



Town of Pilot Mountain  
Town Hall 124 West Main Street Pilot Mountain, NC 27041  
Monday, August 09, 2021, 7:00 PM

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## **BOARD OF COMMISSIONERS REGULAR MEETING AGENDA**

### **Call to Order/Moment of Silence/Pledge of Allegiance**

### **Adoption of Agenda**

### **Public Comment**

*Anyone may speak on any issue. Before speaking, please state your name and address. Please limit comments to three minutes.*

### **Presentations**

1. Presentation from Luke Hutchens

### **Consent Agenda**

- [2.](#) Approval of Minutes

### **Board & Committee Reports**

- [3.](#) ABC Board Report

### **New Business**

- [4.](#) ARPA Capital Project Ordinance
- [5.](#) FY 2021-2022 Budget Amendment 1
- [6.](#) Stream Bank Restoration Capital Project Ordinance
- [7.](#) Mount Airy Interconnect Loan and Grant Funds Acceptance
- [8.](#) Sunset/Simmons Water Line Funds Acceptance
- [9.](#) Mt Airy Interconnect Project Amendment 1
- [10.](#) Mt Airy Interconnect Easement Condemnations

### **Administrative Reports**

- [11.](#) Town Manager & Staff Reports

### **Mayor and Commissioners Comments**

### **Other Business**

### **Adjourn**

**Town of Pilot Mountain  
Board of Commissioners Meeting  
Monday, June 14, 2021  
7:00 PM**

**Members Present:** Mayor Evan Cockerham, Commissioner Rachel Collins, Commissioner Donna Kiger, Commissioner Scott Needham via Zoom and Commissioner Dwight Atkins

**Staff Present:** Town Manager, Michael Boaz, Town Clerk, Holly Utt, Police Chief Robbie Jackson, Public Works Director, Bob Jones, Town Planner, Andy Goodall and Town Attorney, Ed Woltz

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**Call to order 7:00 PM**

Mayor Cockerham called the meeting to order at 7:00 PM. After a moment of silence, Commissioner Kiger led the Pledge of Allegiance.

**Adoption of Agenda**

Mayor Cockerham asked to add Surry Medical Ministries to the agenda. Commissioner Collins made a motion to adopt the agenda as amended and it was unanimous.

**Presentations**

Nancy Dixon with Surry Medical Industries. She explained the ministry provides medical care for low income, un-insured residents of Surry County. With the pandemic, needs have increased in the community. In order to provide services to the citizens they will need to add one full time medical provider and one full time nurse medical assistant. The cost to run and maintain Surry Medical Ministries will increase to \$200K with \$100K already sourced. Mrs. Dixon asked that the Board consider a shared request with the county and other municipalities of \$2,000.

Charles Anderson with the Resource Institute gave an update on the Streambank Restoration Project. The easements have been obtained and submitted to the Clean Water Management Trust Fund and there should be some response within the next couple of weeks. Once approval is received from CWMTF they will continue with the final design, permitting and construction. The construction should take 3-4 months. Mayor Cockerham asked if construction would begin in the fall. Mr. Anderson said it should start in the fall but worst case scenario the construction could begin as late as March 2022.

**FY 2021-2022 Budget – Public Hearing**

Mayor Cockerham opened the public hearing for the Fiscal Year 2021-2022 budget. No comments were received and the public hearing was closed.

**UDO Zoning Map Amendment Public Hearing**

Andy Goodall explained that the rezoning pertained to a 1.35 acre property at the corner of Grassy Knob Road and Hwy 52 Bypass. The property is currently zoned RA and the applicant has requested to rezone to LI to accommodate a small towing service on that lot. The land use map calls for medium density residential. Andy explained that the property was zoned RA and it is located in a watershed and there could only be a maximum of one home on that land. The location on the bypass makes it more conducive

for an industrial use. The Planning Board reviewed the request in May and voted 4-0 to recommend approval of the request.

Jason Doss, applicant for rezoning was present to speak. Mr. Doss stated that he owns wrecker businesses in King and Winston-Salem. He explained that there would not be a lot of traffic in and out and very low turnover. They want to use the site for heavy equipment that would not be on site for more than 10 days. They will comply with ordinances to include the buffers and screening.

Gary Mills, attorney for Jason Doss, noted that the re-zoning is keeping the character of what is already on Old 52. There are stores, garages and gas stations right there in the immediate area and this request will fit with the area.

Kester Tresler, 1034 Grassy Knob Road, was present to speak. Mr. Tresler asked if the property was sold would the rezoning go with it. Mayor Cockerham stated that it would. Mr. Tresler asked who would be responsible for the lowering the water line. Andy stated that the developer would be responsible. Commissioner Kiger asked if the Board could put conditions on the property. Andy noted that the size of the property more buffer would not need to be added because of the watershed.

Mayor Cockerham closed the public hearing.

#### **Public Comment**

Frank Nichols, Nelson Street was present to address the Board. He stated that he had talked to people in the area of the Lynch property rezoning and he had been informed that they intended to put in a stone crushing plant or asphalt plant. He also stated that he was against the town giving money to the Armfield Center, they need to become self-sufficient.

Andy Goodall reminded the Board that the public comment on that rezoning was closed.

Daniel Lynch stated that there would be no stone crushing plant or asphalt plant on that property and he is more than willing to agree to conditions on the property.

#### **Consent Agenda**

- May 10, 2021 Regular Meeting
- May 20, 2021 Work Session

Commissioner Atkins made a motion to approve the consent agenda and it was unanimous.

#### **Board & Committee Reports**

April 2021 sales were \$181,091, an increase of 18.86% over April 2020 sales of \$151,583. May 2021 sales were \$186,212, an increase of 10.16% over May 2020 sales of \$167,640. On behalf of Billy Pell, Mr. Boaz commended the employees of the ABC Store for their hard work and especially store manager, Paula Jones.

#### **Unfinished Business**

##### **UDO Amendment – 2021-REZ-01**

Andy Goodall stated that he had spoken with Daniel Lynch and he has agreeable to conditional zoning. The recommendation is to rezone the property to GM CD. This would limit the allowable uses to operable vehicle storage, outdoor storage for construction materials and that a type 3 buffer yard be installed around the area used for storage. For any additional uses they would have to petition the town to add

those uses. Commissioner Atkins stated that he had some concerns with the consistency of the land use plan. He stated that the proposed rezoning did not encourage a diverse mix of industries and businesses and it did not seek a balance between the benefits of economic development and possible negative impacts that certain types of industry might have on the environment and overall quality of life of the residents. Commissioner Atkins made a motion to deny the rezoning. The motion did not pass. Commissioner Kiger stated that she was concerned with the negative impact on properties on Golf Course Road. Mayor Cockerham stated that there is a need for more affordable housing and there is no benefit to the overall community. Andy Goodall explained that since this is a large tract of land the Board is looking at the “what if’s”. There is 40 acres across the street that is zoned GM. He noted that it was highly unlikely that anyone would build medium to high density residential across from the parcel already zoned GM. Daniel Lynch also stated that he has spoken to people in the area and they had asked what they plans were for the property. The reality is that he has had no plans on doing anything with the property. The intent is to level the property but he has no immediate plans to use it for storage and there are no plans to sell the property. Commissioner Needham asked to abstain from voting due to being an adjoining property owner. Commissioner Kiger made a motion to table the vote on the UDO Amendment 2021-REZ-01 until the July meeting and it was unanimous.

### **Main Street Parklet Discussion**

Main Street Coordinator, Jenny Kindy, presented cost for proposed parklets. This would be a great community space and help visitors feel welcomed in downtown. One public parklet would be located at Liv for Sweets and the area in front of The Tilted Ladder for street dining. Each parklet would take up two parking places. She noted that this is a good starting point to gauge the community reaction and benefits for downtown business. The total project cost for both parklet designs would be \$4,118. Commissioner Needham made a motion to approve the proposed parklet project and it was unanimous.

### **New Business**

#### **FY 2022 Budget Ordinance**

Mr. Boaz stated that the Board would have to wait 24 hours to approve the budget since Commissioner Needham was attending by Zoom. Mayor Cockerham stated that the LGC wants to see the town in a better position with the enterprise fund and they believe the current budget ordinance and fee schedule will benefit the town.

#### **FY 2022 Fee Schedule**

Mr. Boaz explained that there was no increase in administrative fees. There is a 12% increase across the board to water and sewer fees and infrastructure fees. This will include the base rate and volumetric rate. Mayor Cockerham commented that it is important for the LGC to see that the town is getting their finances in order and capital improvements will be done. Commissioner Atkins made a motion to adopt the 2021-2022 Schedule of Fees as presented and it was unanimous.

### **ARPA Funds Discussion**

Mr. Boaz stated that the town is scheduled to receive \$410K from the American Rescue Plan Act over the next 2 years. There are strict guidelines as to how this money can be spent. Staff has recommended the following: Assistance to non-profits - \$20K be allocated to the Armfield Civic Center, \$15K to the Civic Club and \$5K to Surry Medical Ministries. Assistance to Small Businesses – set up a fund of \$35K to give back to small business to recover from losses affected by the pandemic. Water/Sewer Infrastructure - \$335K to be used for infrastructure projects and engineering work. Commissioner Kiger asked that the town hold off on the Civic Club, give 5K to Surry Medical Ministries on the first round of funding. She asked for accountability from the Armfield Civic Center for any monies that has been received from the

town by way of financial statements. She would also like to know how many of the members are in-town residents. Commissioner Kiger made a motion to approve the first round of ARPA funds of deferring the Civic Club, \$10K to the Armfield Center, defer small business and the balance to go to water/sewer and it was unanimous.

#### **FY 2021 Budget Amendment 4**

This amendment is needed to insure that the budget for 2020-2021 is fully balanced by the end of year. Commissioner Collins made a motion to approve Budget Amendment 4 and it was unanimous.

#### **On Call Engineering Services**

Mr. Boaz explained that the state requires the statements of qualification for engineers to do design work projects. Often times there are smaller projects that need input from an engineer and it usually adds 3 months to the completion timeline. On Call Engineering would cover small projects or issues that arise on a regular basis and allow the start of design work on larger projects without having to repeat the selection process. Statements of qualifications have been received from several firms and Mr. Boaz recommended going with Withers Ravenel. They have been working on several projects with the town and are familiar with our needs. Commissioner Atkins made a motion to authorize the town manager to enter into an agreement with WithersRavenel and it was unanimous.

#### **Administrative Reports**

##### **Town Manager's Report**

- Mr. Boaz introduced Bob Jones as the new Public Works Director. Mr. Jones stated that he was glad for the opportunity to work in Pilot Mountain and he looks forward to tackling some of the town's issues.
- Previously the town had been having a difficult time making water/sewer taps in a timely matter. Since that time the town has contracted out a number of duties that the PW department had been doing. It is his recommendation that the town begin doing the water/sewer taps in house.
- A meeting was held with the LGC regarding funding applications. They answered question that the LGC staff had about the applications and they should be on the agenda in August.
- Construction has begun on the Mt. Airy Interconnect Project with a completion date scheduled for mid 2022.
- Construction on the Simmons/Sunset water line and the Sunset Sewer Project is nearly complete. Once completed Simmons and Sunset will be repaved.
- Event season is kicking off with the Food Truck Festival on June 26<sup>th</sup> with a concert will follow.

#### **Mayor and Commissioners Comments**

**Commissioner Atkins:** He asked about the parking situation on School Street and Swanson Street. Mr. Boaz stated that he had discussed it with Chief Jackson but he's not sure what the solution would be at this time.

**Commissioner Kiger:** She encouraged people to get involved with the town and events. Jenny is needing volunteers for the upcoming food truck rodeo and concert.

**Commissioner Needham:** It was nice to meet the new PW Director. He commended everyone involved with the events in town and he is excited that the events are happening.

**Commissioner Collins:** She has been approached about people speeding on Depot Street and the residents want speed bumps. Mr. Boaz stated that speed bumps were not the best traffic calming devices and they can get damaged by snow plows. They discussed other options for speed monitoring. Mayor Cockerham stated that people slow down when they see the speed trailer and recommended some type of electronic speed monitoring device.

**Mayor Cockerham:** Mayor Cockerham talked about getting back to unity. The board is made of up republicans and democrats and everyone has a different prospective. They put all that aside and do what is best for the community. He encouraged everyone to be kind to one another and regardless of your race, creed, gender or sexual orientation, you are welcome in Pilot Mountain.

**Closed Session - § 143-318.11(a)(6)**

Commissioner Atkins made a motion to go into closed session and it was unanimous.

Commissioner Kiger made a motion to come out of closed session and it was unanimous.

**Other Business**

No other business to discuss.

**Adjourn or Recess**

Commissioner Kiger made a motion to recess until June 16 at 1:00PM and it was unanimous.

Respectfully Submitted:

Attest:

\_\_\_\_\_  
Holly Utt  
Town Clerk

\_\_\_\_\_  
Evan Cockerham  
Mayor

**Town of Pilot Mountain  
Board of Commissioners Recessed Meeting  
Wednesday, June 16, 2021  
1:00 PM**

**Members Present:** Mayor Evan Cockerham, Commissioner Rachel Collins, Commissioner Scott Needham and Commissioner Dwight Atkins

**Staff Present:** Town Manager, Michael Boaz, Town Clerk, Holly Utt and Town Planner, Andy Goodall

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**Case # 2021-REZ-02 RA to LI**

Mayor Cockerham stated that the land is across the street from a gas station and is not large enough for a single family residence and that the proposed use would be best for this location. Commissioner Atkins agreed that it is more consistent with what is currently surrounding the property and it would be more useful to re-zone to LI. Commissioner Collins agreed that this would be the most useful zoning for the property. Commissioner Atkins made a motion to adopt the following statement of consistency: The request is not consistent with the Town of Pilot Mountain Land Use Plan's "Medium Density Residential" future land use classification, but that acreage and watershed constraints make the parcel more conducive for a small-scale non-residential development that it does medium-density residential. Commissioner Atkins, Commissioner Collins and Commissioner Needham voted in favor of adopting the statement of consistency.

Commissioner Needham made a motion to adopt the zoning map amendment and it was unanimous.

**FY 2021-2022 Budget Ordinance**

Commissioner Collins made a motion to adopt FY 2021-2022 Budget Ordinance and it was unanimous.

**Adjourn or Recess**

Commissioner Atkins made a motion to adjourn and it was unanimous.

Respectfully Submitted:

Attest:

\_\_\_\_\_  
Holly Utt  
Town Clerk

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Evan Cockerham  
Mayor



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

ABC Board Report	
<b><u>Background Information:</u></b>	
ABC Board Chairman Billy Pell provided the monthly report on the ABC Store.  June 2020: \$149,445 June 2021 \$170,020  Increase of 10.74%.	
<b><u>Staff Recommendation:</u></b>	Information only
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• None</li></ul>	



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

ARPA Capital Project Ordinance	
<b><u>Background Information:</u></b>	
<p>As we have discussed, the original estimates from the NCLM stated that the Town would receive \$410,000 from the American Rescue Plan Act over two fiscal years. We have received our first distribution of funds and it was \$255,000, which is \$50,000 more than we would have expected. As the distributions are supposed to be equal, it is possible that we will receive approximately \$510,000.</p> <p>The LGC staff has recommended that we create a Capital Project for these funds. This is to make the tracking of how these funds are spent easier and to facilitate reporting. I have prepared the attached capital project ordinance for the original estimate of \$410,000. If it turns out that we receive more than that, the Board can amend the ordinance at a later date. I don't want to plan to count on more than the original estimate in case the two distributions are not equal. The expenditures reflect how the Board has discussed spending these funds, but we do not plan to distribute the non-profit or the business grants until the conditions established for the non-profit assistance are met and a program is approved by the Board for the business grants.</p>	
<b><u>Staff Recommendation:</u></b>	Approve Capital Project Ordinance
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve CP ordinance</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• ARPA Funds Capital Project Ordinance</li></ul>	

**PROJECT BUDGET ORDINANCE  
AMERICAN RESCUE PLAN ACT PROJECT**

**BE IT ORDAINED**, by the Pilot Mountain Board of Commissioners, that pursuant to North Carolina General Statutes Section 13.2 of Chapter 159, the following capital project ordinance is hereby adopted:

**Section 1:** The project authorized is the “American Rescue Plan Act”.

**Section 2:** The officers of this unit are hereby directed to proceed with the project within the budget contained herein.

**Section 3:** The following revenues are anticipated to be available to complete this project.

American Rescue Plan Act Funds	\$410,000.00
<b>Total:</b>	<b>\$410,000.00</b>

**Section 4:** The following amounts are the anticipated expenditures for the project:

Assistance to Non-Profits	\$35,000.00
Business Grant Program	\$35,000.00
Water/Sewer Projects	\$340,000.00
<b>Total:</b>	<b>\$410,000.00</b>

**Section 5:** The Town Manager is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement state regulations.

**Section 6:** The Town Manager is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

**Section 7:** Copies of this grant project ordinance shall be made available to the Town Manager for direction in carrying out this project.

Adopted this the 9<sup>th</sup> day of August, 2021.

SEAL:

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*Evan J. Cockerham, Mayor*

ATTEST:

\_\_\_\_\_  
*Holly Utt, Town Clerk*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

FY 2021-2022 Budget Amendment 1	
<b><u>Background Information:</u></b>	
This budget amendment would do several things. First, we received an equipment grant from the NC Governor's Crime Commission last year. We did not spend all of that grant money before the end of the FY and so we need to appropriate the grant funds and the expenditures again in this fiscal year. Second, we are making a couple of vehicle purchases that we need to budget for and we are recognizing revenue from the sale of the F750 dump truck.	
<b><u>Staff Recommendation:</u></b>	Approve Budget Amendment 2022-01
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve Budget Amendment 2022-01</li><li>• Make changes to and approve budget amendment 2022-01</li><li>• Deny approval of budget amendment 2022-01</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Budget Amendment 2022-01</li></ul>	

**Town of Pilot Mountain, North Carolina**  
**FY 2021 – 2022 Budget Ordinance**

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**Amendment No. 2022-01**

**BE IT ORDAINED** by the Pilot Mountain Board of Commissioners that the 2021-2022 Budget Ordinance be amended as follows:

<b>REVENUES</b>	-
Increase 10-3837-4000 – Grants	\$14,000.00
Increase 10-3350-0200 – Sale of Fixed Assets	\$29,500.00
Increase 10-3900-0100 – Loan Proceeds	\$30,000.00
Increase 60-3350-0001 – Sale of Fixed Assets	\$29,500.00

<b>EXPENDITURES</b>	-
Increase 60-7820-7115 – Capital Outlay-Equipment	\$29,500.00
Increase 10-4120-7115 – Capital Outlay	\$30,000.00
Increase 10-4510-2600 – Supplies and Materials	\$14,000.00
Increase 10-4560-7115 – Capital Outlay-Equipment	\$29,500.00

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Adopted this 9<sup>th</sup> day of August, 2021

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Evan Cockerham, *Mayor*

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Holly Utt, *Town Clerk*

*Explanation of Amendment:*

*1. To appropriate funds related to PD Equipment Grant, sale of Fixed Assets, and vehicle purchases..*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

Stream Bank Restoration Capital Project Ordinance	
<b><u>Background Information:</u></b>	
This capital project would be for the expenses related to the stream bank restoration project.	
<b><u>Staff Recommendation:</u></b>	Approve Capital Project Ordinance
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve CP ordinance</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Stream Bank Restoration Capital Project Ordinance</li></ul>	

**PROJECT BUDGET ORDINANCE  
STREAM BANK RESTORATION CAPITAL PROJECT**

**BE IT ORDAINED**, by the Pilot Mountain Board of Commissioners, that pursuant to North Carolina General Statutes Section 13.2 of Chapter 159, the following capital project ordinance is hereby adopted:

**Section 1:** The project authorized is the “Stream Bank Restoration Project”.

**Section 2:** The officers of this unit are hereby directed to proceed with the project within the budget contained herein.

**Section 3:** The following revenues are anticipated to be available to complete this project.

Clean Water Management Trust Fund Grant	\$800,000.00
Division of Water Resources Grant	\$300,000.00
<b>Total:</b>	<b>\$1,100,000.00</b>

**Section 4:** The following amounts are the anticipated expenditures for the project:

Project Administration	\$110,000.00
Design/Construction	\$990,000.00
<b>Total:</b>	<b>\$1,100,000.00</b>

**Section 5:** The Town Manager is hereby directed to maintain within the Grant Project Fund sufficient specific detailed accounting records to provide the accounting to the grantor agency required by the grant agreement state regulations.

**Section 6:** The Town Manager is directed to report quarterly on the financial status of each project element in Section 4 and on the total revenues received or claimed.

**Section 7:** Copies of this grant project ordinance shall be made available to the Town Manager for direction in carrying out this project.

Adopted this the 9<sup>th</sup> day of August, 2021.

SEAL:

\_\_\_\_\_  
*Evan J. Cockerham, Mayor*

ATTEST:

\_\_\_\_\_  
*Holly Utt, Town Clerk*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

Mount Airy Interconnect Loan and Grant Funds Acceptance	
<b><u>Background Information:</u></b>	
The LGC approved our request for additional funding for the MA Interconnect project. The Board needs to adopt the attached resolution in order to accept these funds.	
<b><u>Staff Recommendation:</u></b>	Approve Resolution R2021-08
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve resolution</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Resolution R2021-08</li></ul>	

**RESOLUTION AUTHORIZING TOWN ACCEPTANCE OF  
MOUNT AIRY INTERCONNECT LOAN AND GRANT FUNDS**

**WHEREAS**, the Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Fund have authorized the making of loans and/or grants, as applicable, to aid eligible, drinking-water system owners in financing the cost of construction for eligible, drinking-water infrastructure, and;

**WHEREAS**, the North Carolina Department of Environmental Quality has offered a State Revolving Loan in the amount of \$3,395,000 and a State Reserve Grant of \$1,950,000 for the purpose of constructing an interconnection with the City of Mt. Airy Water System, and;

**WHEREAS**, the Town of Pilot Mountain intends to construct said project in accordance with the approved plans and specifications.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners that:

1. That the Town of Pilot Mountain does hereby accept the State Reserve Loan totaling \$3,395,000 and the State Reserve Grant of \$1,950,000.
2. That the Town of Pilot Mountain does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.
3. That, James Michael Boaz, Town Manager/Finance Officer and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.
4. That the Town of Pilot Mountain has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

**ADOPTED** by the Board of Commissioners of the Town of Pilot Mountain this the 9<sup>th</sup> day of August 2021.

Attest:

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*Evan Cockerham, Mayor*

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*Holly Utt, Town Clerk*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

Sunset/Simmons Water Line Funds Acceptance	
<b><u>Background Information:</u></b>	
The LGC approved our request for funding for the Sunset/Simmons Waterline project. The Board needs to adopt the attached resolution in order to accept these funds.	
<b><u>Staff Recommendation:</u></b>	Approve Resolution R2021-09
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve resolution</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Resolution R2021-09</li></ul>	

**RESOLUTION AUTHORIZING TOWN ACCEPTANCE OF  
SUNSET/SIMMONS WATER LINE LOAN FUNDS**

**WHEREAS**, the Safe Drinking Water Act Amendments of 1996 and the North Carolina Water Infrastructure Fund have authorized the making of loans and/or grants, as applicable, to aid eligible, drinking-water system owners in financing the cost of construction for eligible, drinking-water infrastructure, and;

**WHEREAS**, the North Carolina Department of Environmental Quality has offered a State Revolving Loan in the amount of \$379,795 with \$189,897 of principal forgiveness for the purpose of constructing replacement of the water lines on Sunset Drive and Simmons Drive, and;

**WHEREAS**, the Town of Pilot Mountain intends to construct said project in accordance with the approved plans and specifications.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners that:

1. That the Town of Pilot Mountain does hereby accept the State Reserve Loan totaling \$3,395,000 and the State Reserve Grant of \$1,950,000.
2. That the Town of Pilot Mountain does hereby give assurance to the North Carolina Department of Environmental Quality that any Conditions or Assurances contained in the Award Offer will be adhered to.
3. That, James Michael Boaz, Town Manager/Finance Officer and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make assurances as contained above; and to execute such other documents as may be required by the Division of Water Infrastructure.
4. That the Town of Pilot Mountain has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

**ADOPTED** by the Board of Commissioners of the Town of Pilot Mountain this the 9<sup>th</sup> day of August 2021.

Attest:

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*Evan Cockerham, Mayor*

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*Holly Utt, Town Clerk*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

Mt Airy Interconnect Project Amendment 1	
<b><u>Background Information:</u></b>	
This amendment to the capital project ordinance for the Mt. Airy Interconnect project is necessary due to the increased costs and additional loan funds received.	
<b><u>Staff Recommendation:</u></b>	Approve Amendment to CP Ordinance
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve amendment</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Mt Airy Interconnect Project Budget Amendment 1</li></ul>	

**Town of Pilot Mountain, North Carolina**  
**Mount Airy Interconnect Capital Project Ordinance**

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**Amendment No. 1**

**BE IT ORDAINED** by the Pilot Mountain Board of Commissioners that the Landfill Rehabilitation Capital Project Ordinance be amended as follows:

<b>Revenues</b>		-
Increase	37-3999-1000 – NC SRP Grant and Loan	\$1,250,000.00
<b>Total Increase</b>		<b>\$1,250,000.00</b>
<b>EXPENDITURES</b>		-
Increase	37-4120-1910 – Water Supply Improvements	\$1,250,000.00
<b>Total Increase</b>		<b>\$1,250,000.00</b>

Adopted this 9<sup>th</sup> day of August, 2021

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*Evan J Cockerham, Mayor*

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*Holly Utt, Town Clerk*

*Explanation of Amendment:*

- 1. To account for additional expenditures and grant revenue for interconnect project.*



TOWN OF PILOT MOUNTAIN  
BOARD OF COMMISSIONERS MEETING

Mt Airy Interconnect Easement Condemnations	
<b><u>Background Information:</u></b>	
We have secured the vast majority of the easements that are required for this project. After multiple attempts, we have not gotten a response from several people. Ed and I are asking that the Board adopt the attached resolutions that authorize condemnation of the necessary easements.	
<b><u>Staff Recommendation:</u></b>	Approve Condemnation Easements
<b><u>Possible Board of Commissioner Actions</u></b>	
<ul style="list-style-type: none"><li>• Approve resolutions</li><li>• Table until a later date</li><li>• Take no action</li></ul>	
<b><u>Attachments</u></b>	
<ul style="list-style-type: none"><li>• Chavez, Harrison, Jordan, L Smith, A Smith, K Smith Resolutions</li></ul>	

RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF  
Miguel Rodriguez Chavez  
Any Spouse of Miguel Rodriguez Chavez

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter “Town” hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit “A” which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit “A” by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit “A” which is incorporated herein by reference.
2. The Town Attorney is directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described and Town Manager is authorized to verify the Complaint to be filed with Surry County Clerk of Court.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

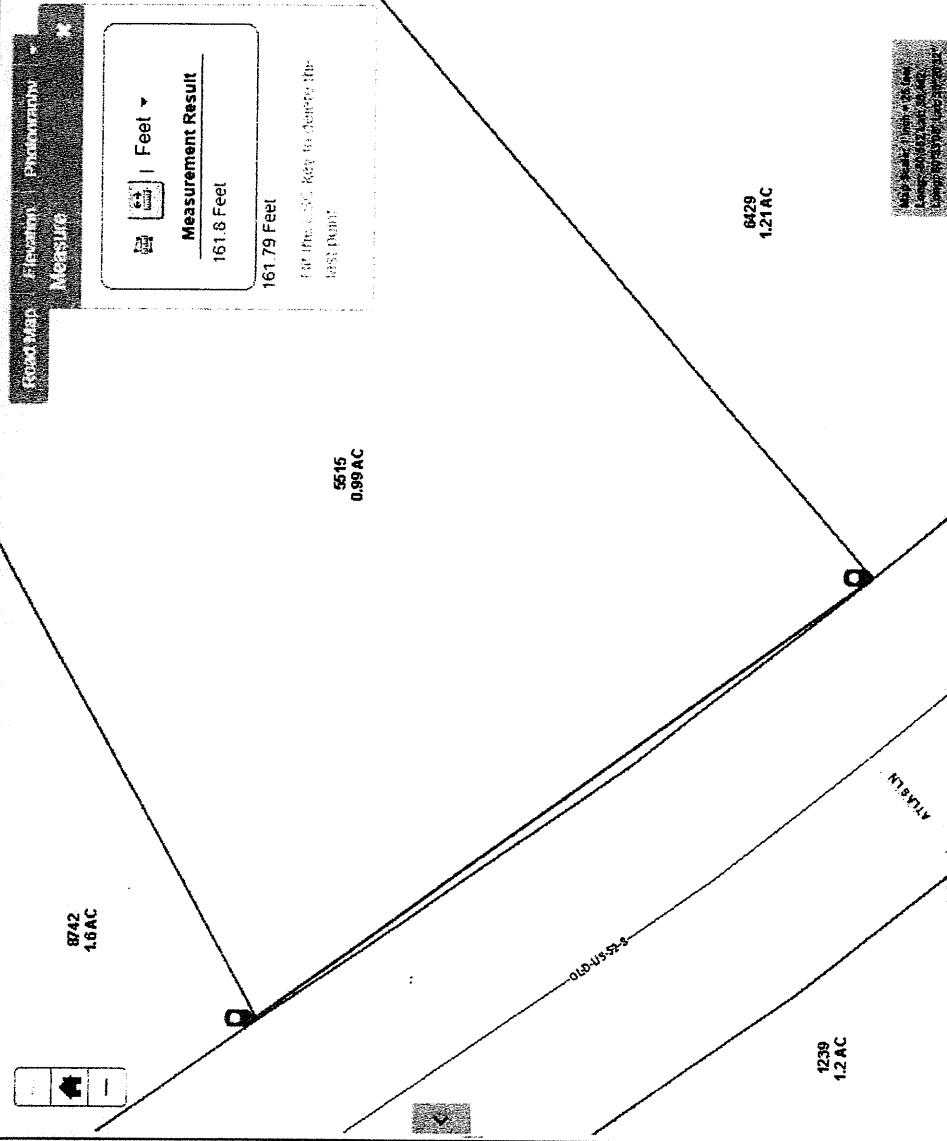
**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 162 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Miguel Rodriguez Chavez  
Any Spouse of Miguel Rodriguez Chavez

A Portion of Surry County Tax Parcel No. 5948-03-33-5515



**Search** | **Results** | **Layers**

**Results List**

**Details**

PIN: 56460338515  
 Owner: CHAVEZ MIGUEL RODRIGUEZ  
 138 SALLISDA LN  
 MOUNT AIRY NC 27030-0000  
 Physical Address: 971 TOLD US ST S  
 Dead Reference: 01448 0480  
 Acres: 0.99 AC  
 Building Value: \$88,100  
 Land Value: \$19,000  
 Other Value: \$0  
 Total Assessed Value: \$73,150  
 \* Property Reacquired

[Map](#) | [Layers](#) | [Measure](#) | [Print](#) | [Home](#)

RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF  
Larry D. Jordan  
Any Spouse of Larry D. Jordan

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter “Town” hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit “A” which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit “A” by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit “A” which is incorporated herein by reference.
2. The Town Attorney is directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described and Town Manager is authorized to verify the Complaint to be filed with Surry County Clerk of Court.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

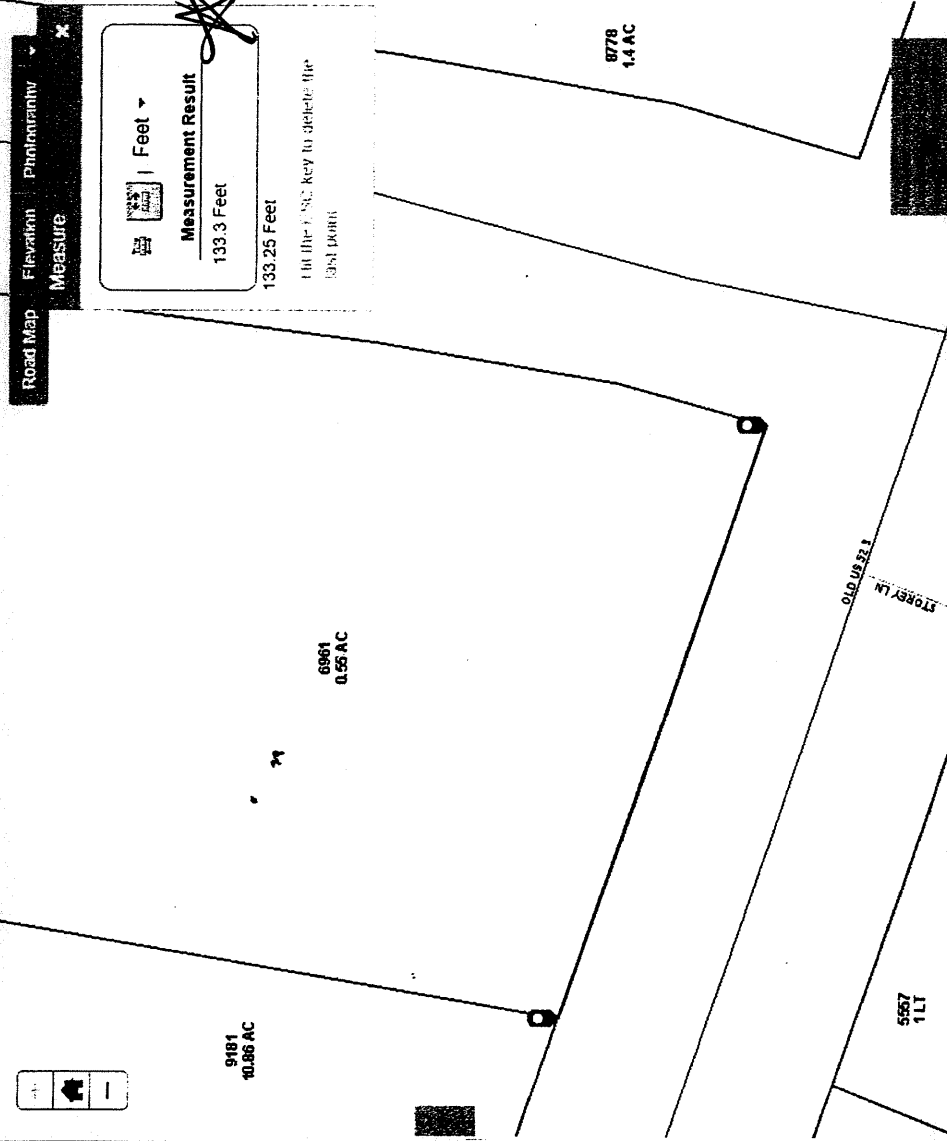
**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 134 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Larry D. Jordan  
Any Spouse of Larry D. Jordan

A Portion of Surry County Tax Parcel No. 5948-00-42-6961



**Details**

**PIN:** 5948042601  
**Owner:** JORDAN LARRY  
 COL LARRY DALE JORDAN  
 111 PRESTON LN  
 MOUNT AIRY NC 27030-9664  
**Physical Address:** 111 PRESTON LN  
**Deed Reference:** 00762.0700  
**Acres:** 0.65 AC  
**Building Value:** \$104,830  
**Land Value:** \$9,750  
**Other Value:** \$800  
**Total/Assessee Value:** \$115,180  
\* Property Parcel Card

Zoom To	Clear
Appraisal Card	Mail To
Adjoints	Print
Select By Location	

RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF

Austin B. Smith  
Whitney M. Smith

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter "Town" hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit "A" which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit "A" by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit "A" which is incorporated herein by reference.
2. The Town Attorney is directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described and Town Manager is authorized to verify the Complaint to be filed with Surry County Clerk of Court.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 232 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Austin B. Smith  
Whitney M. Smith

A Portion of Surry County Tax Parcel No. 5957-01-05-9650

**SMITH AUSTIN B SMITH WHITNEY M**  
 2101 OLD US 52 S  
 100108142

COUNTY WIDE (100), FIRE - ARARAT (100), LANDFILL  
 Reval Year: 2016 Tax Year: 2021  
 Appraised By: 44 on 09/10/2019 08500 PILOT - RURAL  
 LT 2 PB 31 PG 176  
 CARD NO. 1 of 1  
 2,7700 AC  
 TW-06 CL-16 FR-

PLAT: 00031/00176 UNIQ ID 1970969 ID NO:  
 Parcel ID: 5957-01-05-9650-  
 SPLIT FROM ID 254044

CONSTRUCTION DETAIL	USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	2017	% GOOD	DEPRECIATION	INORM	100.0	DEPR. BUILDING VALUE - CARD	MARKET
Foundation	3	51	01	1,147	102	90086	2017	2017						90,090	
Sub Floor System	4													21,330	111,420
Plywood	10													111,420	
Exterior Walls	10													0	0
Aluminum/Vinyl Siding	29.00													0	0
Roofing Structure	03													0	0
Gable	7.00													0	0
Roofing Cover	10													0	0
Wood Shingle/Architectural Shingle	4.00													0	0
Interior Wall Construction	5													0	0
Drywall/Sheetrock	20.00													0	0
Interior Floor Cover	14													0	0
Carpet	0.00													0	0
Interior Floor Cover	08													0	0
Sheet Vinyl	6.00													0	0
Heating Fuel	04													0	0
Electric	1.00													0	0
Heating Type	10													0	0
Heat Pump	4.00													0	0
Air Conditioning Type	03													0	0
Central	4.00													0	0
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0													0	0
Bedrooms	12.000													0	0
BAS - 3 FUS - 0 LL - 0														0	0
Bathrooms														0	0
BAS - 2 FUS - 0 LL - 0														0	0
Half-Bathrooms														0	0
BAS - 0 FUS - 0 LL - 0														0	0
Office														0	0
BAS - 0 FUS - 0 LL - 0														0	0
<b>TOTAL POINT VALUE</b>														<b>100,000</b>	

BUILDING ADJUSTMENTS	Quality	3	AVERAGE	1.00
Shape/Design	2	RECTANG	1.00	
Size	Size	Size	1.02	
<b>TOTAL ADJUSTMENT FACTOR</b>			<b>1.020</b>	
<b>TOTAL QUALITY INDEX</b>			<b>1.02</b>	



OFF. RECORD	BOOK	PAGE	DATE	DEED	TYPE	O/U	V/I	INDICATE
	00650	0457	6	1997	WD*	0	V	12,000
	00461	1027	7	1988	WD*	0	V	8,000
	01595	0760	5	2017	NW	E	V	0
	01523	0681	6	2015	WD	E	V	10,000

SALES DATA	OFF. RECORD	BOOK	PAGE	DATE	DEED	TYPE	O/U	V/I	INDICATE

NOTES	DEPR. BUILDING VALUE - CARD	MARKET
FGR ONLY CONCRETE PAD 12/17	21,330	90,090

BLDG DIMENSIONS	SUBAREA	GS AREA	PCT	RPL CS	TOTAL OB/XF VALUE
	BAS	1,144	100	89850	
	STP	16	020	236	
<b>TOTALS</b>		<b>1,160</b>		<b>90,086</b>	

LAND INFORMATION	HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LAND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL ADJUST	TOTAL LAND UNITS	UNIT TYPE	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES
	SFR	0100	RA	232	0	1.0000	0	0.5500		RP	14,000.00	0.550	2.770	AC	7,700.00	21329	0
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	

PERMIT	CODE	DATE	NO.

ROUTE	WTRSHD
0	

HEATED AREA	1,144

DATE	11/10/2020 8:44:56 AM

RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF  
Lori Farrington Smith aka Lori Ann Farrington  
Any Spouse of Lori Farrington Smith aka Lori Ann Farrington

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter “Town” hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit “A” which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit “A” by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit “A” which is incorporated herein by reference.
2. The Town Attorney is directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described and Town Manager is authorized to verify the Complaint to be filed with Surry County Clerk of Court.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 356 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Lori Farrington Smith aka Lori Ann Farrington  
Any Spouse of Lori Farrington Smith aka Lori Ann Farrington

A Portion of Surry County Tax Parcel No. 5957-00-15-2022



RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF  
Keldon Smith  
Any Spouse of Keldon Smith

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter “Town” hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit “A” which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit “A” by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit “A” which is incorporated herein by reference.
2. The Town Attorney is directed to institute the necessary proceedings under Chapter 40A of the North Carolina General Statutes to acquire the property herein described and Town Manager is authorized to verify the Complaint to be filed with Surry County Clerk of Court.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 99 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Keldon Smith  
Any Spouse of Keldon Smith

A Portion of Surry County Tax Parcel No. 5957-01-15-3693



RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY OF  
Cassie Mae Harrison  
Any Spouse of Cassie Mae Harrison

**WHEREAS**, the governing body of the Town of Pilot Mountain, hereafter “Town” hereby determines that it is necessary and in the public interest for the Town acquire perpetual easements together with construction easements on that property listed on Exhibit “A” which is incorporated herein by reference to the same extent as if it were set forth herein, for the following public purpose:

To protect the public health and to provide the public with an adequate public water supply and distribution system, the Town is condemning the herein described interest for utility installation purposes, specifically, to extend the water lines from the City of Mount Airy to the Town of Pilot Mountain; by obtaining a perpetual easement with the right to construct or install, and thereafter use, operate, inspect, repair, maintain, replace, or remove a water main including all necessary valves, hydrants, and other related items, over, across, and through the property referenced. The permanent easement shall be fifteen (15) feet in width from at the edge of pavement of Old US 52 South together with an additional five (5) foot temporary easement for purposes of construction; and

**WHEREAS**, the proper officials of the Town have been unable to acquire the needed interest in those properties set forth on Exhibit “A” by negotiated conveyance.

**NOW, THEREFORE**, be it resolved by the governing body of Town that:

1. Town shall acquire by condemnation for the purposes stated above the property and interest described on Exhibit “A” which is incorporated herein by reference.
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Adopted this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Signed

\_\_\_\_\_  
Evan J. Cockerham, Mayor

Attest:

\_\_\_\_\_  
Holly Utt, Town Clerk

SEAL

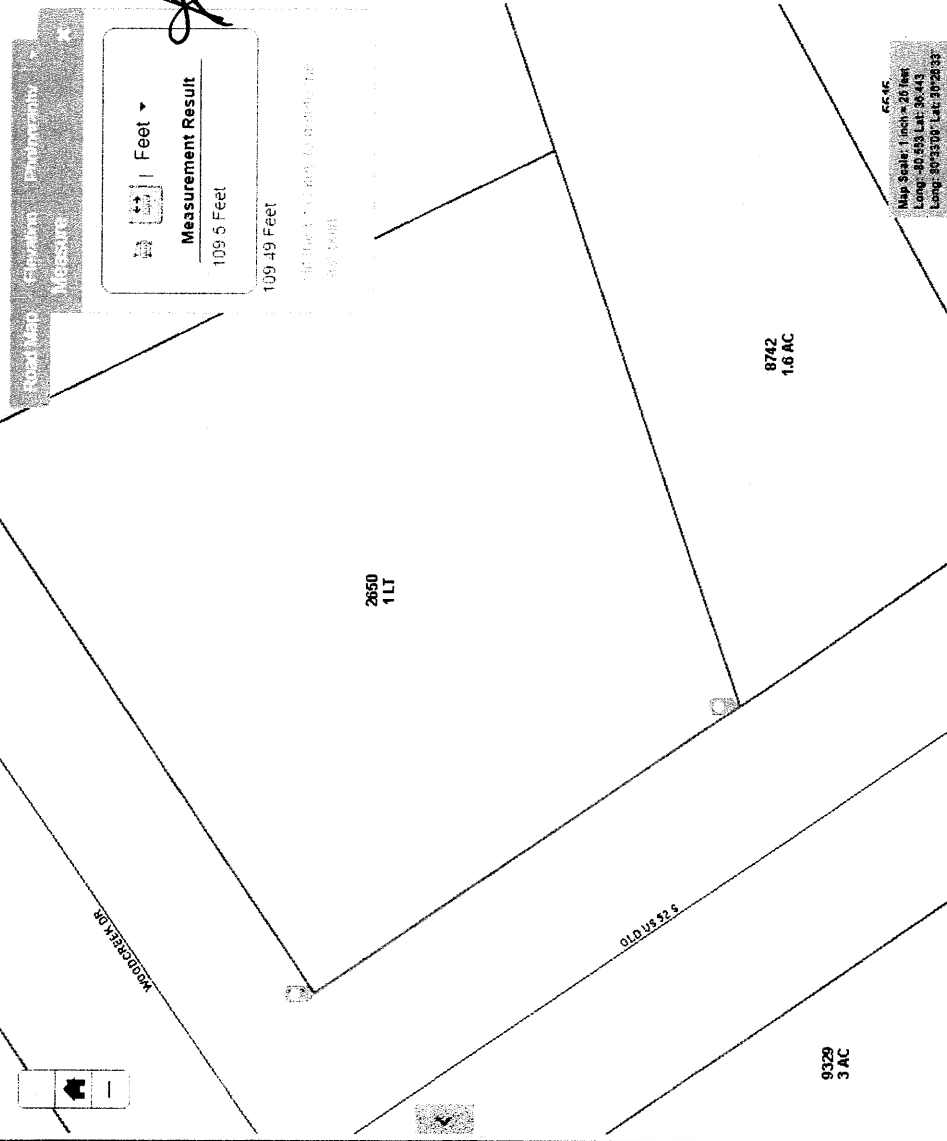
**EXHIBIT "A" TO  
RESOLUTION AUTHORIZING CONDEMNATION TO  
ACQUIRE CERTAIN PROPERTY**

Description of the Area Taken.

A permanent easement fifteen (15) feet in width starting at the edge of pavement of Old US 52 South, together with an additional five (5) feet temporary easement. The temporary easement will terminate 30 days following completion of the utility project. The estimated permanent and temporary utility easement area is 110 linear feet, based upon the Surry County Tax Card and/or Tax Map attached hereto and incorporated herein by reference.

Property Owner: Cassie Mae Harrison  
Any Spouse of Cassie Mae Harrison

A Portion of Surry County Tax Parcel No. 5948-14-33-2650



**Details**

PIN: 56481432050  
 Owner: HARRISON CASSE MAE  
 859 OLD US 52 S  
 MOUNT AIRY, NC 27033-3181  
 Physical Address: 859 OLD US 52 S  
 Deed Reference: 01005 0558  
 Acres: 1 LT  
 Building Value: \$118,000  
 Land Value: \$13,000  
 Other Value: \$0  
 Total Assessed Value: \$131,000

Map Scale: 1 inch = 20 feet  
 Long: -80.558 Lat: 36.443  
 Long: -80.558 Lat: 36.443

8:33 AM 11/19/2020

Pilot Mountain Town Hall  
124 West Main St.  
Pilot Mountain, NC 27041



(Phone) - 336.368.2247  
[www.pilotmountainnc.org](http://www.pilotmountainnc.org)

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## MEMORANDUM

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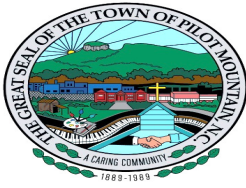
**TO:** Mayor and Board of Commissioners  
**FROM:** Michael Boaz, Town Manager/Finance Officer  
**DATE:** August 2, 2021  
**RE:** July/August 2021 Manager's Report

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- The Mayor and I participated in the LGC meeting on July 13. We had three projects up for review by the Commission and all three were approved on a unanimous vote. The LGC staff and the Commission members were pleased with the actions that the Board has taken to improve the financial condition of the Water/Sewer fund, including the rate increases adopted this year.
- We are having a pre-construction meeting with NC DOT for the paving project this week. We hope that they will be able to complete all the paving before winter. We have worked out the payments schedule and we hope construction will begin in August. As a part of this we will be doing some water/sewer work in some areas to make sure that problem lines have been repaired/replaced to avoid, as much as possible, line breaks after paving is complete.
- We are still waiting on the paving contractor to finish his work on Simmons and Sunset. It should be completed soon.
- We have installed the speed bumps on N Depot Street. The only issue that we have seen is that some folks were driving around the speed bumps into people's yards. Our team has been watching this and will address it if our officers witness it.
- The staff is working to get the music system for Main Street back up and running. We have found numerous issues with the wire that runs between the speakers and so we are looking at all of our options for replacement of the wire and/or the whole system.

## **PROJECT UPDATES**

1. Depot Street Stream Restoration Project: All easements have been collected and design/build is underway. We have been granted an additional extension.
2. Main Street National Register District: These applications have been submitted to the State Historic Preservation Office..
3. Street Paving Project: The DOT has decided that they cannot be paid at the end of the project. We are working to find a solution to this problem.
4. Sunset Sewer Sub-Basin Project: The new electric service for the pump station was installed on July 21.
5. Water Treatment Upgrade: The additional loan for this project was approved by the LGC on July 13. The construction on this project continues. There have been some delays due to a shortage of pipe.
6. Streetscape Project: WR continues to work with Duke Energy on Plan B.
7. WWTP & Pump Station Project: Plans have been submitted to DEQ and comments received. We expect that this project will go to bid in September.



# TOWN OF PILOT MOUNTAIN

Monthly Financial Dashboard

FISCAL YEAR ENDING June 30, 2021

Reporting Period: June 1 - June 30 2021

OUR CASH AND INVESTMENTS			
Balances on June 30 2021, in whole dollars			
CASH & INVESTMENTS BY FUND			
GENERAL FUND			
	June 2020	June 2021	
Central Depository	\$ 370,326	\$ 190,094	
NCCMT	(3,664)	(3,621)	
NCCMT-Powell Bill	710	711	
NCCMT-Term Account	21	(18)	
Police Drug Forfeiture	2,196	2,196	
Centura Bank CD	25,031	25,031	
Fiduciary Funds	68,569	4,513	
<b>TOTAL GENERAL FUND</b>	<b>\$ 463,188</b>	<b>\$ 218,906</b>	
OTHER FUNDS			
	June 2020	June 2021	
Water & Sewer Fund	\$ 10,144	\$ 30,166	
NCCMT-Water/Sewer	\$ 4,359	\$ 5,657	
Water & Sewer AIA	\$ (29,980)	\$ 3,993	
Interconnection CP	\$ 7,000	\$ -	
WWTP Upgrade	\$ (52,606)	\$ -	
Sunset/Simmons Water	N/A	\$ 0	
Water Treatment Upgrade	(\$299,480)	\$ 0	
Streetscape Project	\$5,104	\$ 0	
Sunset Sewer Project	\$45,663	\$11,288	
Street Resurfacing	\$6,019	\$6,019	
Capital Reserve	\$ 58,506	\$ 5,553	
<b>TOTAL OTHER FUNDS</b>	<b>\$ (245,269)</b>	<b>\$ 62,676</b>	
TOTAL CASH & INVESTMENTS TOWN-WIDE			
	June 2020	June 2021	
ALL FUNDS	\$ 217,919	\$ 281,581	

OUR CASH FLOWS...			
GENERAL FUND REVENUES & EXPENDITURES	Comparison of FYTD %		
	Prior FYTD %	Current FYTD %	
<b>Fiscal Year Budget</b>	<b>\$ 2,075,850</b>	<b>\$ 2,017,938</b>	
Revenues Fiscal Year to Date	91.00%	99.00%	
Expenses Fiscal Year to Date	97.96%	98.11%	
WATER & SEWER ENTERPRISE FUND			
<b>Fiscal Year Budget</b>	<b>\$ 906,480</b>	<b>\$ 986,135</b>	
Revenues Fiscal Year to Date	96.30%	97.18%	
Expenses Fiscal Year to Date	94.29%	95.67%	
WWTP & PUMP STATION REHAB PROJECT			
<b>Project Budget</b>	<b>\$ 1,374,500</b>	<b>\$ 1,374,500</b>	
Revenues Project to Date	\$ 52,606	3.83%	3.83%
Expenses Project to Date	\$ 119,541	3.83%	8.70%
Water Treatment Upgrade Project			
<b>Project Budget</b>	<b>\$ 3,978,000</b>	<b>\$ 3,978,000</b>	
Revenues Project to Date	\$ 426,530	7.71%	10.72%
Expenses Project to Date	\$ 452,558	7.71%	11.38%
Sunset Sewer Rehabilitation Project			
<b>Project Budget</b>	<b>\$ 2,573,038</b>	<b>\$ 2,573,038</b>	
Revenues Project to Date	\$ 1,433,418	1.22%	55.71%
Expenses Project to Date	\$ 1,417,025	12.46%	55.07%
WATER & SEWER AIA PROJECT			
<b>Project Budget</b>	<b>NA</b>	<b>\$ 305,000</b>	
Revenues Project to Date	\$ 295,962	53%	97%
Expenses Project to Date	\$ 292,028	53%	96%

SPECIFIC REVENUE COLLECTIONS AT A GLANCE...			
	Comparison of FY %		
	Prior FY %	Current FY %	
<b>AD VALOREM PROPERTY TAX</b>			
<b>Fiscal Year Budget</b>	<b>\$ 847,090</b>	<b>\$ 886,500</b>	
Revenues this Month	\$ 18,448	0.17%	2.08%
Revenues FYTD	\$ 904,807	91.80%	102.07%
<b>SALES &amp; USE TAX</b>			
<b>Fiscal Year Budget</b>	<b>\$ 469,790</b>	<b>\$ 504,844</b>	
Revenues this Month	\$ 54,485	6.71%	10.79%
Revenues FYTD	\$ 534,223	79.14%	105.82%
<b>UTILITY FRANCHISE TAX</b>			
<b>Fiscal Year Budget</b>	<b>\$ 106,020</b>	<b>\$ 118,140</b>	
Revenues this Month	\$ 31,399	28.47%	26.58%
Revenues FYTD	\$ 107,832	103.29%	91.27%
<b>REFUSE COLLECTION FEES</b>			
<b>Fiscal Year Budget</b>	<b>\$ 69,840</b>	<b>\$ 73,010</b>	
Revenues this Month	\$ 8,975	9.84%	12.29%
Revenues FYTD	\$ 78,828	102.28%	107.97%
<b>SALES &amp; SERVICES</b>			
<b>Fiscal Year Budget</b>	<b>\$ 23,500</b>	<b>\$ 81,700</b>	
Revenues this Month	\$ 14,783	12.58%	2.18%
Revenues FYTD	\$ 38,889	105.34%	51.86%
<b>WATER &amp; SEWER ENTERPRISE FUND REVENUES</b>			
<b>Fiscal Year Budget</b>	<b>\$ 906,480</b>	<b>\$ 986,135</b>	
Revenues this Month	\$ 94,475	8.59%	9.58%
Revenues FYTD	\$ 958,307	96.30%	97.18%

GENERAL FUND DEPARTMENTS	Comparison of Monthly Expenses		
	Fiscal Year	YTD Expenses	
	2021 Budget	Prior FY	Current FY
Governing Body	\$ 139,400	\$ 228,263	\$ 105,374
Administration	275,160	302,074	297,045
Community & Economic D	51,330	133,200	58,550
Downtown Revitalization	107,550	146,091	98,809
Police Dept	910,258	775,741	896,099
Street Dept	100,930	113,627	99,270
Powell Bill	43,420	4,786	38,958
Sanitation	244,580	222,341	242,064
Pilot Center	28,340	17,530	28,321
Library	40,340	42,658	38,734
Debt Service	76,630	47,137	76,570
Non Departmental	-	-	-
	<b>\$ 2,017,938</b>	<b>\$ 2,033,448</b>	<b>\$ 1,979,794</b>
<b>Fiscal Year Budget</b>	<b>\$ 1,811,040</b>	<b>\$ 2,017,938</b>	
YTD % of Annual Budget Expended		112.28%	98.11%
WATER & SEWER ENTERPRISE FUND			
General	\$ 167,190	\$ 123,421	\$ 130,605
Water/Sewer Administration	134,790	136,630	130,882
Production	165,530	196,509	210,696
WWTP	254,790	216,917	234,759
Line Maintenance	263,835	181,248	236,522
	<b>\$ 986,135</b>	<b>\$ 854,724</b>	<b>\$ 943,464</b>
<b>Fiscal Year Budget</b>	<b>\$ 906,480</b>	<b>\$ 986,135</b>	
YTD % of Annual Budget Expended		94.29%	95.67%



# TOWN OF PILOT MOUNTAIN

Monthly Financial Dashboard

FISCAL YEAR ENDING June 30, 2022

Reporting Period: July 1 - July 31 2022

<b>OUR CASH AND INVESTMENTS</b>			
Balances on July 31 2021, in whole dollars			
<b>CASH &amp; INVESTMENTS BY FUND</b>			
<b>GENERAL FUND</b>			
	July 2021	July 2021	
Central Depository	\$ 356,964	\$ 111,562	
NCCMT	(3,664)	(3,621)	
NCCMT-Powell Bill	710	711	
NCCMT-Term Account	21	(18)	
Police Drug Forfeiture	2,196	1,303	
Centura Bank CD	25,031	25,031	
Fiduciary Funds	(1,156)	46,040	
<b>TOTAL GENERAL FUND</b>	<b>\$ 380,101</b>	<b>\$ 181,008</b>	
<b>OTHER FUNDS</b>			
	July 2020	July 2021	
Water & Sewer Fund	\$ (8,622)	\$ 11,700	
NCCMT-Water/Sewer	\$ 4,359	\$ 5,657	
Water & Sewer AIA	\$ (29,980)	\$ 3,993	
Interconnection CP	\$ 7,000	\$ -	
WWTP Upgrade	\$ (54,686)	\$ (880)	
Sunset/Simmons Water	N/A	(\$119,323)	
Water Treatment Upgrade	(\$302,105)	(\$17,643)	
Streetscape Project	\$5,104	\$0	
Sunset Sewer Project	(\$382)	(\$3,955)	
Street Resurfacing	\$6,019	\$6,019	
Capital Reserve	\$ 62,694	\$ 8,674	
ARPA Funds	N/A	\$ 225,160	
<b>TOTAL OTHER FUNDS</b>	<b>\$ (310,599)</b>	<b>\$ 119,402</b>	
<b>TOTAL CASH &amp; INVESTMENTS TOWN-WIDE</b>			
	July 2020	July 2021	
ALL FUNDS	\$ 69,502	\$ 300,410	

<b>OUR CASH FLOWS...</b>			
GENERAL FUND REVENUES & EXPENDITURES	Comparison of FYTD %		
	Prior FYTD %	Current FYTD %	
<b>Fiscal Year Budget</b>	\$ 1,754,560	\$ 2,019,560	
Revenues Fiscal Year to Date	3.00%	3.00%	
Expenses Fiscal Year to Date	9.29%	12.56%	
<b>WATER &amp; SEWER ENTERPRISE FUND</b>			
<b>Fiscal Year Budget</b>	\$ 948,660	\$ 1,006,590	
Revenues Fiscal Year to Date	3.00%	7.60%	
Expenses Fiscal Year to Date	8.97%	10.44%	
<b>WWTP &amp; PUMP STATION REHAB PROJECT</b>			
<b>Project Budget</b>	\$ 1,374,500	\$ 1,374,500	
Revenues Project to Date	\$ 52,606	3.83%	
Expenses Project to Date	\$ 119,541	3.98%	
<b>Water Treatment Upgrade Project</b>			
<b>Project Budget</b>	\$ 3,978,000	\$ 3,978,000	
Revenues Project to Date	\$ 516,222	7.71%	
Expenses Project to Date	\$ 516,440	7.71%	
<b>Sunset Sewer Rehabilitation Project</b>			
<b>Project Budget</b>	\$ 2,573,038	\$ 2,573,038	
Revenues Project to Date	\$ 1,661,115	14.04%	
Expenses Project to Date	\$ 1,704,197	14.25%	
<b>WATER &amp; SEWER AIA PROJECT</b>			
<b>Project Budget</b>	NA	\$ 305,000	
Revenues Project to Date	\$ 295,962	53%	
Expenses Project to Date	\$ 292,028	53%	

<b>SPECIFIC REVENUE COLLECTIONS AT A GLANCE...</b>			
	Comparison of FY %		
	Prior FY %	Current FY %	
<b>AD VALOREM PROPERTY TAX</b>			
<b>Fiscal Year Budget</b>	\$ 867,500	\$ 955,760	
Revenues this Month	\$ -	0.91%	
Revenues FYTD	\$ -	0.91%	
<b>SALES &amp; USE TAX</b>			
<b>Fiscal Year Budget</b>	\$ 398,600	\$ 558,630	
Revenues this Month	\$ 48,856	9.36%	
Revenues FYTD	\$ 48,856	9.36%	
<b>UTILITY FRANCHISE TAX</b>			
<b>Fiscal Year Budget</b>	\$ 118,140	\$ 110,000	
Revenues this Month	\$ -	0.00%	
Revenues FYTD	\$ -	0.00%	
<b>REFUSE COLLECTION FEES</b>			
<b>Fiscal Year Budget</b>	\$ 73,010	\$ 72,470	
Revenues this Month	\$ 6,865	9.17%	
Revenues FYTD	\$ 6,865	9.17%	
<b>SALES &amp; SERVICES</b>			
<b>Fiscal Year Budget</b>	\$ 81,700	\$ 25,700	
Revenues this Month	\$ 2,693	1.41%	
Revenues FYTD	\$ 2,693	1.41%	
<b>WATER &amp; SEWER ENTERPRISE FUND REVENUES</b>			
<b>Fiscal Year Budget</b>	\$ 948,660	\$ 1,006,590	
Revenues this Month	\$ 76,503	7.42%	
Revenues FYTD	\$ 76,503	7.42%	

GENERAL FUND DEPARTMENTS	Comparison of Monthly Expenses		
	Fiscal Year	YTD Expenses	
	2021 Budget	Prior FY	Current FY
Governing Body	\$ 174,360	\$ 9,238	\$ 10,881
Administration	316,890	27,815	42,250
Community & Economic D	41,960	1,752	4,458
Downtown Revitalization	140,280	8,334	19,584
Police Dept	816,670	73,784	107,456
Street Dept	93,960	8,330	8,555
Powell Bill	42,000	3,940	3,340
Sanitation	296,560	20,831	49,001
Pilot Center	20,340	5,289	4,780
Library	38,340	3,645	3,340
Debt Service	38,200	-	-
Non Departmental	-	-	-
	\$ 2,019,560	\$ 162,957	\$ 253,643
<b>Fiscal Year Budget</b>	\$ 1,754,560	\$ 2,019,560	
YTD % of Annual Budget Expended		9.29%	
<b>WATER &amp; SEWER ENTERPRISE FUND</b>			
General	\$ 190,650	\$ -	\$ -
Water/Sewer Administration	148,760	12,927	18,615
Production	155,130	21,862	22,990
WWTP	257,950	16,924	19,462
Line Maintenance	254,100	33,351	44,062
	\$ 1,006,590	\$ 85,064	\$ 105,129
<b>Fiscal Year Budget</b>	\$ 948,660	\$ 1,006,590	
YTD % of Annual Budget Expended		8.97%	

# TOWN OF PILOT MOUNTAIN WASTEWATER TREATMENT PLANT ANNUAL PERFORMANCE REVIEW

## I. General Information

Facility/System Name: Pilot Mountain WWTP

Responsible Entity: Town of Pilot Mountain

Person in Charge/Contact: Kent Scott, ORC/ (336)368-4041

Applicable Permit(s): NPDES No. NC0026646

### Description of Treatment Process:

The Town of Pilot Mountain Wastewater Plant has a permitted flow of .5 million gallons per day the facility consists of, extended aeration ditch two clarifiers and chlorine contact chambers. The plant is located on Lynchburg Road here in Pilot Mountain.

## II. Performance

Summary of Plant Performance for Fiscal Year July 1, 2020 – June 30, 2021.

The Pilot Mountain WWTP treated a total 68.228 million gallons during this fiscal year, an average of .186 million gallons per day.

Listed below are any monthly violations of permit conditions or other environmental regulations, the environmental impact of those violations and corrective measures taken to address the violations.

**No violations occurred this year.**

## III. Notification

Copies of this report are available at the Pilot Mountain Town Hall located 124 West Main Street, Box 1 Pilot Mountain, N.C. 27041

## IV. Certification

I certify under penalty of law that this report is complete and accurate to the best of my knowledge. I further certify that this report has been made available to the users or customers of the named system and that those users have been notified of its availability.

\_\_\_\_\_  
Responsible Person: Kent Scott  
Title: ORC  
Entity: Town of Pilot Mountain

\_\_\_\_\_  
Date

**MONTHLY STATUS REPORT OF  
OPERATION FOR THE PILOT MOUNTAIN  
WATER TREATMENT PLANT**

**MONTH: June**

**YEAR: 2021**

**OPERATIONS:**

<b>MILLION GALLONS OF RAW WATER TREATED</b>	<b>8.525</b>	<b>DAILY AVERAGE RAW WATER TREATED (MGD)</b>	<b>.284</b>
<b>MILLION GALLONS WATER FILTERED</b>	<b>8.185</b>	<b>DAILY AVERAGE WATER FILTERED (MGD)</b>	<b>.272</b>
<b>MILLION GALLONS PUMPED TO SYSTEM</b>	<b>7.800</b>	<b>DAILY AVERAGE WATER PUMPED TO SYSTEM (MGD)</b>	<b>.260</b>

**CHEMICALS USED:**

<b>ALUMINUM SULFATE</b>	<b>1279 LBS.</b>
<b>SODA ASH</b>	<b>821 LBS.</b>
<b>CHLORINE</b>	<b>197 LBS.</b>
<b>HEXAMETAPHOSFATE</b>	<b>68 LBS.</b>

**OPERATIONS SUMMARY:**

All monthly drinking water laboratory tests were in compliance and the monthly report (eMOR) was submitted to NCDEQ on July 1<sup>st</sup>, 2021.

**MONTHLY STATUS REPORT OF  
OPERATION FOR THE PILOT MOUNTAIN  
WASTEWATER TREATMENT PLANT**

**MONTH: June**

**YEAR: 2021**

**OPERATIONS:**

<b>MILLION GALLONS OF WATER TREATED</b>	<b>4.44</b>	<b>PERMIT LIMIT MGD</b>	<b>.500</b>
<b>AVERAGE DAILY VOLUME TREATED</b>	<b>.148</b>		
<b>TOTAL RAINFALL INCHES</b>	<b>2.35</b>		

**CHEMICALS USED:**

<b>CHLORINE/BLEACH</b>	<b>60 Gallons</b>
<b>POLYMER</b>	<b>0 Gallons</b>

**CHEMICAL ANALYSIS:**

Parameter	Permit Limits	Monthly Results
<b>BOD</b>	<b>30 max. avg. monthly</b>	<b>&lt;2.0</b>
<b>TSS</b>	<b>30 max. avg. monthly</b>	<b>11.8</b>
<b>D.O.</b>	<b>5 minimum avg. daily eff.</b>	<b>6.43</b>
<b>Fecal Coliform</b>	<b>200 max. avg. monthly</b>	<b>2.43</b>
<b>Ammonia-Nitrogen</b>	<b>28.6 max. avg. monthly</b>	<b>4.84</b>

**We were in compliance with all permit requirements.**

**Pilot Mountain Police Department  
Monthly Report for June 2021**

**Accidents**

6/16/2021 806 S Key St  
6/19/2021 671 S Key St  
6/22/2021 647 S Key St

	TOTAL	AMOUNT	RECOVERED
Police Service	196		
Wrecks Investigated	3	\$ 1,650.00	
Assaults	2		
Larcenies	4	\$ 3,113.66	\$2,500.00
Disturbances/Domestic	19		
Burglar Alarms	5		
Breaking & Entering	0		
MIP & Property Damage	1	\$ 100.00	
Traffic Citations	32		
Intoxicated Drivers	0		
Intoxicated Pedestrians	0		
Forgery/Fraud	0		
Armed Robbery	0		
Drug Charges	8		
Other Crimes	11		
Total Arrests	8		
<b>Totals:</b>	<b>285</b>	<b>\$ 9,727.32</b>	<b>\$ 2,500.00</b>

**OTHER:**

6/9/2021 Served OFA  
6/11/2021 Served OFA  
6/12/2021 Served OFA X 3  
6/18/2021 Assault on Female  
6/20/2021 Assault on Female  
Served OFA  
Poss of Meth  
Poss of Heroin  
Maintain Drug Vehicle  
PWIMSD  
6/21/2021 Poss of Sch II  
Poss of Marijuana  
Poss of Drug Para  
6/27/2021 Served OFA X 2  
6/30/2021 Poss of Drug  
Served CS

**NOTES:**

6/1/2021 All officers participated in the GHSP  
6/6/2021 All officers participated in the GHSP  
6/14/2021 Board Meeting  
6/17/2021 Chief Jackson attended BLET Graduation  
6/19/2021 Officer Horn worked the ESHS baseball game  
6/26/2021 Sgt Chrismon, Ofc Hewett, Ofc McMillian, Ofc Robertson  
& Ofc Marion worked the Food Truck/Concert event  
6/28/2021 Chief Jackson had a meeting with SECU ref to Robbery  
Procedures  
6/29/2021 Sgt A Livengood & Ofc Wooten attended E-warrant  
NCAWARE class at SCC  
6/30/2021 All officers participated in the GHSP