.00	0.00	0.00	50.00	40.00	10.00	0.00	0.00	0.00	0.00
		0.00	40.00	0.00	0.00	80.0 %	20.0 %			0.00	0.00
2017	50.00	0.00	0.00	25.00	75.00	75.00	0.00	0.00	0.00	0.00	0.00
		0.00	75.00	0.00	0.00	100 %	0 %			0.00	0.00
2016	50.00	0.00	0.00	0.00	50.00	50.00	0.00	0.00	0.00	0.00	0.00
		0.00	50.00	0.00	0.00	100 %	0 %			0.00	0.00
<b>Sub.</b>	<b>1,720.00</b>	<b>0.00</b>	<b>280.00</b>	<b>25.00</b>	<b>1,770.00</b>	<b>965.00</b>	<b>805.00</b>	<b>45.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
		<b>0.00</b>	<b>965.00</b>	<b>305.00</b>	<b>0.00</b>	<b>54.52 %</b>	<b>45.48 %</b>			<b>0.00</b>	<b>0.00</b>
<b>Total</b>	<b>3,060,494.55</b>	<b>33,742.33</b>	<b>15,931.09</b>	<b>2,075.51</b>	<b>3,045,920.49</b>	<b>2,944,278.34</b>	<b>105,435.69</b>	<b>111,695.38</b>	<b>538.15</b>	<b>-10.77</b>	<b>0.00</b>
		<b>776.56</b>	<b>2,945,054.90</b>	<b>33,023.85</b>	<b>0.00</b>	<b>96.54 %</b>	<b>3.46 %</b>			<b>527.38</b>	<b>0.00</b>

Signature (Tax Collector) \_\_\_\_\_

**30-60-90 Service Report**

Service Name	12/8/2025 0-30 Days	11/7/2025 31-60 Days	10/8/2025 61-90 Days	9/8/2025 90+ Days	Total
WATER C IN	\$3,843.58	\$18,047.26	\$581.43	\$8,847.08	\$31,319.35
WATER IRR IN	\$0.00	\$317.00	\$0.00	\$15.74	\$332.74
WATER C OUT	\$3,512.44	\$20,690.49	\$765.01	\$34,044.30	\$59,012.24
SEWER OUT	\$721.94	\$37,991.18	\$850.63	\$36,649.66	\$76,213.41
SEWER IN	\$13,506.22	\$48,584.65	\$2,243.05	\$28,842.79	\$93,176.71
SEN SEWER IN	\$89.25	\$287.58	\$0.00	\$2,979.74	\$3,356.57
SEN SEWER OUT	\$0.00	\$0.00	\$0.00	\$990.62	\$990.62
SEWER IN NOHK	\$74.40	\$2,385.16	\$0.00	\$2,076.56	\$4,536.12
LANDFILL TIPFEE	\$242.02	\$3,297.71	\$214.08	\$2,781.81	\$6,535.62
BOD/TSS RES	\$770.46	\$3,362.48	\$194.40	\$3,652.88	\$7,980.22
BOD/TSS COM	\$6.67	\$152.25	\$0.00	\$21.17	\$180.09
BOD/TSS RESCOM	\$11.82	\$899.00	\$0.00	\$181.33	\$1,092.15
WATER SPRINKLR	\$251.60	\$180.00	\$0.00	\$0.00	\$431.60
RETURN PMT FEE	\$175.00	\$0.00	\$0.00	\$500.00	\$675.00
NONPAYMENT FEE	\$331.92	\$895.15	\$1,000.00	\$17,639.47	\$19,866.54
LANDFILL TIPFEU	\$9.60	\$0.00	\$0.00	\$38.40	\$48.00
OTHER UNK	\$0.00	\$0.00	\$0.00	\$1,626.48	\$1,626.48
YARD CART PCKUP	\$9.16	\$74.97	\$0.00	\$66.89	\$151.02
WA - PENALTY	\$0.00	\$0.00	\$8.74	\$1,457.37	\$1,466.11
PENALTY	\$57.45	\$6,229.04	\$337.90	\$6,714.72	\$13,339.11
SEWER IN PULL	\$0.00	\$109.25	\$0.00	\$0.00	\$109.25
SM01	\$25.00	\$0.00	\$0.00	\$0.00	\$25.00
<b>Totals:</b>	<b>\$23,638.53</b>	<b>\$143,503.17</b>	<b>\$6,195.24</b>	<b>\$149,127.01</b>	<b>\$322,463.95</b>