

CITY OF MONROE
PUBLIC ENTERPRISE COMMITTEE
300 W. CROWELL STREET, MONROE, NC 28112
TUESDAY, DECEMBER 6, 2022 - 4:00 PM
AGENDA
www.monroenc.org

1. Public Enterprise Committee Meeting Minutes of November 1, 2022
2. Resolution Releasing and Abandoning Drainage Easement for Gordon Place Located at Intersection of Secrest Shortcut Road and Hice Street
3. Relocation of Unnamed Cemetery Located at 1912 Stafford Street Extension to Suncrest Cemetery
4. Award of Contract for Purchase of Tandem Dump Trucks for Engineering Department
5. Monroe Science Center Honoring Dr. Christine Mann Darden Parking Lot Contract
6. Natural Gas Vehicle Purchase Budget Amendment

Public Enterprise Committee Minutes
November 1, 2022
City Hall Conference Room
4:00 p.m.

Members Present: Council Member Freddie Gordon (Chair), Council Member Julie Thompson, Committee Member Loretta Melancon

Staff: Brian Borne, Mujeeb Shah-Khan, Robert Miller, Cathy Nance

Council Member Freddie Gordon called the November 1, 2022 Public Enterprise Committee meeting to order at 4:02 p.m.

Item #1: Adoption of Minutes of the Meeting

Recommendation:

Council Member Thompson made a motion that the Minutes of the April 5, 2022 Public Enterprise Committee be approved.

Motion: Adopt August 2, 2022 PEC Meeting Minutes

Motion made by: Council Member Julie Thompson

Second: Committee Member Loretta Melancon

Voting: **In Favor** - Council Member Freddie Gordon and Council Member Julie Thompson, Committee Member Loretta Melancon
Opposed – None

Action: Motion adopted

Item #2. Staff Report – Acceptance of Electricities Betterment Grant

Recommendations:

Staff recommends that the Public Enterprise Committee recommend that City Council accepts the grant funds and adopt Budget Amendment BA-2022-36 to appropriate these funds as noted. Staff requests that this item be placed on the City Council consent agenda.

Presentation and Discussion:

Director of Energy Services Robert Miller introduced the item. He said the Energy Services department recommends that the Public Enterprise Committee recommend to City Council the receipt of a system betterment grant of \$5,000 from Electricities and approve the budget amendment to designate and appropriate said funds. Electricities has a betterment program in which they give \$5,000 for one of ten different categories of improving an electric system. This year, Energy Services applied for the system betterment fund grant from Electricities. Energy Services had a project at Camp Sutton where we installed transformer cabinets that upgraded and modernized our substation there. We would like to accept these

funds and use it towards that project. We recommend that the Public Enterprise Committee recommend the City Council accept the grant funds and adopt Budget Amendment BA-2022-36 to appropriate funds, and we also request that this be placed on the City Council consent agenda.

Committee Member Loretta Melancon made a motion to approve.

Motion: Motion to approve item and add to the consent agenda for the November 8, 2022 City Council meeting.
Motion made by: Committee Member Loretta Melancon
Second: Council Member Julie Thompson
Voting: **In Favor** – Council Member Freddie Gordon, Council Member Julie Thompson, and Committee Member Loretta Melancon.
Opposed – None
Action: Motion adopted

Item # 3: Staff Report – Public Utility Regulatory Policies Act

Recommendation:

Staff will provide background information on the public hearing to receive public comments and City Council's consideration of a provision for the Public Utility Regulatory Policies Act (PURPA).

Presentation and Discussion:

Robert Miller said for the second item, our goal is to give you some background information on a public hearing that is going to be requested at the next Council meeting. The public notice will go out at the November Council meeting and then the public hearing will be held during the December 13 Council meeting. The purpose is to hear public comments and for City Council's consideration of provision of the PURPA Policies Act Title One. The goal is to provide some background in case we do have people come to City Council and have an opinion on this. He said he would attend both the November and the December Council meetings to help guide some of that conversation, if it occurs. The background is that the bipartisan infrastructure law had an addition to the PURPA Title One requirements that required any utility that sells more than 500 million kWh per year to consider incorporating demand response and electric vehicle rates into their fee schedule and into their policies. Last year, we sold 645 million kWh; therefore, we fall in that threshold. The section amends section 111-D of the PURPA act of 1978 to state that each electric utility shall promote the use of demand response, demand flexibility practices by commercial, residential, and industrial customers to reduce consumption during periods of unusually high demand. What that really means is there are different ways of doing that. A customer can control their appliances, and can see that they are experiencing high demand at the time, and can turn off those appliances or put them back. Then there are programs in which utilities can be in control of that switch, which they can cut the customer back. However, the bottom line is you have to have advanced metering infrastructure to incorporate that technology. We do not have that at this time.

Mr. Miller said his recommendation is that once we do get the advanced metering infrastructure, then we do consider this at that time. For now, we are just going to pass on these recommendations. The electric vehicles are the same way; you can set up certain rates to show that we would prefer you to charge from 1 a.m. to 3 a.m. However, you cannot do that unless you have advanced metering infrastructure in place.

Council Member Thompson asked about the price tag for advanced metering infrastructure.

Mr. Miller said we are actually currently receiving bids. In 2018, the price tag was \$7 million. It is down to \$2-3 million. The price has gone down because as technology improves, it is not as cutting edge; it is now just regular technology. So they become more efficient with it. There are more vendors and more competition that offer it. We do have a capital project that we have set up on both the electric and the gas side. We are receiving proposals. We do want to proceed with this. It is just going to take some time to get there. You have to do some pilot projects. There is a two to three year process. You have to take your time when it comes to vetting that type of technology and spending that money.

Mr. Miller continued, saying, as part of the bipartisan law, we have to consider incorporating this and at this time we are not prepared to. The public hearing is for City Council to hear any feedback that we get. Our recommendation will be that we will consider it once we have the infrastructure necessary to do so. We do not have to incorporate it at this time. This staff report and the APPA slideshow is to educate City Council that citizens could come in and have something to say on this.

Mr. Miller said he would be at both Council meetings in November and December to answer any questions from people. To do nothing is an acceptable action. There's no recommendation needed. It is preliminary information so that you are prepared for the public hearing that goes on.

Item #4. Other

Council Member Gordon asked if there was other business to discuss. There was a brief discussion on the issue of homelessness in Monroe.

Council Member Gordon asked if there was a motion to adjourn. Council Member Julie Thompson made the motion.

Recommendation: Adjourn meeting at 4:30 p.m.

Motion: Adjourn Public Enterprise Committee meeting

Motion made by: Council Member Julie Thompson

Second: Committee Member Loretta Melancon

Voting: **In Favor** – Council Member Julie Thompson, Council Member Freddie Gordon and Committee Member Loretta Melancon

Opposed – None

Action: Motion is approved

There being no further business, the meeting adjourned at 4:30 p.m.

Freddie Gordon, Chair

Next Meeting – December 6, 2022 at 4:00 p.m.



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian Borne, CMSM, MBA, BLA, City Manager

DATE: December 6, 2022

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Sarah McAllister, P.E., Engineering Director

SUBJECT: Gordon Place Storm Drainage Easement Abandonment

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider information related to the abandonment of a storm drainage easement.

REVIEW

Staff has received a request from Eagle Engineering on behalf of Carolina Development Services to abandon an existing 15-foot-wide storm drainage easement on their property located at the intersection of Secrest Shortcut Road and Hice Street. Carolina Development Services is planning a residential subdivision on the parcel and will be recording new drainage easements as part of that development. Please find attached the abandonment request letter from Eagle Engineering along with the corresponding book and page deed reference. Please note that what was recorded referred to a drainage right-of-way but it's clear it was intended to be an easement. Resolution R-2022-74 is also attached to release and abandon the drainage easement.

RECOMMENDATION

The Public Enterprise Committee is requested to approve Resolution R-2022-74 releasing and abandoning the storm drainage easement (right-of-way).

If the Public Enterprise Committee is in agreement, the items will be placed on the consent agenda for consideration by City Council at the next meeting on December 13, 2022.

Attachments:

Abandonment Request Letter dated October
13, 2022

Drainage Right-of-way (Easement) dated
June 18, 1982

Resolution R-2022-74

Gordon Place Subdivision Plat dated August
15, 2022



October 13, 2022

CITY OF MONROE
Planning Division

RE: Gordon Place
Parcel #09264004
Drainage Easement Abandonment Request

To Whom it May Concern,

The purpose of this letter is to formally request that the City of Monroe Planning Department allow the abandonment of the 15' Drainage Easement located approximately 88 ft north of the intersection of Secrest Shortcut Road and Hice Street.

Carolina Development Services, the owner of Gordon Place, has acquired the parcel including this easement and are currently planning a residential subdivision on a portion of the parcel. This subdivision will encompass this area with residential lots and a proposed common open space in place of this easement. The legal description of what is to be abandoned is based on the attached Deed Book 357, Page 645.

A site plan of the property mentioned above has also been included with this submittal as an exhibit showing the existing easement.

If you have any questions or would like to discuss this further with us, please feel free to contact this office.

Sincerely,
Eagle Engineering

Brice L. Dimitruk, E.I.

One (\$1.00) Dollar to me (us) paid by the City of Monroe and in further consideration of benefits accruing to myself (ourselves) my (our) heirs, representatives and successors in title, receipt whereof is hereby acknowledged, do hereby grant and convey to the City of Monroe, North Carolina, the right and privilege and right-of-way to go in and upon my (our) property, BEGINNING at a point on the west right of way of Secret Short Cut, said point being S 10°-0' W 125.98 feet from an iron at the north east corner of Ruth Gordon property as recorded in Book 95, page 410; thence N 40-51-08 W 199.55 feet to a point on the north property line of said Gordon property and being the end of the right of way. The above described line is the center line of a fifteen (15) foot wide drainage right of way for a storm drain across said property. Exhibit "A" attached.

Said right-of-way to be 30 feet during construction and 15 feet for permanent drainage right-of-way. The right and privilege and right-of-way shall include construction, maintenance and operation in, upon, across and through said premises in a proper manner all drainage (water, sewer, power, and gas), together with the right to install taps, and appliances with the right at all times to enter upon said premises for the purpose of inspecting said line or lines and to make necessary repairs, improvements and alterations thereupon.

Further provided however: (1) The City of Monroe agrees to compensate the property owner for any damages as the result of construction and/or maintenance of said drainage and, (2) The City of Monroe agrees to leave the property in as good condition as before construction.

IN TESTIMONY WHEREOF, the party(ies) of the first part, grantor(s) have (has) hereunto set his (their) hand(s) and seal(s) on the 18th day of June, 1982.

Witness:

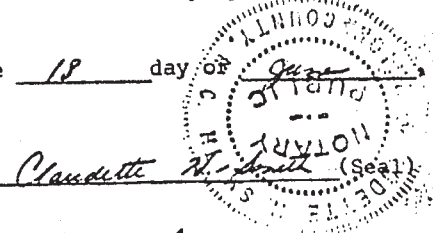
Merlin E. Giddings Ruth C. Gordon

North Carolina - Union County

I, Claudette H. Smith, a Notary Public in and for said County and State, do hereby certify that Merlin E. Giddings personally appeared before me this day and acknowledged the due execution of the foregoing instrument (or being duly sworn stated that in his presence Ruth C. Gordon acknowledged the due execution of the foregoing instrument) for the purpose and intents therein expressed.

Witness my hand and Notarial Seal, this the 18 day of June, 1982.

My Commission Expires: December 5, 1985



STATE OF NORTH CAROLINA - COUNTY OF UNION

The foregoing certificate(s) of Claudette H. Smith, Notary Public of Union County, State of N.C. is (are) certified to be correct. This instrument was presented for registration and recorded in this office in Book 357 Page 645. Filed this 22nd day of June, 1982 at 9:00 o'clock A.M.

Mary B. Carriker, Register of Deeds By: Jeanette Moore, Deputy.

Prepared By: City of Monroe

Return To: City of Monroe
P. O. Box 69
Monroe, N. C. 28110

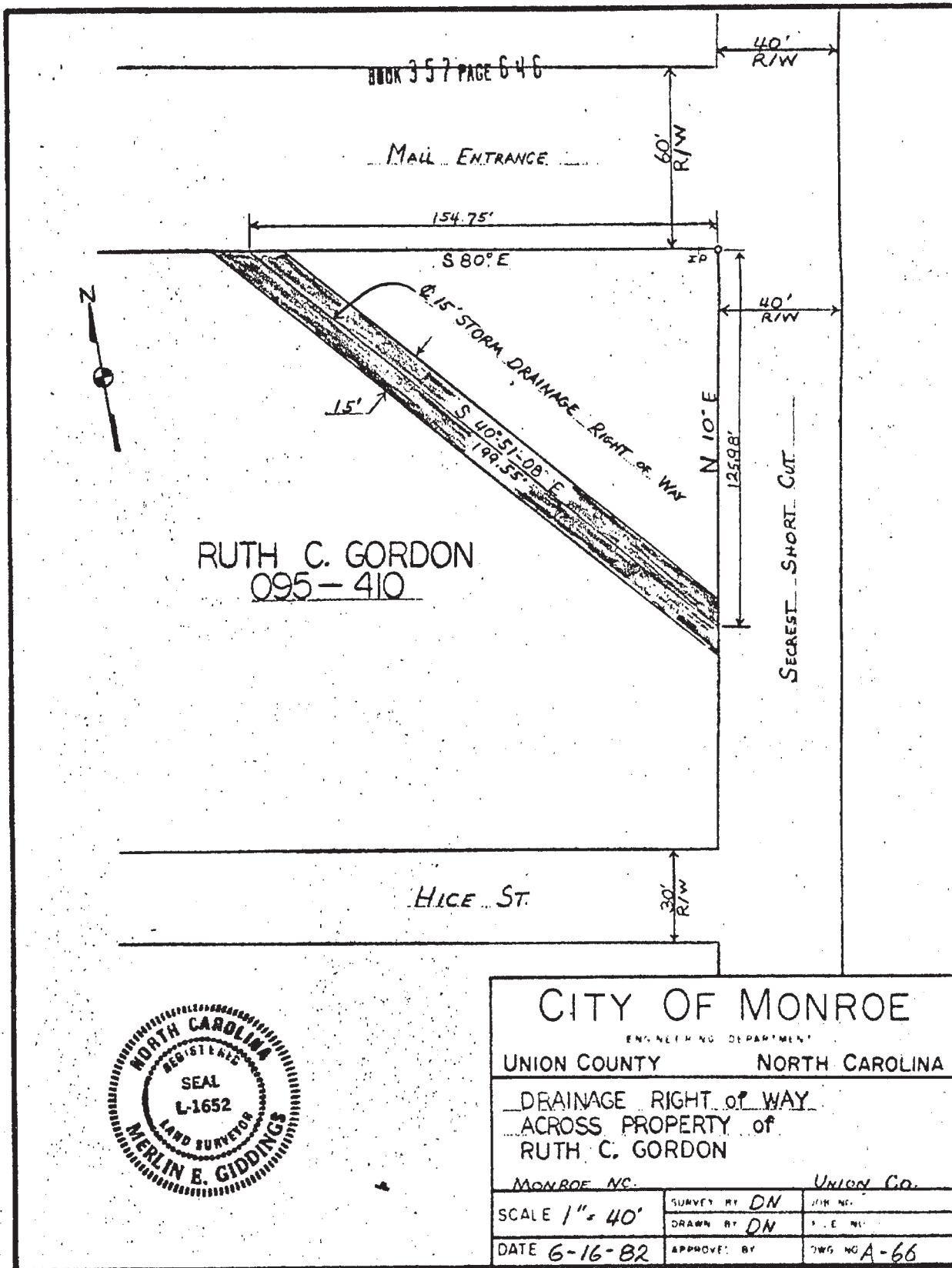


EXHIBIT "A"

**RESOLUTION RELEASING AND ABANDONING
A DRAINAGE EASEMENT
R-2022-74**

WHEREAS, the City of Monroe acquired by dedication a 15-foot-wide drainage easement over and across property formerly owned by Ruth Gordon as described in an agreement recorded in Book 357, page 646 (tax parcel no. 09264004), Union Public Registry; and

WHEREAS, Carolina Development Services is planning a residential subdivision on this parcel and is proposing residential lots and common open space in place of this easement; and

WHEREAS, new storm drainage easements will be required in the proposed subdivision per Chapter 159 Stormwater Management Ordinance and the City of Monroe Standard Specifications and Detail Manual; and

WHEREAS, Carolina Development Services has requested the City release and abandon the existing storm drainage easement (right-of-way);

NOW, THEREFORE, BE IT RESOLVED THAT;

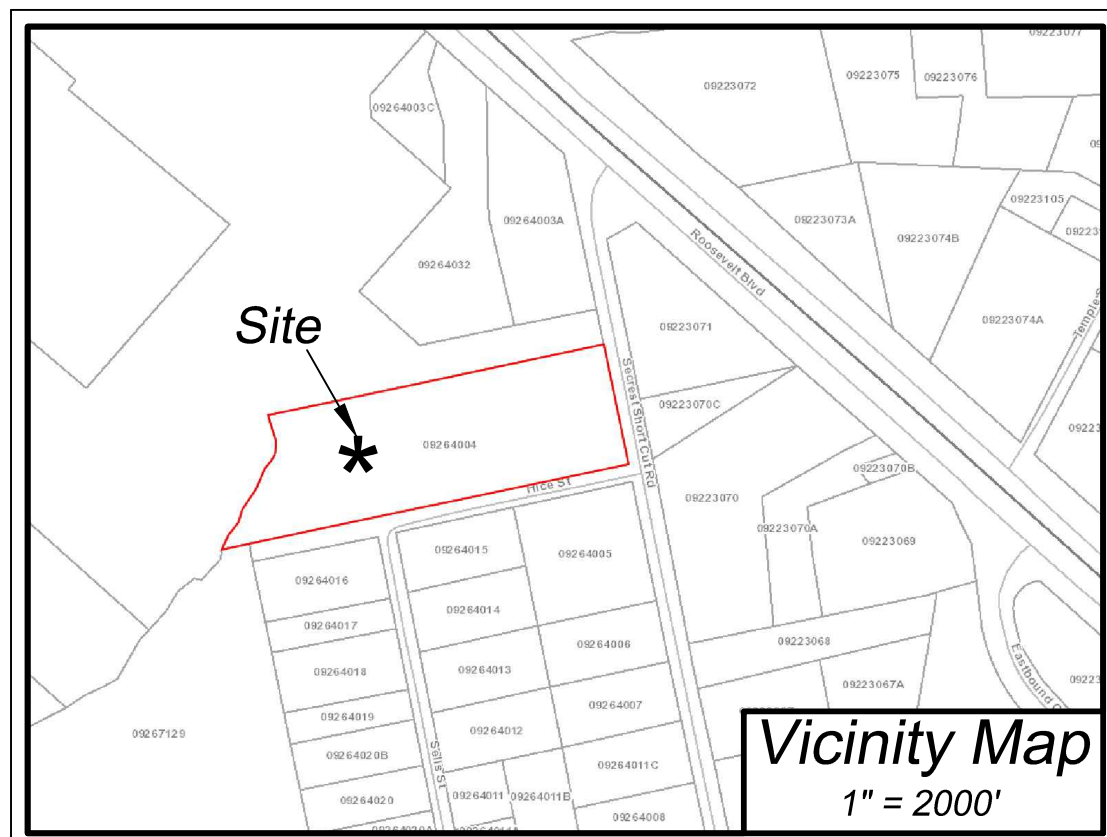
1. The City of Monroe, City Council hereby releases, abandons, and quit claims the 15-foot-wide drainage easement located on the property now owned by Carolina Development Services.
2. The release and abandonment of the easement shall be effective upon the dedication of the relocated easement(s) and recording of future plats showing the relocation.
3. The City Manager and City Clerk are hereby authorized to execute any and all documents or plats necessary to carry out the purpose and intent of this action by the Monroe City Council.

Adopted this the 13th day of December, 2022.

Attest:

Marion L. Holloway, Jr., Mayor

Bridgette H. Robinson, City Clerk



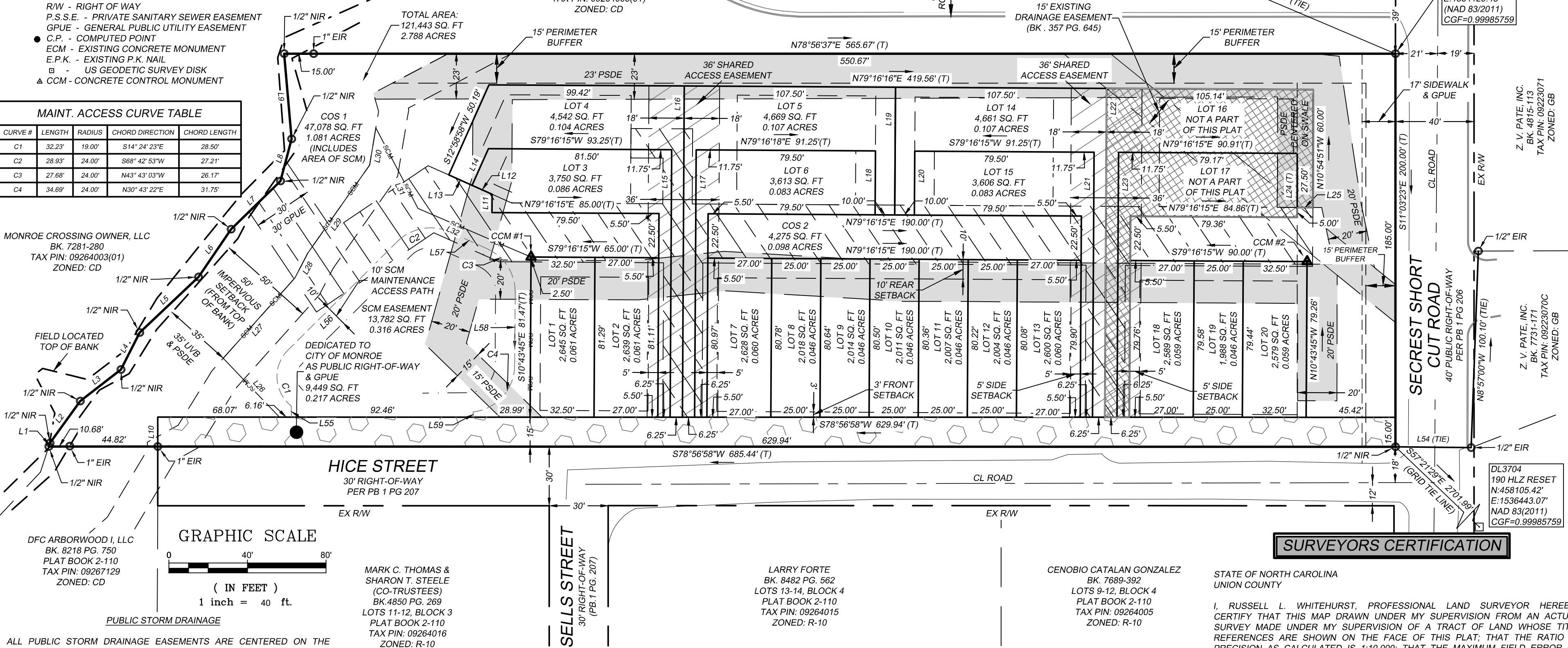
LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- S.T. - SIGHT TRIANGLE
- M.B.S. - MINIMUM BUILDING SETBACK
- P.S.D.E. - PUBLIC STORM DRAINAGE EASEMENT
- U.V.B. - UNDISTURBED VEGETATED BUFFER
- S.S.E. - SANITARY SEWER EASEMENT
- SSMH - SANITARY SEWER MANHOLE
- R/W - RIGHT OF WAY
- P.S.S.E. - PRIVATE SANITARY SEWER EASEMENT
- GPUE - GENERAL PUBLIC UTILITY EASEMENT
- C.P. - COMPUTED POINT
- ECM - EXISTING CONCRETE MONUMENT
- E.P.K. - EXISTING P.K. NAIL
- US - US GEODETIC SURVEY DISK
- CCM - CONCRETE CONTROL MONUMENT

MAINT. ACCESS CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	32.23'	19.00'	S14° 24' 23"E	28.50'
C2	28.93'	24.00'	S68° 42' 53"W	27.21'
C3	27.68'	24.00'	N43° 43' 03"W	26.17'
C4	34.69'	24.00'	N30° 43' 22"E	31.75'

MAINT. ACCESS LINE TABLE

LINE #	LENGTH	DIRECTION
L55	5.67	N12° 17' 40.49"W
L56	78.48	N34° 11' 02.49"E
L57	20.86	S76° 45' 15.82"E
L58	37.29	S10° 40' 49.57"E
L59	2.63	N11° 03' 01.60"W



ALL PUBLIC STORM DRAINAGE EASEMENTS ARE CENTERED ON THE DITCH LINES AND OR STRUCTURES. SHOULD ANY DITCH LINE AND OR STRUCTURE BE RELOCATED, THE PUBLIC STORM DRAINAGE EASEMENT AND WILL FOLLOW THE CENTER LINE OF THE RELOCATED DITCH LINE AND OR STRUCTURES. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PUBLIC DRAINAGE ACROSS INDIVIDUAL PARCELS. ASSISTANCE MAY BE PROVIDED IN ACCORDANCE WITH CURRENT CITY POLICY.

THE PUBLIC STORM DRAINAGE EASEMENTS ARE CENTERED OVER DITCHES, PIPES AND STRUCTURES. THE PUBLIC STORM DRAINAGE EASEMENT WIDENS TO 20 FEET FOR OPEN DITCHES UNLESS MARKED OTHERWISE. THE TRANSITION POINT BETWEEN AN OPEN DITCH EASEMENT AND A PIPED EASEMENT IS AT THE END OR BEGINNING OF THE PIPE OR STRUCTURE. THE BEGINNING POINT OF EASEMENTS THAT BEGIN ON SITE WITH A PIPE OR STRUCTURE IS 1/2 THE WIDTH OF THE EASEMENT BEFORE THE PIPE OR STRUCTURE BEGINS.

CERTIFICATE OF SUBDIVISION ADMINISTRATOR APPROVAL

APPROVED FOR RECORDING BY THE CITY OF MONROE, N.C. SUBDIVISION ADMINISTRATOR PURSUANT TO CHAPTER 157 OF THE CITY OF MONROE CODE OF ORDINANCES, THIS PLAT SHALL BE RECORDED WITHIN THIRTY DAYS OF THIS DATE.

DATE SUBDIVISION ADMINISTRATOR

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____, A REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

DATE REVIEW OFFICER

MISCELLANEOUS NOTES

GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE: BK 8049-89.

ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.99985759

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710543500J, EFFECTIVE DATE 10/16/2008.

ALL CREEKS DRAINING 10 ACRES OR MORE ARE REQUIRED TO DO A 25+1 FLOOD STUDY TO SET FINISHED FLOOR ELEVATIONS.

PER THE USGS QUADRANGLE MAP BAKERS DATED 2019 THERE IS A PERENNIAL CREEK ADJACENT TO AND THIS PROPERTY. IT IS A JURISDICTIONAL CREEK WHICH MAY REQUIRE OTHER AGENCY APPROVALS BEFORE CERTAIN ACTIVES ARE PERFORMED WITHIN ITS UNDISTURBED VEGETATED BUFFER. PERENNIAL AND INTERMITTENT CREEKS ARE ARMY CORP OF ENGINEERS JURISDICTIONAL ANY GRADING OR PIPING OF THESE CREEKS WILL REQUIRE A PERMIT FROM THE CORP.

THE WIDTH OF THE UNDISTURBED VEGETATED BUFFER IS DETERMINED BY MEASURING 35 FEET PERPENDICULARLY AWAY FROM THE TOP OF BANK ON BOTH SIDES OF THE CREEK. THEREFORE, THE TOTAL WIDTH OF THE UNDISTURBED VEGETATED BUFFER IS 70 FEET PLUS THE WIDTH OF THE CREEK MEASURED AT THE TOP OF BANK TO TOP OF BANK.

THERE ARE TWO 20-PUBLIC STORM DRAINAGE EASEMENT WHICH OVERLAP EACH OTHER. ONE CENTERED OVER THE PIPE AND DITCH LINE RUNNING FROM THE PIPE UNDER SECREST SHORT CUT ROAD ALONG THE NORTHERN PROPERTY LINE TO THE 35-FOOT CITY STREAM BUFFER AND PUBLIC STORM DRAINAGE EASEMENT. THE SECOND ONE IS CENTERED OVER THE SWALE WHICH THAT BEGINS ON SITE ON THE NORTH SIDE OF THE 30- FOOT GPUE AND CARRIES STORM WATER AROUND LOTS 17, 16, 14, 5, 4 & 3 TO THE STORMWATER CONTROL MEASURE LOCATED ON THE SOUTHEASTERN CORNER OF THIS SUBDIVISION

MONROE CROSSING OWNER, LLC
BK. 7281-280
LOT 2
PLAT CAB. B-226A
TAX PIN: 09264032
ZONED: GB

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT CAROLINA DEVELOPMENT SERVICES, LLC, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF MONROE AND THAT CAROLINA DEVELOPMENT SERVICES, LLC HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND HEREBY ESTABLISHES ALL LOTS AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, EASEMENTS, WALKS, PARKS AND OTHER OPEN SPACES AS SHOWN HEREON UNLESS OTHERWISE NOTED AS PRIVATE.

CAROLINA DEVELOPMENT SERVICES, LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY.

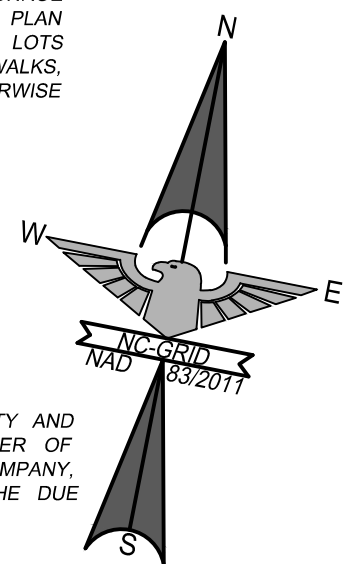
BY: _____ (SEAL)

MANAGER
STATE OF NORTH CAROLINA
COUNTY OF UNION

I, _____, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, MANAGER OF CAROLINA DEVELOPMENT SERVICES, LLC, A LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ SEAL



FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

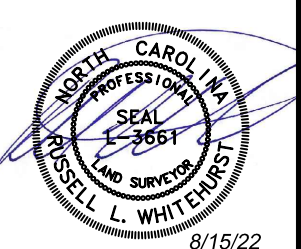
NO.	DATE	BY	REVISION
1	8/14/2023	RTF	CITY OF MONROE REVIEW COMMENTS
2	10/12/2023	RTF	CITY OF MONROE REVIEW COMMENTS

GORDON PLACE
CITY OF MONROE, MONROE TOWNSHIP, UNION COUNTY, N.C.

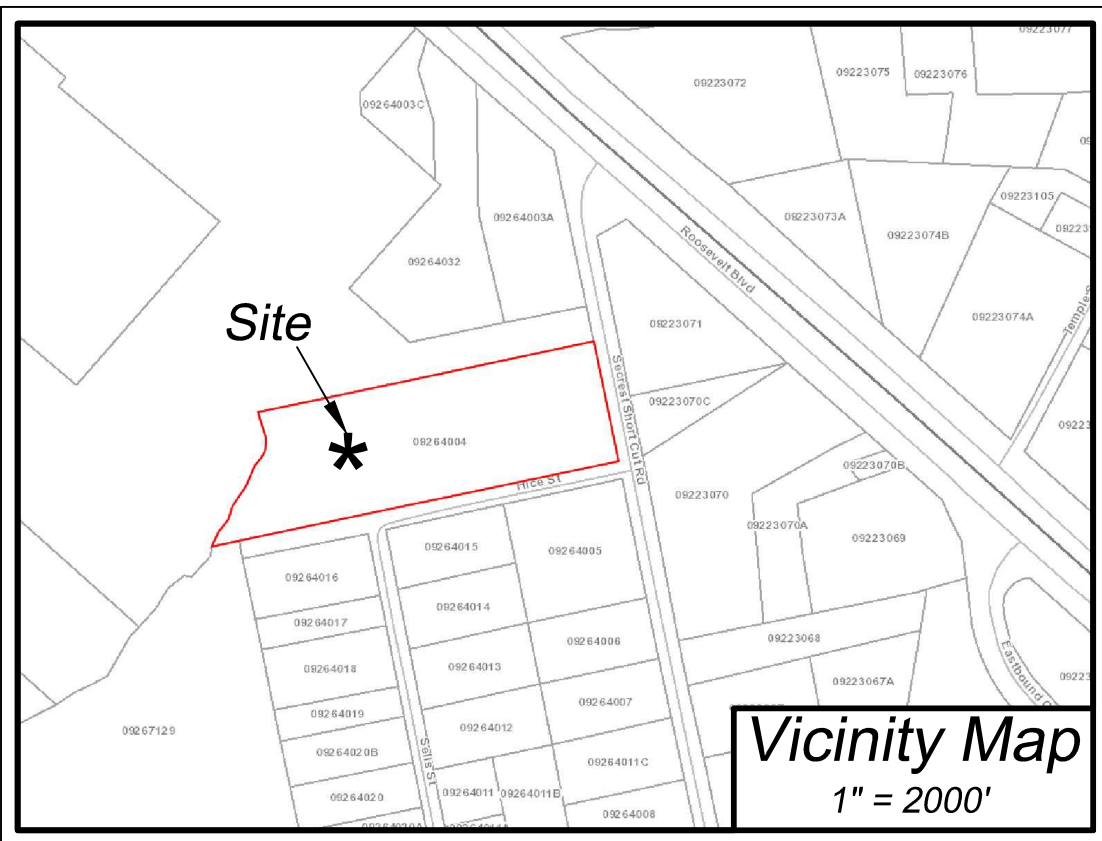
For the Benefit of:
CAROLINA DEVELOPMENT SERVICES, INC.
2627 BREKONRIDGE CENTRE DRIVE (704)-774-1964
MONROE, N.C. 28110

A FINAL
SUBDIVISION PLAT

Drawn By: SJM
Approved By: RLW
Date: 08/15/2022
Scale: 1" = 40'
EEL Project: 7207
Location: XLAND PROJECTS 9/27/2017



1 OF 2

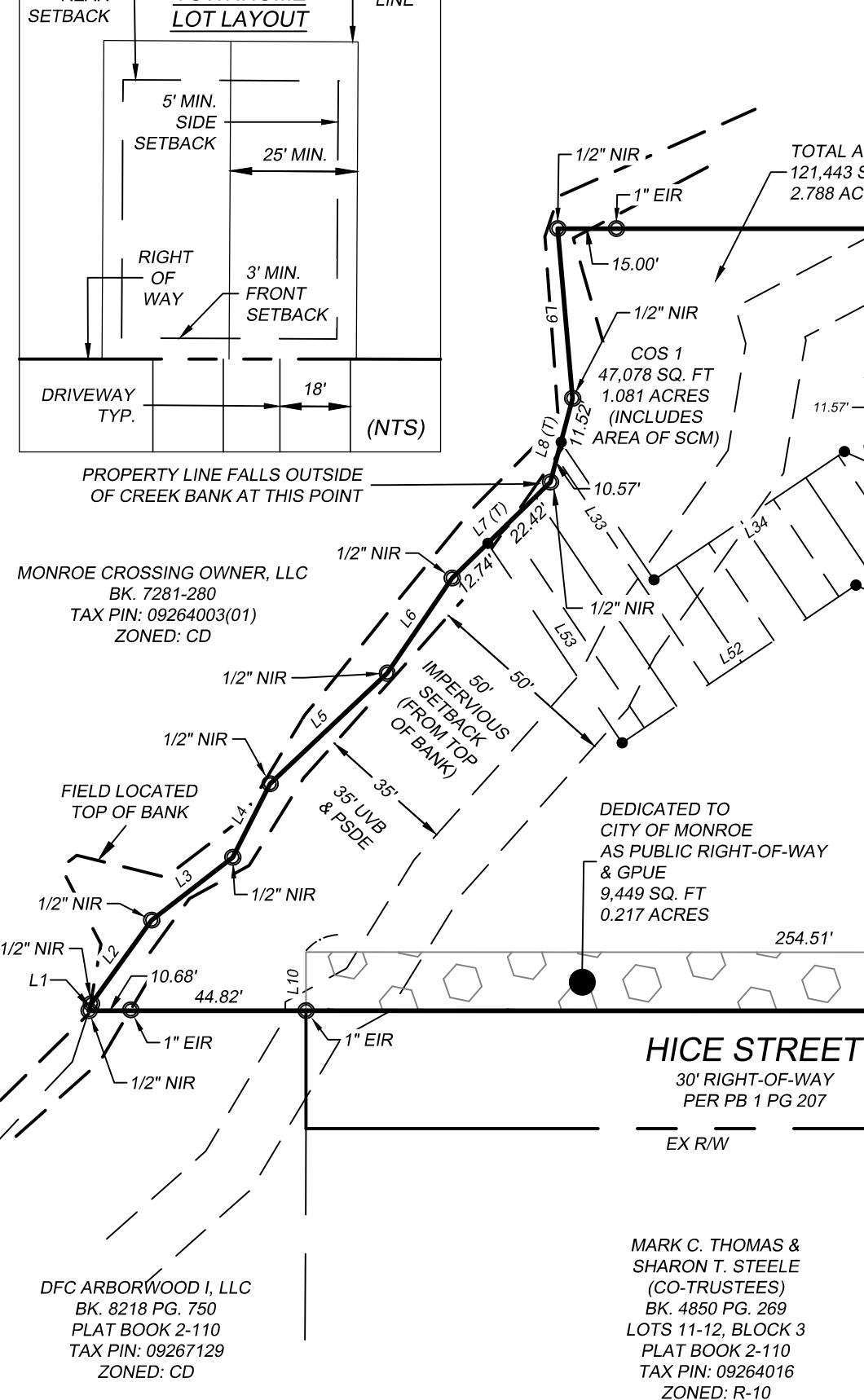
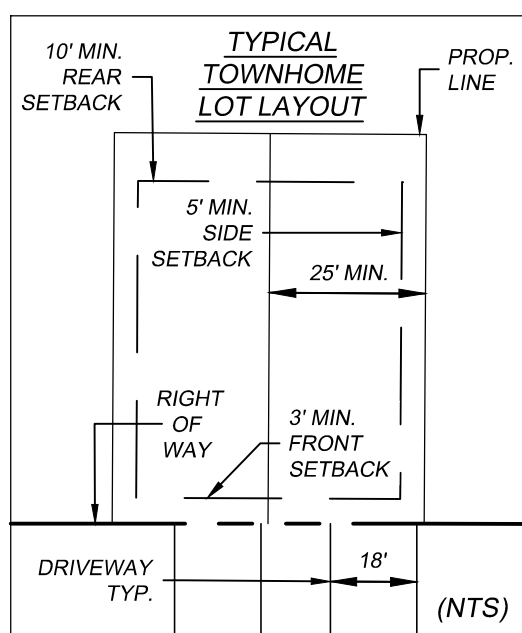


ZONING INFORMATION

ACCORDING TO THE UNION COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS), THE SUBJECT PROPERTY IS ZONED "CA-O(B)" (CONCORD AVENUE OVERLAY DISTRICT-SUB-DISTRICT B) BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF MONROE FOR ADDITIONAL INFORMATION.

SETBACKS:

FRONT = 50 FEET FROM R/W OF SECREST SHORT CUT ROAD (156.140(G)(6))
SIDE = 5 FEET
MAX. BUILDING HEIGHT = 35 FEET OR 3 STORIES



SITE AND DEVELOPMENT DATA	
JURISDICTION	CITY OF MONROE
TAX PARCEL(S):	09264004
SITE ADDRESS:	1801 SECREST SHORTCUT ROAD
ZONING	CA-O (SUB-DISTRICT B)
TOTAL AREA	2.60 ACRES (2.57 ACRES FUTURE)
OPEN SPACE	1.18 ACRES (45.4%/ 45.9% FUTURE)
ZONING SETBACKS	
MINIMUM FRONT SETBACK	3'
MAXIMUM FRONT SETBACK	20'
MINIMUM CORNER/SIDE SETBACK	5'
MINIMUM REAR SETBACK	10'
MINIMUM SETBACK (SECREST SHORTCUT)	50'
MINIMUM SETBACK (OTHER)	10'
MINIMUM LOT SIZE	1,760 SF
MINIMUM LOT WIDTH	24'
MAXIMUM PERMITTED BUILDING HEIGHT	35' OR 3 STORIES
TOTAL LOTS	20 LOTS
DENSITY	7.27 UNITS/ACRE
LOT COVERAGE	0.95 ACRES (35%/ 38% FUTURE)
AVERAGE LOT SIZE	1,972 SF

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N7° 04' 52"E	1.89'
L2	N24° 54' 07"E	26.31'
L3	N41° 03' 47"E	26.25'
L4	N15° 47' 27"E	21.03'
L5	N35° 32' 52"E	41.19'
L6	N23° 19' 02"E	29.42'
L7	N34° 38' 57"E	35.16'
L8	N3° 41' 17"E	22.09'
L9	N16° 04' 18"W	43.62'
L10	S11° 03' 02"E	15.00'
L11	S10° 43' 45"E	9.34'
L12	S77° 01' 00"E	11.14'
L13	S77° 01' 04"E	13.00'
L14	S12° 58' 58"W	20.40'
L15	N10° 43' 45"W	136.07'
L16	S10° 43' 45"E	168.54'
L17	N10° 43' 43"W	136.00'
L18	S10° 43' 44"E	32.50'
L19	S10° 43' 45"E	65.00'
L20	S10° 43' 44"E	32.50'

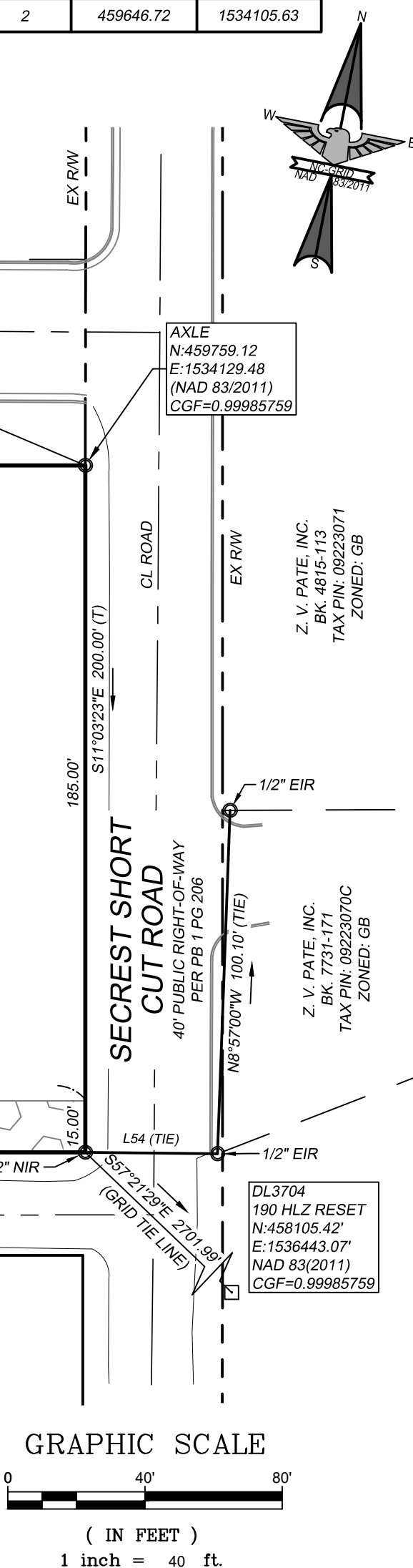
PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L21	N10° 43' 45"W	134.87'
L22	N10° 43' 43"W	167.33'
L23	N10° 43' 42"W	134.80'
L24	N11° 04' 43"W	32.50'
L25	N79° 16' 15"E	8.00'
L26	N54° 45' 21"W	41.42'
L27	S30° 42' 53"W	63.36'
L28	S16° 26' 00"W	14.45'
L29	S24° 01' 48"W	54.58'
L30	S1° 33' 51"E	27.68'
L31	S38° 42' 59"E	46.24'
L32	S77° 47' 10"E	62.63'
L33	N45° 02' 46"W	42.45'
L34	S44° 57' 14"W	58.69'
L35	N77° 01' 02"W	46.50'
L36	S79° 16' 15"W	76.99'
L37	S10° 43' 46"E	23.21'
L38	N79° 16' 14"E	16.38'
L39	S10° 43' 45"E	15.00'
L40	S79° 16' 14"W	31.37'

PARCEL LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	N10° 43' 46"W	38.21'
L42	S79° 16' 15"W	315.96'
L43	N10° 43' 45"W	30.00'
L44	N79° 16' 15"E	95.32'
L45	N10° 44' 28"W	77.27'
L46	S10° 44' 28"E	77.39'
L47	N79° 16' 15"E	195.01'
L48	N10° 43' 45"W	78.48'
L49	S10° 43' 45"E	78.59'
L50	N79° 16' 15"E	83.92'
L51	S77° 01' 02"E	36.16'
L52	N44° 57' 14"E	72.05'
L53	S45° 02' 46"E	61.47'
L54	N79° 35' 59"E	38.57'

CCM TABLE (NAD 83/2011)		
CCM #	NORTHING	EASTING
1	459573.19	1533717.53
2	459646.72	1534105.63

USERS OF THIS PLAT ARE REQUIRED TO USE SHEET 1 AND 2 RECORDED HERewith.

THE PURPOSE OF THIS PLAT IS TO CREATE 18 NEW LOTS FROM ONE EXISTING PARCEL NUMBERED 1-15 & 18-20. THIS PLAT DOES NOT INCLUDE LOTS 16 AND 17.



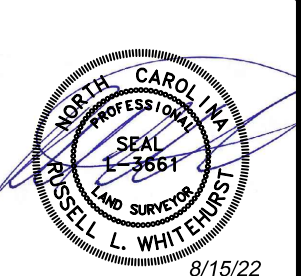
FIRM LICENSE # C-0873
2013A VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

REVISION
CITY OF MONROE REVIEW COMMENTS
CITY OF MONROE REVIEW COMMENTS

DATE
9/14/2022
10/12/2022

GORDON PLACE
CITY OF MONROE, MONROE TWP., UNION COUNTY, N.C.
For the Benefit of:
CAROLINA DEVELOPMENT SERVICES, INC.
2627 BREKONRIDGE CENTRE DRIVE (704)-774-1964
MONROE, N.C. 28110

A FINAL
SUBDIVISION PLAT
Drawn By: SJM Approved By: RLW Date: 08/15/2022
Location: XLAND PROJECTS 907207 Scale: 1" = 40' EEL Project 7207



2 OF 2



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian Borne, CMSM, MBA, BLA, City Manager

DATE: December 6, 2022

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Sarah McAllister, P.E., Engineering Director

SUBJECT: Request to Relocate Unnamed Cemetery at 1912 Stafford Street Extension

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider information related to the request to relocate an unnamed cemetery at 1912 Stafford Street Extension.

REVIEW

Staff has received a request from SunCap Property Group (SunCap) to relocate the graves within an unnamed cemetery located at 1912 Stafford Street Extension to the Suncrest Cemetery. The purpose of the request is to accommodate the construction of an industrial development and to provide better protection of the remains by relocating them to a cemetery with perpetual care. SunCap is requesting the relocation as allowed by North Carolina General Statute 65-106 Removal of Graves which requires consent of the governing body of the municipality.

A historical investigation was conducted by Richard Grubb & Associates. Their report dated September 2022 is attached for reference. The report details the methodology, historical background research, archaeological investigations and findings. Three positive burial sites and three probable burial sites were discovered. The identities of the individuals interred in the cemetery remain unknown. Example letters that were sent to 26 identified descendants of documented landowners and the received responses were documented. The affidavit of publication for a legal advertisement (required by NCGS 65-106) that ran for four consecutive

weeks in The Enquirer Journal is included in the report. SunCap is proposing to place an engraved group marker at the reinterment site at Suncrest Cemetery.

SunCap is requesting the consent of City Council for these proposed grave relocations. Staff recommends that a Public Hearing be held to consider this request.

RECOMMENDATION

The Public Enterprise Committee is requested to consider the request to relocate the unnamed cemetery at 1912 Stafford Street Extension.

If the Public Enterprise Committee is in agreement, it is recommended at the City Council meeting on December 13, 2022 that City Council call for a Public Hearing to be held on January 11, 2023 to consider the proposed request.

Attachment:
Historical Investigation Report dated
September 2022

HISTORICAL INVESTIGATION



IN SUPPORT OF THE PROPOSED RELOCATION OF AN UNNAMED CEMETERY

1912 Stafford Street Extension, Monroe,
Union County, North Carolina

PREPARED FOR:

SunCap Property Group
6101 Carnegie Boulevard, Suite 180
Charlotte, North Carolina 28209

September 2022



RICHARD
GRUBB &
ASSOCIATES

HISTORICAL INVESTIGATION

IN SUPPORT OF THE PROPOSED RELOCATION OF AN UNNAMED CEMETERY 1912 Stafford Street Extension, Monroe, Union County, North Carolina

Principal Investigator:

Ellen Turco, MA

Author:

Debbie Bevin, MA

Prepared by:

Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, North Carolina 27587

Prepared for:

SunCap Property Group
6101 Carnegie Boulevard, Suite 180
Charlotte, North Carolina 28209

Date:

September 15, 2022

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Appendices:

Appendix A: North Carolina General Statute 65-106

Appendix B: Staff Resumes

Appendix C: Project Documents/Archaeological Investigations

Appendix D: Next of Kin Notification and Legal Advertisement

1.0 INTRODUCTION AND PROJECT BACKGROUND

On behalf of SunCap Property Group (SunCap), Richard Grubb & Associates, Inc. (RGA) has completed this historical investigation in support of the proposed relocation of an unnamed cemetery at 1912 Stafford Street Extension, Monroe, Union County, North Carolina. This report details the results of the historical background research, provides a summary of previously conducted archaeological investigations of graves, and documents steps taken to identify the deceased's next of kin.

The cemetery lies in an agricultural field on the east side of Stafford Street Extension. It is part of a 149.02-acre parcel which extends on both sides of Stafford Street Extension immediately north of its intersection with North Sutherland Avenue (PIN 09180004 90) (Figures 1.1 and 1.2). SunCap proposes to develop the parcel, and plans indicate that an industrial building will be constructed where the cemetery is now located.

This report was prepared in support of a grave removal request to the Monroe City Council. SunCap is requesting approval from the Monroe City Council to relocate the graves within the cemetery to Suncrest Cemetery as allowed by North Carolina General Statute 65-106 Removal of Graves (Appendix A). The purpose of the request is to accommodate the construction of an industrial development and to provide better protection of the remains by relocating them to a cemetery with perpetual care. All expenses related to the disinterment and reinterment of the graves will be borne by SunCap.

The authors of this report meet the Secretary of the Interior's Professional Qualifications for History and Architectural History (Appendix B).

1.1 Environmental Setting

The cemetery lies in central Union County, approximately 1.7 miles northeast of downtown Monroe, the county seat. It is situated in an agricultural field on the east side of Stafford Street Extension, approximately 200 feet southwest of a single-family residence (Figures 1.3 and 1.4).

1.2 Previous Investigations

The possible presence of a cemetery was noted in a 2021 Phase I Environmental Site Assessment (Proctor and Hassett, 2021). In May 2022, SunCap contracted with RGA to conduct a cemetery reconnaissance survey to determine the presence or absence of burials at the site and to identify the number of graves and their locations. RGA archaeologists conducted a pedestrian investigation of the cemetery and concluded that additional testing was necessary to determine the extent of the cemetery and the number of burials (RGA, Inc. 2022a; Appendix C). In July 2022, RGA conducted a ground-truthing for potential graves which consisted of mechanical topsoil scraping to expose grave shafts, photographic documentation, and GPS recordation. Ground-truthing identified three burials and possibly an additional three burials (RGA, Inc. 2022b; Appendix C). The graves were recovered with soil for protection.

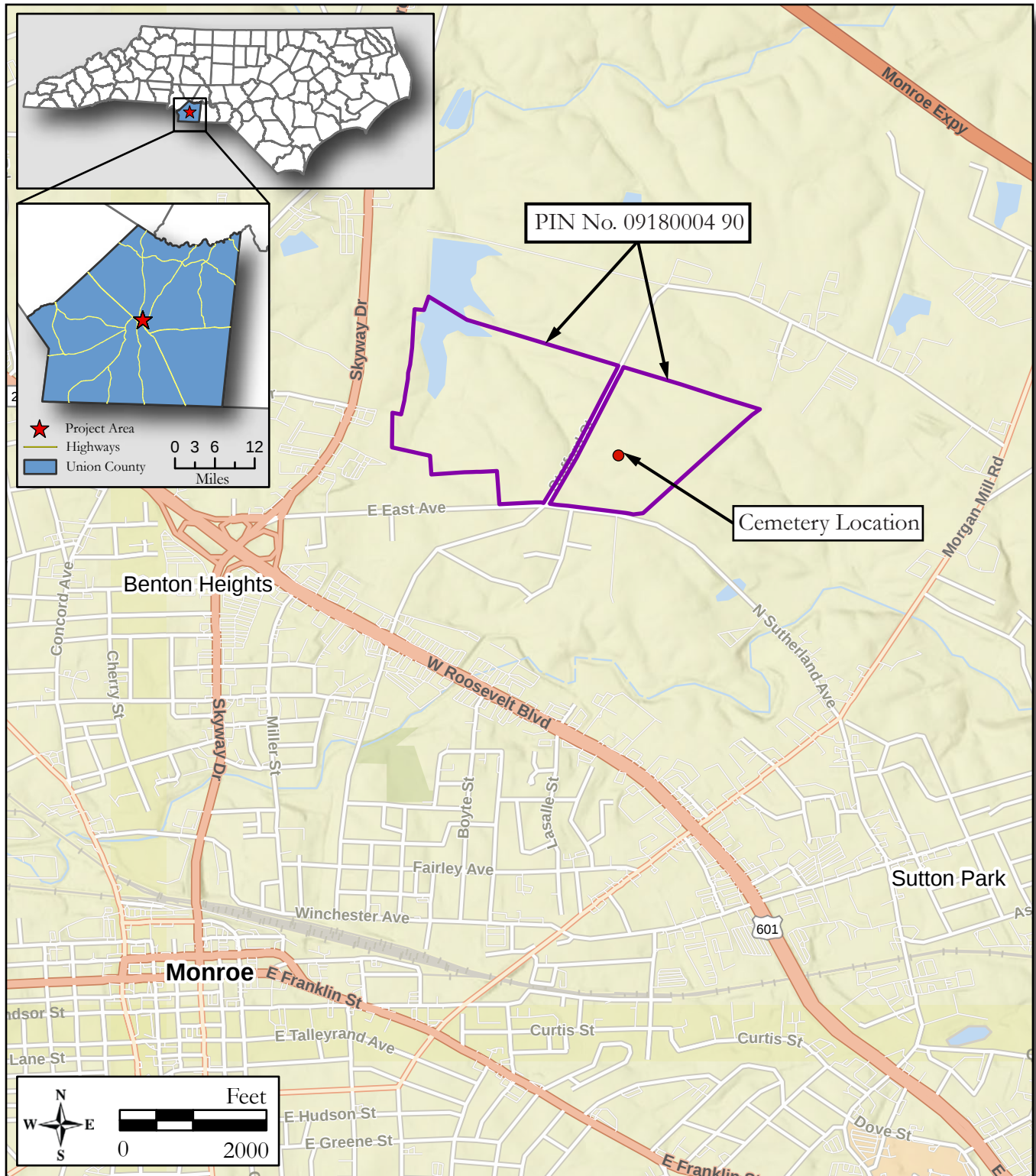


Figure 1.1: Project location street map
(ESRI 2022).

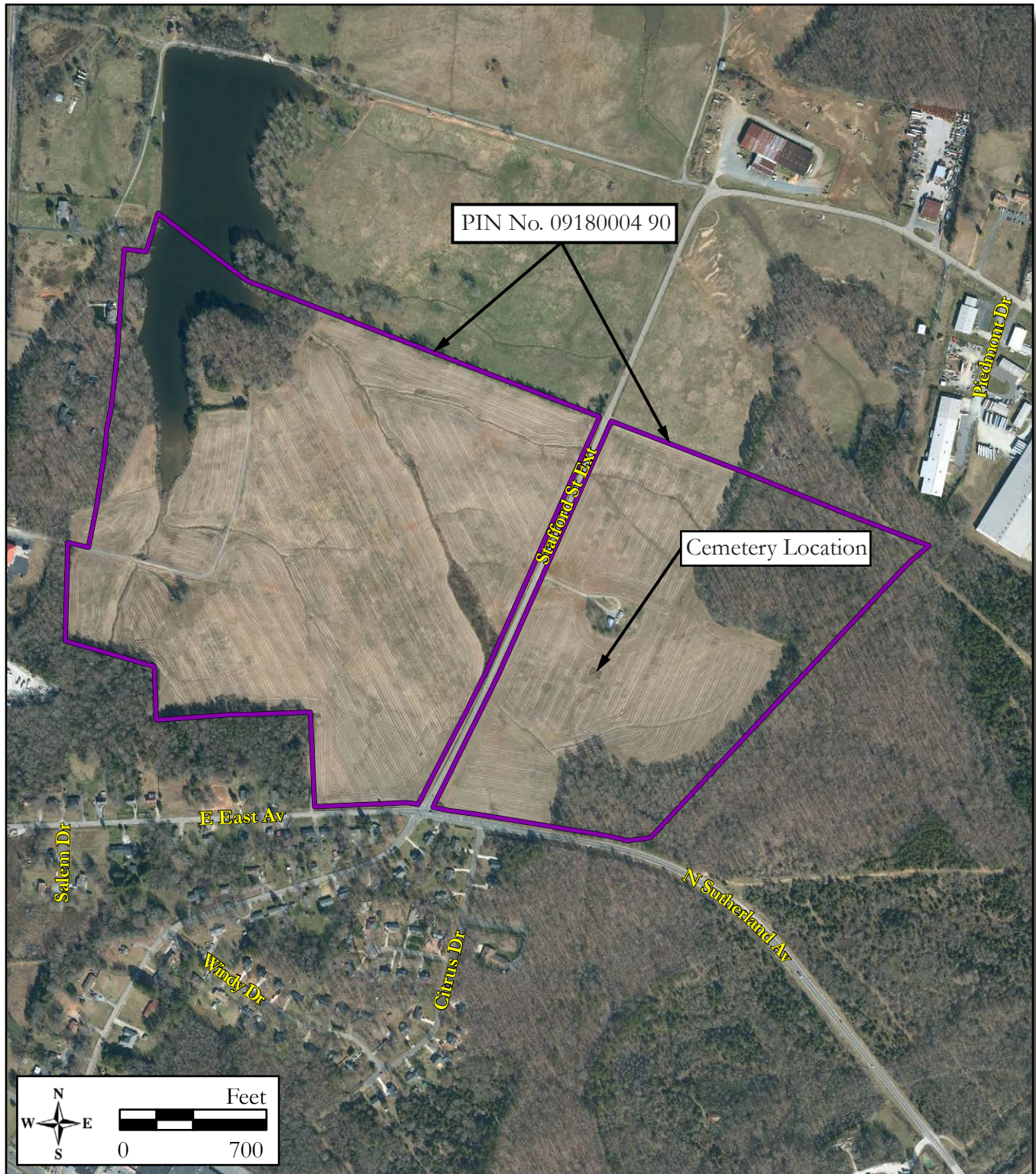


Figure 1.2: Project location aerial map
(NC OneMap 2019).



Figure 1.3: View of site facing north
(RGA, Inc. May, 2022).



Figure 1.4: View of site facing west
(RGA, Inc. May, 2022).

2.0 METHODOLOGY

Historical background research was conducted for the following purposes: to locate previously identified historic properties (buildings and cemeteries) and archaeological sites on and around the subject property, to attempt to identify individuals interred at the cemetery and to glean personal information about those interred, and to notify next of kin.

RGA conducted research in person at the Union County Register of Deeds in Monroe (Union County deeds are not available online). Three electronic cemetery databases (findagrave.com, cemeterycensus.com, and interment.net) were consulted, and no records were found pertaining to the subject cemetery. The Cemetery Survey Reports compiled by the Works Progress Administration (WPA) in the 1930s are available through the North Carolina State Archives digital collections, but the cemetery was not recorded as part of that survey. Other sources of information consulted during this investigation included maps and plats, deeds, wills, U.S. Census data, and birth and death certificates.

3.0 RESULTS OF RESEARCH

3.1 Cemetery Context

Burial places and customs reflect the cultural traditions of their communities. Despite regional variations, most cemeteries throughout North Carolina share common features that are a product of European and Christian burial practices, among them the prevalent east-west orientation of individual graves, with the head to the west. Gravemarkers can be wood, clay, stone, or concrete, and can be either handcrafted or commercially produced. Gravemarkers can reflect differences in wealth, literacy, ethnicity, and religion. In Union County, cemeteries can be divided into three main categories: family or folk cemeteries, church cemeteries, and community cemeteries.

Family cemeteries offered a practical solution for a dispersed, rural population until well into the twentieth century. Transporting a coffin over unimproved roads a substantial distance was not possible for many North Carolinians, making burial close to home a necessity. Burials on family land also reinforced ties of kinship within a community, as multiple generations would be interred in plots that remained under family ownership. Family cemeteries range from informal plots with unmarked graves to fenced or walled cemeteries containing neat rows of marked graves. The subject cemetery is an example of a rural family cemetery.

Many family cemeteries were started on family land and were active for a relatively limited period of time. These cemeteries provided a sacred place where cherished family members would be laid to rest near the homesite, so the family could visit and honor them. Some of these cemeteries were active for many years but were abandoned when descendants migrated to other areas and the original family land was sold. John Stilgoe, a Harvard landscape scholar, described the abandoned Southern folk cemetery as a “few small stones...submerged in leaves and humus, and only a low wall or stand of cedars or mimosas” to indicate the land’s former use (Stilgoe 1983). Stilgoe also noted that “Southern burial was always uncertain because the caretakers were likely to move away, but graveyards were carefully respected whether cared for or not” (Stilgoe 1983). This seems to be what occurred at the subject cemetery, which occupied a protected area surrounded by fields under agricultural production since at least 1951 (Figure 3.1).

Church cemeteries can be found in rural, small town, and urban settings. They are characterized by their close proximity to their associated churches, with some dating prior to the construction of the church building. Burials are typically arranged in linear fashion and are oriented east to west. Church cemeteries may contain burials spanning over a century, with new interments continuing into the present.

Community cemeteries became more common in the twentieth century, as improved roads and modern mortuary services gave people who no longer owned ancestral land or were not affiliated with a church a place to bury their dead. These types of cemeteries can be privately owned and managed or can be operated by municipalities. An individual or family plot could be purchased, with the assurance that maintenance would be provided in perpetuity, relieving the family of that burden. Like larger church cemeteries, community cemeteries may grow over many decades, following planned layouts defined by circulation patterns and landscaping.

3.2 Cemetery Description

The subject cemetery appears to be an example of a rural family cemetery, though the identities of those interred within its confines were not determined by this investigation. Previous investigations identified between three and six burials, which appeared to be oriented east-west, typical of European and Christian burial practices. Six unmarked slate fragments were found in the cemetery which are interpreted as possible gravemarkers. Four of these were lying flat on the ground surface and two had been placed upright in the ground (Figures 3.2-3.8). The slate fragments RGA recorded on the ground surface in May 2022 were not generally found

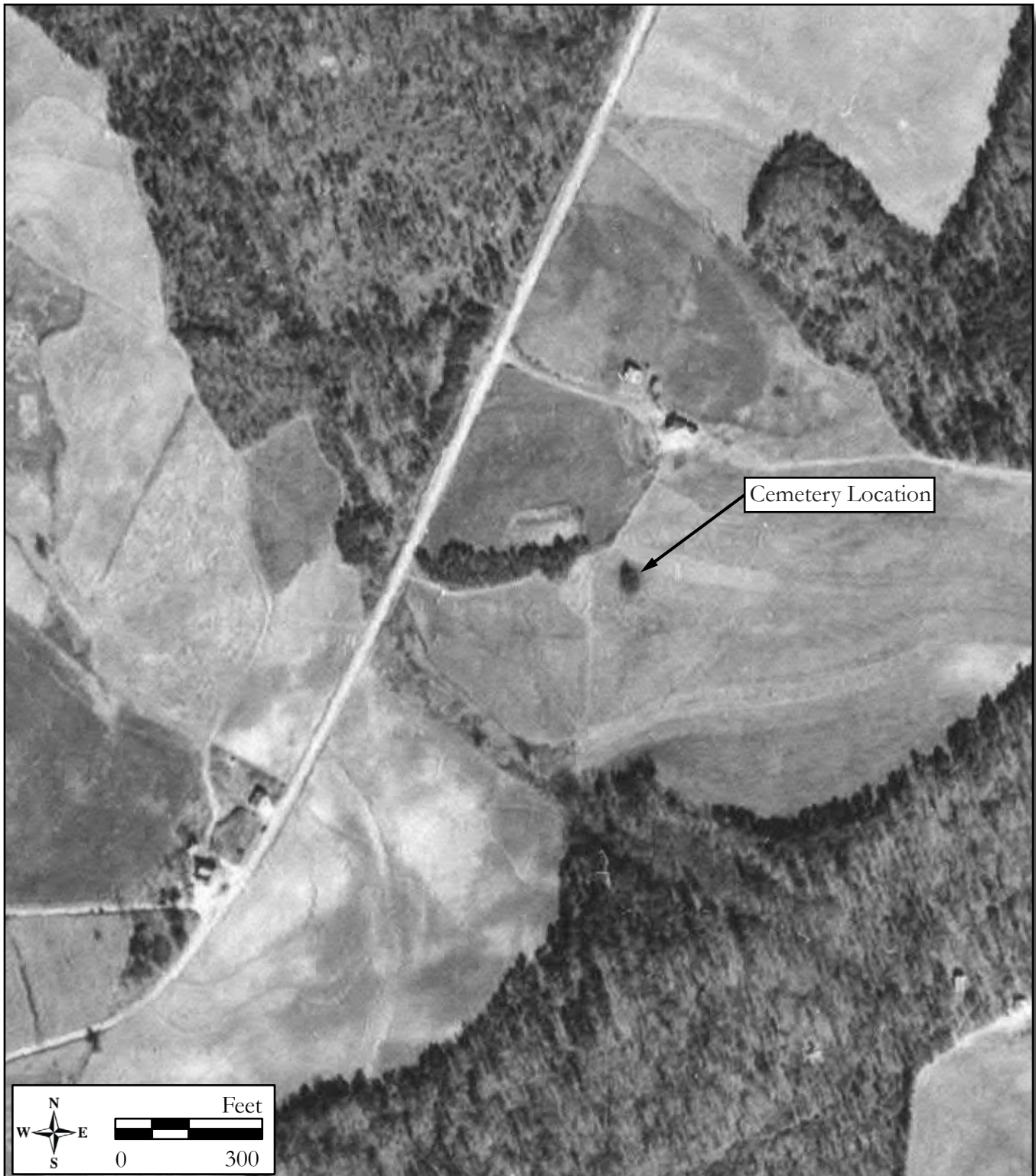


Figure 3.1 1951 aerial imagery of site
(USDA 1951, courtesy of Environmental Data Resources, Inc.).



Figure 3.2: Slate Fragments 1 and 2
(RGA, Inc. May, 2022).



Figure 3.3: Slate Fragment 3
(RGA, Inc. May, 2022).

Figure 3.4: Slate
Fragment 4
(RGA, Inc. May,
2022).



Figure 3.5: Slate
Fragment 5
(RGA, Inc. May,
2022).



Figure 3.6: Slate Fragment 6
(RGA, Inc. May, 2022).



Figure 3.7: Slate Fragments 1 and 2 Refitting
(RGA, Inc. May, 2022).



Figure 3.8: 2019 aerial imagery showing the mapped locations of slate fragments (SF) and cemetery boundaries (clearing) (NC OneMap 2019).

to correspond to the locations of the graves, and their fragmentary nature indicated that they had likely been broken and scattered by past farming activities. The two upright fragments, however, were located directly adjacent to two of the graves identified with high certainty. Based on the condition of the cemetery and the possible gravemarkers, it is not possible to establish a date for the burials.

The cemetery is unmarked and there are no boundaries in place to delineate the extent of the cemetery. It was cleared, with vegetation cut to the ground surface, prior to RGA's site visit in May 2022. The property surrounding the cemetery has been in agricultural use since at least 1951, with a wooded protected area around the cemetery location which is visible in historic aerial imagery.

3.3 Parcel History/Chain of Ownership

A history of the chain of ownership of the property surrounding the cemetery is useful for identifying families which may have an association with the cemetery. However, given the absence of engraved markers it is not possible to establish with certainty the identity of the persons interred there.

Plyler Family

Members of the Plyler family have owned the land on which the cemetery lies since as early as 1908, when Isom Franklin Plyler, Sr. (1858-1955) first acquired property in the area. Plyler was a farmer and merchant who owned a grocery and general merchandise store in downtown Monroe in the early twentieth century (Monroe Journal 1912). In 11 separate transactions between 1908 and 1930, Plyler assembled close to 600 acres of land on the north side of Monroe.

Isom Plyler's first purchase was a parcel of 89.75 acres from Nannie and R. V. Houston (Union County Register of Deeds [UCRD] 1908). The chain of title for that parcel is incomplete, but it references Fannie Simpson Adams and Joseph Harvey Flynn, both of whom were involved in subsequent land transactions with Plyler. In 1913, Plyler added 37 acres purchased from Mary J. and Horace Smith (UCRD 1913a). Mary J. Stevens Smith had inherited the property, known as the "Lew Allen Helms" (Llewellyn D. Helms) tract from her father, Amos Franklin Stevens. Joseph Harvey Flynn and his wife, Bettie, sold two small, six-acre parcels to Plyler in 1913-1914 (UCRD 1913b and 1914a), as well as a 31.75-acre tract in 1918 (UCRD 1918). In 1914, Plyler nearly doubled his landholdings at the time with the acquisition of 123.7 acres of land from Oscar Romulus Simpson that had been held by his father James R. Simpson and grandfather William Henderson Simpson before him (UCRD 1914b). In 1920, Plyler acquired two additional tracts of Simpson family land totaling 117.23 acres (UCRD 1920), and in 1924, he acquired another tract of 96 acres from Mary Smith (UCRD 1924). Several additional small acquisitions increased Plyler's landholdings to approximately 600 acres by 1930.

At Plyler's death in 1955 he left his "home farm" to his two sons, I. F. Plyler, Jr. (1923-2012) and Aaron Wesley Plyler (1926-2016). Aaron Plyler served for 28 years in the North Carolina State Legislature. The property has been operated as a family farm ever since, with numerous descendants presently residing on small parcels which have been subdivided from it. It is not possible to parse which of the parcels originally acquired by Plyler contains the cemetery today, but deed records and a 1907 Map of Union County, showing landowners in the vicinity of the parcel being developed, provide information about families which may have been associated with the parcel prior to the Plylers (Figure 3.9).

Flynn, Simpson, Helms, and Stevens/Smith Families

In 1910, Joseph H. Flynn (1844-1920) and his wife, Bettie (1880-1962), were living on a farm they owned between Morgan Mill Road and Concord Road in Monroe Township (U.S. Census 1910). Isom Plyler's first land purchase in the area in 1908 may have been part of a larger property once owned by Flynn. Between 1914 and 1918, the Flynn's sold three other parcels of land totaling 44.55 acres to Plyler. Joseph Flynn, born in nearby Lancaster County, South Carolina, is buried in Hopewell United Methodist Church Cemetery there.

William Henderson Simpson (1809-1879) was a lifelong resident of Union County, North Carolina. Licensed to practice law, he served as both Magistrate and Clerk of Court. He is buried in Suncrest Cemetery in Monroe. At his death in 1879, he left his "old home tract" of 128 acres on Stewarts Fork

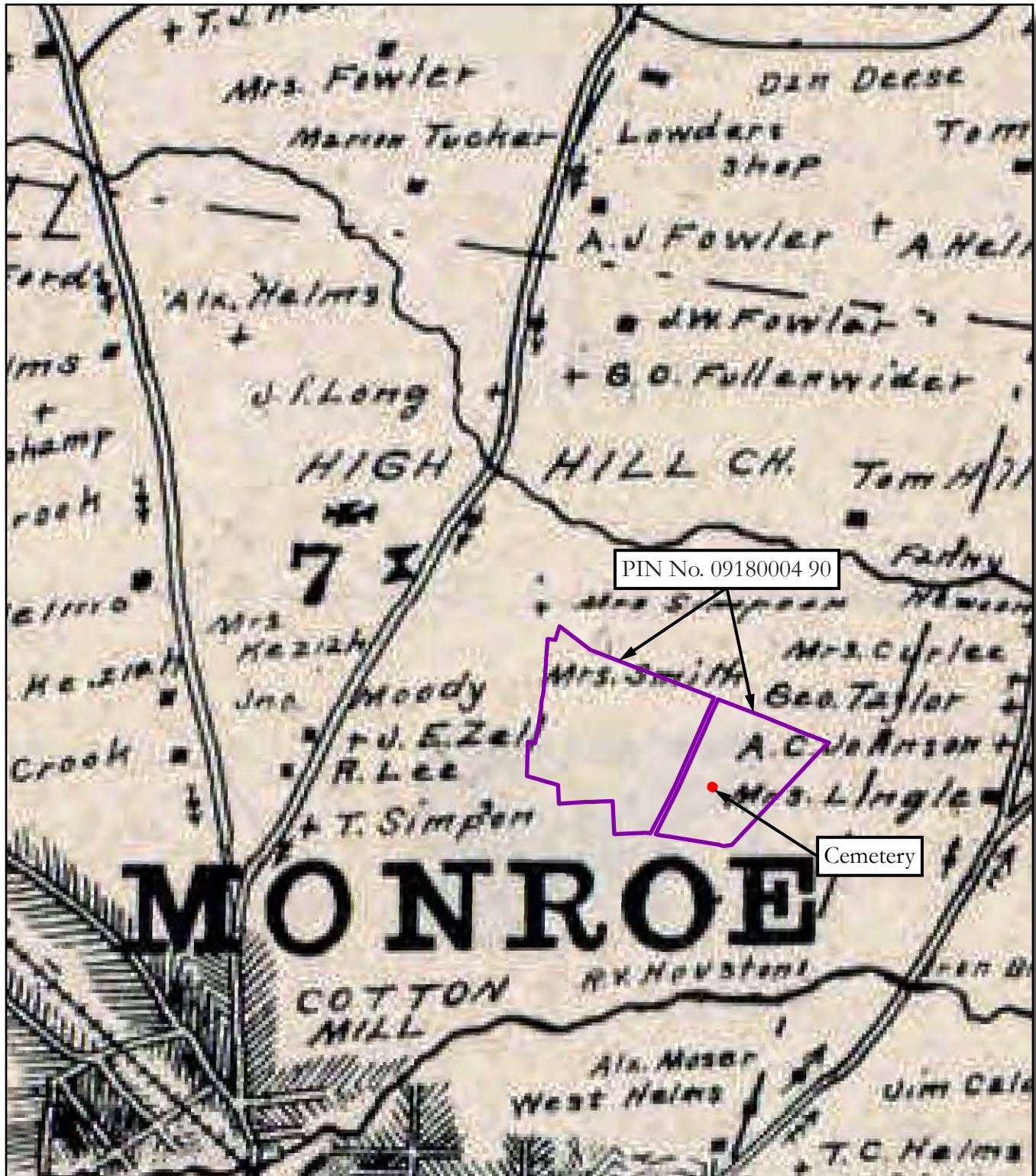


Figure 3.9: Portion of the 1907 C.M. Miller Map of Union County
(North Carolina Maps Digital Collection).

Creek to his son, James R. Simpson (1848-1901), whose son, Oscar Romulus Simpson (1883-1953), sold it to Isom Plyler in 1914.

Llewellyn D. "Allen" Helms (1836-1908) was born in east Monroe Township and spent his entire life there. He was a Confederate veteran and farmer who is buried in Union Grove Primitive Baptist Church Cemetery. At least a portion of his farm, the "Allen Helms Tract," was later owned by Amos Franklin Stevens (1831-1895), owner of Stevens and Phifer Mills, who left it to his daughter, Mary J. Stevens Smith (1859-1941), at his death in 1895. Mary Smith later sold parts of the Helms Tract to Isom Plyler in two transactions in 1913 and 1924.

3.4 National Register of Historic Places Evaluation

National Register Evaluation

The National Register Criteria for Evaluation are the guidelines by which properties are assessed for the National Register of Historic Places (NRHP). Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). Historic properties may include district, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Cemeteries are in a small category of properties that are not usually considered for listing in the NRHP unless they meet additional special requirements, called Criteria Considerations, in addition to meeting at least one of the regular Criteria (A-D below). To be eligible for inclusion in the NRHP, a historic property or cemetery must possess significance in American history, architecture, archaeology, or culture, and:

- A) be associated with events that have made a significant contribution to the broad patterns of our history, or
- B) be associated with the lives of persons significant in our past, or
- C) embody the distinct characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- D) yield, or may be likely to yield, information important in pre-history or history (36 CFR 60.4).

In addition to a property being significant for one or more of the Criteria above, it must also possess physical integrity. The poor condition of the cemetery has diminished its integrity of design, setting, materials, workmanship, feeling, and association, and, therefore, it cannot be eligible for the NRHP.

The cemetery was not found to be associated with any significant events or historical trends. The cemetery is an example of a family burial ground, a type of cultural resource that is ubiquitous throughout Union County. Therefore, the cemetery is recommended not eligible for the NRHP under Criterion A.

There are no inscribed gravemarkers in the cemetery. Research did not reveal the identities of any individuals interred in the cemetery. The cemetery is not known to be associated with the lives of persons significant in the past. Therefore, the cemetery is recommended not eligible for the NRHP under Criterion B.

The cemetery's landscape has been altered over the years due to abandonment and clearing. The fragments of slate which are interpreted as possible gravemarkers are not distinctive examples of funerary art or craftsmanship. As an entity, the cemetery does not possess the requisite distinctive features to be eligible for the NRHP. Therefore, the cemetery is recommended not eligible for the NRHP under Criterion C.

It is unlikely that additional study of the cemetery would yield any unretrieved data related to history or prehistory not discoverable through informant interviews and documentary sources. Therefore, the cemetery is recommended not eligible for the NRHP under Criterion D.

4.0 PROPOSED RELOCATION OF THE CEMETERY

SunCap is proposing to construct an industrial development on the parcel containing the cemetery (PIN 09180004 90). The three most common planning options for graves in the path of development are: 1) preservation in place, 2) relocation on site, and 3) relocation off site to another cemetery. The cemetery lies in an agricultural field where SunCap plans to erect a building. For this reason, preservation of the cemetery in place is not an option (Option 1), nor is it feasible to relocate the cemetery on site (Option 2), due to the development's design. Relocation of the graves to a nearby cemetery is therefore the preferred option (Option 3). Relocation of the cemetery will accommodate construction of the development and provide better protection of the remains by reintering them in a cemetery which provides perpetual care. SunCap will bear all expenses associated with the disinterment and reinterment of the graves.

4.1 Summary of Due Diligence Efforts

It can be challenging to identify the individuals buried in abandoned cemeteries when these cemeteries contain unmarked graves or uninscribed gravemarkers, such as the subject cemetery. Property records can identify historical property owners who may be associated with the cemetery. However, it is important to note that rural cemeteries in the South may contain the remains of enslaved persons, tenant farmers, or sharecroppers who occupied the land but did not own it. One descendant of Joseph Flynn recounted an oral family tradition about an enslaved person's cemetery being located on the property. No further information about the identity of the persons interred in the cemetery has been discovered to date.

To identify individuals who may have information about the cemetery or those buried within it, a legal advertisement was placed in *The Enquirer Journal* on August 11, 18, and 25, and September 1, 2022 (Appendix D). This notification was placed to comply with NC GS 65-106 (b) and to identify next of kin of the interred and persons with interest in or knowledge about the graves contained within the cemetery. One response to the legal advertisement has been received to date from a descendant of enslaved people who lived in and around Monroe. She was interested in finding the locations of burials of members of the Hasty family but does not have specific information about the subject cemetery.

The descendants of the landowner families were identified through searches on Ancestry.com and obituaries from Newspapers.com. In addition, general internet searches of public records were used to obtain descendant addresses. Letters describing the location of the cemetery and its proposed relocation were sent to 26 identified descendants on August 19, 2022, as required by NC GS 65-106 (b) (Tables 4.1 - 4.5). To date, 12 responses have been received.

Table 4.1: Descendants of Isom Franklin Plyler notified by letter.

Name	Relationship	Response
Jane Plyler Vandiver	Granddaughter	None to date
Aaron Plyler, Jr.	Grandson	None to date
Alton Eugene Plyler	Grandson	None to date
Barbara Plyler Faulk	Granddaughter	Email 8/25/2022; Family has no information about the abandoned cemetery or who might be buried there.
Dewey Plyler, Jr.	Grandson	None to date
Diane Plyler Hough	Granddaughter	Telephone 9/13/2022; No information about the cemetery or who might be buried there.
William Franklin Plyler	Great-grandson	None to date

Table 4.2: Descendants of Mary J. Stevens Smith notified by letter.

Name	Relationship	Response
Llewellyn Hill Couch III	Great-grandchild	Telephone 9/2/22; no objection.
James Bonner Hasty	Great-grandchild	None to date
Anne Hasty Brown	Great-grandchild	None to date
Harry James Hill	Great-grandchild	None to date
Herndon Stevens Hasty	Great-grandchild	Email 8/25/2022; requested to be kept informed of all developments regarding this matter.
Haydn Stewart Hasty	Great-grandchild	None to date
Lee McNair Hasty	Great-grandchild	None to date

Table 4.3: Descendants of William H. Simpson notified by letter.

Name	Relationship	Response
Jeff Simpson	Great grandson	Telephone 8/23/22 with general questions
John J. Simpson	Great-great grandson	Telephone 8/22/22 with genealogical information and information about Simpson family cemetery in Goose Creek Township
Michael B. Simpson	Great-great grandson	None to date

Table 4.4: Descendants of Joseph H. Flynn notified by letter.

Name	Relationship	Response
Robin Brown Craft	Great-granddaughter	Telephone 8/22/22; requested genealogical information, asked to be notified of public hearing date.
Leslie Brown Trullinger	Great-granddaughter	Telephone 8/23/22; requested genealogical information, asked to be notified of public hearing date.
Lorrie Secrest Rankin	Great-granddaughter	None to date
Tracy Secrest Martin	Great-granddaughter	None to date
Todd Norman Secrest	Great-grandson	None to date
Thomas Edward Crump	Great-grandson	Telephone 8/23/22; curious about genealogy, no concerns.
Julienne Denise Rusgo	Great-granddaughter	None to date
Oscar F. Crump	Grandson	Telephone 9/1/2022; oral family tradition that there was a small, enslaved persons' cemetery on the property.

Table 4.5: Descendants of Llewellyn D. Helms notified by letter.

Name	Relationship	Response
Louis O. Helms	Great-great grandchild	Emails 8/22/22, 8/29/22, 9/10/22; known family buried elsewhere.
Larry H. Helms	Great-great grandchild	None to date
Jesse T. Griffis III	Great-great grandchild	Telephone 8/29/22; requested genealogy and location of relocated graves; jessetgriffislll@windstream.net.

4.2 Proposed Reinterment Location

Several descendants of landowners provided information about church or family cemeteries where their known ancestors are buried. However, since the identity of those interred in the subject cemetery remains unknown, the proposed reinterment location is Suncrest Cemetery in Monroe. This municipal cemetery dates to the nineteenth century and is located two miles southwest of the subject cemetery. It is located on both sides of Bickett Street between Cemetery Drive and S. Johnson Street in downtown Monroe (PIN 09235097). As required by state law, a funeral director licensed by the State of North Carolina shall perform the removal and reinterment of the graves (see Appendix A). The removal and reinterment of the graves will be scheduled so that a representative of the Union County Health Department will observe the removal of the remains as required by state law. RGA will file a disinterment/reinterment form and a Removal of Graves Certificate with the Union County Register of Deeds after the work is completed. SunCap will place an engraved group gravemarker at the reinterment site at Suncrest Cemetery.

5.0 SUMMARY

This technical report was prepared by RGA on behalf of SunCap. SunCap is planning to construct an industrial development on a 149.02-acre parcel which extends on both sides of Stafford Street Extension immediately north of its intersection with North Sutherland Avenue (PIN 09180004 90) northeast of downtown Monroe, North Carolina. Construction of the development requires the relocation of an unnamed cemetery. This report provides supporting documentation for the Monroe City Council to consider this request to relocate the graves within the cemetery to Suncrest Cemetery in Monroe, as allowed by North Carolina General Statute 65-106 Removal of Graves.

This report summarizes the historical background research and archaeological investigations conducted at the cemetery, which lies on the proposed development site. The report also documents efforts to identify next of kin.

Conclusions:

- The identities of the individuals interred in the cemetery remain unknown.
- Letters to 26 identified descendants of documented landowners were sent on August 19, 2022. RGA has received 12 responses from the recipients of the letters to date.
- A legal advertisement ran in *The Enquirer Journal* on August 11, 18, 25, and September 1, 2022. One response to the legal advertisement has been received to date. The affidavit of publication will be included as an Appendix to this report.
- The cemetery is recommended not eligible for the National Register of Historic Places.

6.0 REFERENCES

The Monroe Journal (Monroe, North Carolina)

1915 Advertisement. 20 April: 8. Monroe, North Carolina.

Proctor, Ashley N., and Thomas C. Hassett

1921 Phase I Environmental Site Assessment, Stafford Street Site, Monroe, North Carolina, Geoscience Project No. CH21.0117.GE. Geoscience Group, Charlotte, North Carolina.

Richard Grubb & Associates, Inc. (RGA)

2022a Summary Report on Stafford Street Site Cemetery Reconnaissance and Delineation, Monroe, Union County, North Carolina. Report submitted to SunCap Property Group, Charlotte, North Carolina.

2022b Summary Report on Stafford Street Development Site, Cemetery Ground-Truthing, Monroe, Union County, North Carolina. Report submitted to SunCap Property Group, Charlotte, North Carolina.

Stilgoe, John R.

1983 Common Landscape of America, 1580-1845. Yale University Press, New Haven, Connecticut.

Union County Register of Deeds (UCRD)

1908 Union County Register of Deeds Book 43, page 76. Union County Register of Deeds, Monroe, North Carolina.

1913a Union County Register of Deeds Book 49, page 275. Union County Register of Deeds, Monroe, North Carolina.

1913b Union County Register of Deeds Book 50, page 138. Union County Register of Deeds, Monroe, North Carolina.

1914a Union County Register of Deeds Book 50, page 140. Union County Register of Deeds, Monroe, North Carolina.

1914b Union County Register of Deeds Book 51, page 592. Union County Register of Deeds, Monroe, North Carolina.

1918 Union County Register of Deeds Book 54, page 1. Union County Register of Deeds, Monroe, North Carolina.

1919 Union County Register of Deeds Book 55, page 372. Union County Register of Deeds, Monroe, North Carolina.

1920 Union County Register of Deeds Book 56, page 618. Union County Register of Deeds, Monroe, North Carolina.

1922 Union County Register of Deeds Book 60, page 193. Union County Register of Deeds, Monroe, North Carolina.

1924 Union County Register of Deeds Book 65, page 100. Union County Register of Deeds, Monroe, North Carolina.

1930 Union County Register of Deeds Book 72, page 296. Union County Register of Deeds, Monroe, North Carolina.

United States Census Bureau (U.S. Census)

1910 Population Schedule, Monroe Township, Union County, North Carolina.

United States Department of Agriculture (U.S.D.A.)

1951 Aerial Imagery.

APPENDIX A: NORTH CAROLINA GENERAL STATUTE 65-106

Part 4. Removal of Graves.

§ 65-106. Removal of graves; who may disinter, move, and reinter; notice; certificate filed; reinterment expenses; due care required.

(a) The State of North Carolina and any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any church, electric power or lighting company, or any person, firm, or corporation may effect the disinterment, removal, and reinterment of graves as follows:

- (1) By the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, when it shall determine and certify to the board of county commissioners in the county from which the bodies are to be disinterred that such removal is reasonably necessary to perform its governmental functions and the duties delegated to it by law.
- (2) By any church authority in order to erect a new church, parish house, parsonage, or any other facility owned and operated exclusively by such church; in order to expand or enlarge an existing church facility; or better to care for and maintain graves not located in a regular cemetery for which such church has assumed responsibility of care and custody.
- (3) By an electric power or lighting company when it owns land on which graves are located, and the land is to be used as a reservoir.
- (4) By any person, firm, or corporation who owns land on which an abandoned cemetery is located after first securing the consent of the governing body of the municipality or county in which the abandoned cemetery is located.

(b) The party effecting the disinterment, removal, and reinterment of a grave containing a decedent's remains under the provisions of this Part shall, before disinterment, give 30 days' written notice of such intention to the next of kin of the decedent, if known or subject to being ascertained by reasonable search and inquiry, and shall cause notice of such disinterment, removal, and reinterment to be published at least once per week for four successive weeks in a newspaper of general circulation in the county where such grave is located, and the first publication shall be not less than 30 days before disinterment. Any remains disinterred and removed hereunder shall be reinterred in a suitable cemetery.

(c) The party removing or causing the removal of all such graves shall, within 30 days after completion of the removal and reinterment, file with the register of deeds of the county from which the graves were removed and with the register of deeds of the county in which reinterment is made, a written certificate of the removal facts. Such certificate shall contain the full name, if known or reasonably ascertainable, of each decedent whose grave is moved, a precise description of the site from which such grave was removed, a precise description of the site and specific location where the decedent's remains have been reinterred, the full and correct name of the party effecting the removal, and a brief description of the statutory basis or bases upon which such removal or reinterment was effected. If the full name of any decedent cannot reasonably be ascertained, the removing party shall set forth all additional reasonably ascertainable facts about the decedent including birth date, death date, and family name.

The fee for recording instruments in general, as provided in G.S. 161-10(a)(1), for registering a certificate of removal facts shall be paid to the register of deeds of each county in which such certificate is filed for registration.

(d) All expenses of disinterment, removal, and acquisition of the new burial site and reinterment shall be borne by the party effecting such disinterment, removal, and reinterment, including the actual reasonable expense of one of the next of kin incurred in attending the same, not to exceed the sum of two hundred dollars (\$200.00).

(e) The Office of Vital Records of North Carolina shall promulgate regulations affecting the registration and indexing of the written certificate of the removal facts, including the form of that certificate.

(f) The party effecting the disinterment, removal, and reinterment of a decedent's remains under the provisions of this Part shall ensure that the site in which reinterment is accomplished shall be of such suitable dimensions to accommodate the remains of that decedent only and that such site shall be reasonably accessible to all relatives of that decedent, provided that the remains may be reinterred in a common grave where written consent is obtained from the next of kin. If under the authority of this Part, disinterment, removal, and reinterment are effected by the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any electric power or lighting company, then such disinterment, removal, and reinterment shall be performed by a funeral director duly licensed as a "funeral director" or a "funeral service licensee" under the provisions of Article 13A of Chapter 90 of the General Statutes.

(g) All disinterment, removal, and reinterment under the provisions of this Part shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county where the disinterment, removal, and reinterment take place. If reinterment is effected in a county different from the county of disinterment with the consent of the next of kin of the deceased whose remains are disinterred, then the disinterment and removal shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of the disinterment, and the reinterment shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of reinterment.

Due care shall be taken to do said work in a proper and decent manner, and, if necessary, to furnish suitable coffins or boxes for reintering such remains. Due care shall also be taken to remove, protect, and replace all tombstones or other markers, so as to leave such tombstones or other markers in as good condition as that prior to disinterment. Provided that in cases where the remains are to be moved to a perpetual care cemetery or other cemetery where upright tombstones are not permitted, a suitable replacement marker shall be provided.

(h) Nothing contained in this Part shall be construed to grant or confer the power or authority of eminent domain, or to impair the right of the next of kin of a decedent to remove or cause the removal, at his or their expense, of the remains or grave of such decedent. (1919, c. 245; C.S., ss. 5030, 5030(a); Ex. Sess. 1920, c. 46; 1927, c. 23, s. 1; c. 175, s. 1; 1937, c. 3; 1947, cc. 168, 576; 1961, c. 457; 1963, c. 915, s. 1; 1965, c. 71; 1971, c. 797, s. 1; 1977, c. 311, s. 1; 2001-390, s. 3; 2007-118, s. 1.)

APPENDIX B: STAFF RESUMES



RICHARD GRUBB & ASSOCIATES
Historic Architecture • Archaeology • Historical Research

525 Wait Avenue | Wake Forest, North Carolina 27587 | 984-237-0023 | www.rgaincorporated.com

YEARS OF EXPERIENCE

With this firm: 2018-Present

With other firms: 23

EDUCATION

MA 1995

North Carolina State University

Public History

BA 1992

Eckerd College

Philosophy

PROFESSIONAL TRAINING

Section 106 for Experienced
Practitioners

Preparing Section 106
Agreement Documents

Section 106 Review for
Planners and CRM
professionals

Innovative Approaches to
Section 106 Mitigation

Project Budgeting for CRM
Professionals

Certified Jahn Mortar Installer,
Cathedral Stone Products

PROFESSIONAL SOCIETIES

(former) Director, American
Cultural Resources Association

(former) Chair, Wake Forest
Historic Preservation
Commission

Voting Member, Capital Area
Preservation Anthemion
Awards Committee

2018 North Carolina
Museum's Council's Award of
Excellence

ELLEN TURCO

PRINCIPAL SENIOR HISTORIAN (36 CFR 61)

Ellen Turco has over 20 years' experience in cultural resources management across multiple industries such as transportation, telecommunications, oil and gas infrastructure, and land development. Her experience includes historical research and writing, architectural surveys and analysis, National Register of Historic Places evaluations for individual resources, districts, and landscapes, both state and federal Historic Preservation Tax Credit applications, and the preparation of both Memorandum of Agreement and Programmatic Agreement documents. She has conducted and directed cultural resources surveys in accordance with Sections 106 and 110 of the National Historic Preservation Act, as amended, NEPA, and other municipal and state cultural resource regulations. Ms. Turco exceeds the qualifications set forth in the Secretary of Interior's Standards for an Historian and Architectural Historian [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE

Cemetery Relocation, Wendell, NC (Sponsor: Wake Technical Community College) Served as project manager for a multicomponent project to relocate 16 nineteenth-century graves. The burials were on the site of the proposed new Wake Tech campus and were relocated to a perpetual care cemetery in Raleigh. This project required knowledge of, and strict adherence to, state grave removal laws, the preparation of a successful grave removal petition for presentation to the county Board of Commissioners, and coordination with multiple parties including the county health department, the county planning department, a licensed funeral director, and the grave removal contractor.

Friendship Chapel Cemetery, Wake Forest, Wake County, NC (Sponsor: Wake Forest Historical Society) Researched the hidden history of this former slave cemetery through deeds, oral histories, genealogies, and church and personal family records. Developed a context for area folk cemeteries and burial practices. This information, along with collected documentary and current photos, was compiled into a GIS-based interactive Storymap hosted on the website of a local museum. This project won an North Carolina Museum's Council's Award of Excellence for 2018.

Local Landmark Designation Report for Seth Jones Cemetery and Walled Cemeteries of Wake County Context, Rolesville, NC (Sponsor: Capital Area Preservation) Served a project manager for a report on the Seth Jones Cemetery that included a context statement on walled cemeteries.

Improvements to NC 42 Interchange with I-40, Johnston County, NC (Sponsor: NCDOT) Principal Investigator and Historian for a Phase I Historic Architectural Resource Inventory of a formerly rural but now heavily developed 5-mile-long corridor. The Phase I work eliminated 25 resources from intensive study and identified 4 resources that required Phase II National Register evaluations. The phased approach allows project planning and design to proceed in areas without historic sensitivity.

Mount Ararat African American Episcopal Church, Wilmington, New Hanover County, NC (Sponsor: NDOT) Principal Investigator and Historian for this multi-part mitigation of a Reconstruction-era African American church and cemetery. Authored NRHP nomination text for the church, former school site, and adjacent cemetery. Provided background on folk burial practices in the eastern Coastal Plain for the ground-penetrating radar cemetery survey and authored an illustrated public history booklet about the history of the Middle Sound community entitled "Kin, Kindred, Relatives and Friends." Work on this project identified a potentially eligible resource, the Nixon Oyster Plant, that had been omitted in previous planning surveys. The Oyster Plant was treated in a subsequent document to ensure that all Section 106 and NEPA requirements were met.

ADDITIONAL OFFICES | New Jersey | New York | Pennsylvania | Maryland

DBE/WBE/SBE CERTIFIED



RICHARD GRUBB & ASSOCIATES
Historic Architecture • Archaeology • Historical Research

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YEARS OF EXPERIENCE

With this firm: 2020-Present
With other firms: 25

EDUCATION

MA 1993
Georgia State University
Heritage Preservation

BA 1988
University of Virginia
Architectural History

PROFESSIONAL TRAINING

Section 106 for Experienced
Practitioners

Preparing Section 106
Agreement Documents

Protecting Historic Properties
during Disaster Response

Flood Hazard Mitigation in
Historic Districts

DEBBIE BEVIN

SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

Debbie Bevin, MA, has over 25 years' experience in the field of cultural resources management, including work at the federal, state and local government levels, for non-profit organizations, and private-sector consulting firms. For the majority of her career, she has focused on environmental compliance in accordance with Sections 106 and 110 of the National Historic Preservation Act, as amended, NEPA, and other municipal and state cultural resource regulations. Ms. Bevin spent seven years working in the Environmental Review Branch of the North Carolina State Historic Preservation Office, where she identified historic properties, made determinations of eligibility, assessed effects, and negotiated agreement documents for transportation and disaster recovery undertakings which adversely affected historic resources. She also has extensive experience identifying, documenting, and evaluating historic architectural resources. Ms. Bevin exceeds the qualifications set forth in the Secretary of Interior's Standards for an Architectural Historian [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE

Bridge No. 113 Replacement, Alamance County, NC (Sponsor: NCDOT) Architectural Historian for in-depth National Register evaluation and determination of eligibility for a grist mill and a Revolutionary War battle site. The report was completed to the standards of the North Carolina HPO and NCDOT.

Wake County Historic Farm Context (1918-1968) and Survey Update (Sponsor: Private Developer) Architectural Historian for development of historic context about agriculture and farm complexes in the mid-twentieth century. Project included updating survey records of 76 previously identified Wake County farms and making recommendations about potential National Register eligibility. The project was stipulated by a MOA between the US Army Corps of Engineers, the SHPO, and the developer as mitigation for developer's demolition of a National Register-eligible farm.

Bridge No. 57 Replacement, Carteret County, NC (Sponsor: NCDOT) Architectural Historian for in-depth National Register evaluation and determination of eligibility for five properties, including a historic canal, a nineteenth-century house, and a twentieth-century progressive farm. The report was completed to the standards of the North Carolina HPO and NCDOT.

Yeargan Farm Historic Structures Survey Report, Garner, Wake County, NC (Sponsor: Town of Garner, NC) Architectural Historian for in-depth National Register evaluation and determination of eligibility for a circa 1920s farm complex. Project was undertaken as part of master planning for a proposed recreational park on the property.

Druid Hills Historic Structures Survey, Charlotte, Mecklenburg County, NC (Sponsor: City of Charlotte, NC) Architectural Historian for historic structures survey and in-depth National Register eligibility evaluations for seven post-World War II neighborhoods containing over 1,000 individual resources. Project was undertaken in anticipation of future undertakings that may be funded by HUD and would therefore be subject to Section 106. Thematic focus areas included FHA-promulgated community planning and architecture, and the socioeconomic forces and government programs which promoted and enforced racial segregation.

APPENDIX C: PROJECT DOCUMENTS/ARCHAEOLOGICAL INVESTIGATIONS



May 27, 2022

Daniel Oleksy
First Vice President
SunCap Property Group
6101 Carnegie Boulevard, Suite 180
Charlotte, NC 28209

RE: Summary Report on Stafford Street Site Cemetery Reconnaissance and Delineation, Monroe, Union County, North Carolina

Dear Mr. Oleksy:

Richard Grubb & Associates, Inc. (RGA) is pleased to submit this summary report presenting the results of reconnaissance and delineation of a possible cemetery in anticipation of the development of the Stafford Street site. The reconnaissance included probing for potential grave locations, mapping, and photographic documentation. The cemetery is owned by Stafford Street Monroe, LLC, which is a SunCap entity and is located at 1712 Stafford Street Extension in Monroe, Union County, North Carolina (Parcel Identification Number 09180004-90) (Figures 1-2). An industrial development is proposed for the parcel. Plans indicate that a building will be constructed where the cemetery is now located. The purpose of the investigation was to determine the location and, if possible, the approximate number of burials at the site.

Project Background and Site Conditions

RGA was contracted by SunCap Property Group to conduct a cemetery reconnaissance to identify the limits of a potential cemetery. Previously, a Phase I ESA (Proctor and Hassett, 2021) had been conducted for the parcel which identified a potential cemetery based on historic aerial imagery, discussions with the previous landowner, and the presence of broken slate on the ground. No inscribed markers were observed at that time.

When RGA personnel arrived on site, the potential cemetery location had been cleared, with vegetation cut to the ground surface. One high-visibility traffic cone had been placed adjacent to a partially buried fragment of slate (Figures 3-4). RGA personnel noted caution tape and two disused modern iron fence posts on the ground near the area; however, the boundaries of the potential cemetery are approximate, as evidenced by the change in size and shape of the protected area in the historic aerial imagery (Proctor and Hassett, 2021; Appendix III). This imagery also indicates that the fields beyond the protected area have been under agricultural production since at least 1951.

Field Methods

On May 11, 2022, RGA Staff Archaeologists Emily Dale, MA, RPA and Garrett Johnson MA, RA conducted a pedestrian inspection to identify potential burial locations within the protected area. In addition to a visual inspection of the site, Ms. Dale and Mr. Johnson employed soil probes to identify potential subsurface voids indicative of graves at three-foot intervals on north-south transects spaced approximately five feet apart.

During the initial probing, RGA personnel encountered extensive bioturbation from animal burrowing within cleared area. Additionally, a low, raised area in the southeastern corner of the clearing indicated that a large hardwood once stood there. Due to the soil disturbance within the cleared area, RGA personnel were unable to discern between man-made disturbances such as grave shafts, or wildlife disturbances of the soil. Tree roots were an additional impediment to this method.

During the pedestrian survey, RGA personnel observed six unmarked slate fragments within the clearing (Figure 5-9), which were interpreted as possible gravemarkers. Four of these were lying flat on the ground surface and two had been placed upright in the ground near the center of the clearing. The two upright fragments had been placed upright approximately one foot apart and appeared to have been a single stone that was broken by agricultural activity and later replaced in the ground (Figure 10). The slate fragments ranged in size from 28 inches to less than three inches in height, when measured from their presumed base. RGA personnel flagged and recorded the locations of the slate fragments with a handheld Trimble GPS (Figure 11) and then measured, photographed, and mapped each one.

Findings and Conclusion

During the investigation of the possible cemetery at Stafford Street Extension, RGA personnel found that extensive bioturbation precluded the use of a probe for the purpose of identifying possible burial locations. They did not observe any depressions indicative of soil settling. However, the fragments of slate observed on the ground surface represent possible gravemarkers, although they have been displaced by agricultural activities. Pedestrian reconnaissance in the field immediately surrounding the clearing produced no additional fragments of slate materials, further indicating that such materials were likely brought to the location to serve as gravemarkers. The actual number of graves that may be present is unknown, but the number is likely limited to the area immediately surrounding where the slate was observed.

Although there are no inscribed markers or surface depressions visible at the site, historic aerial imagery, statements by the previous landowner, and the isolated presence of slate material on the ground surface, all strongly indicate that the area has been historically used as a cemetery. It is RGA's opinion that additional testing should be conducted to determine the extent of the cemetery and the number of burials. We recommend stripping the topsoil, using a smooth-bladed backhoe in conjunction with trained assistants on the ground who can observe subtle soil changes and direct the operator. This is typically the most reliable method for locating unmarked burials.

Should you have any questions concerning this letter, please contact Ellen Turco at eturco@rgaincorporated.com or (919) 219-1489.

Sincerely,



Emily Dale
Senior Archaeologist

References Cited

ESRI

2022 World Street Map.

NC OneMap

2019 <https://www.nconemap.gov/>. Accessed 5/25/2027.

Proctor, Ashley N., and Thomas C. Hassett

2021 Phase I Environmental Site Assessment, Stafford Street Site, Monroe, North Carolina, Geoscience Project No. CH21.0117.GE. Geoscience Group, Charlotte, North Carolina.

United States Geological Survey (U.S.G.S.)

1971 Bakers, North Carolina 7.5-minute quadrangle map (1987 ed.).

ATTACHMENTS

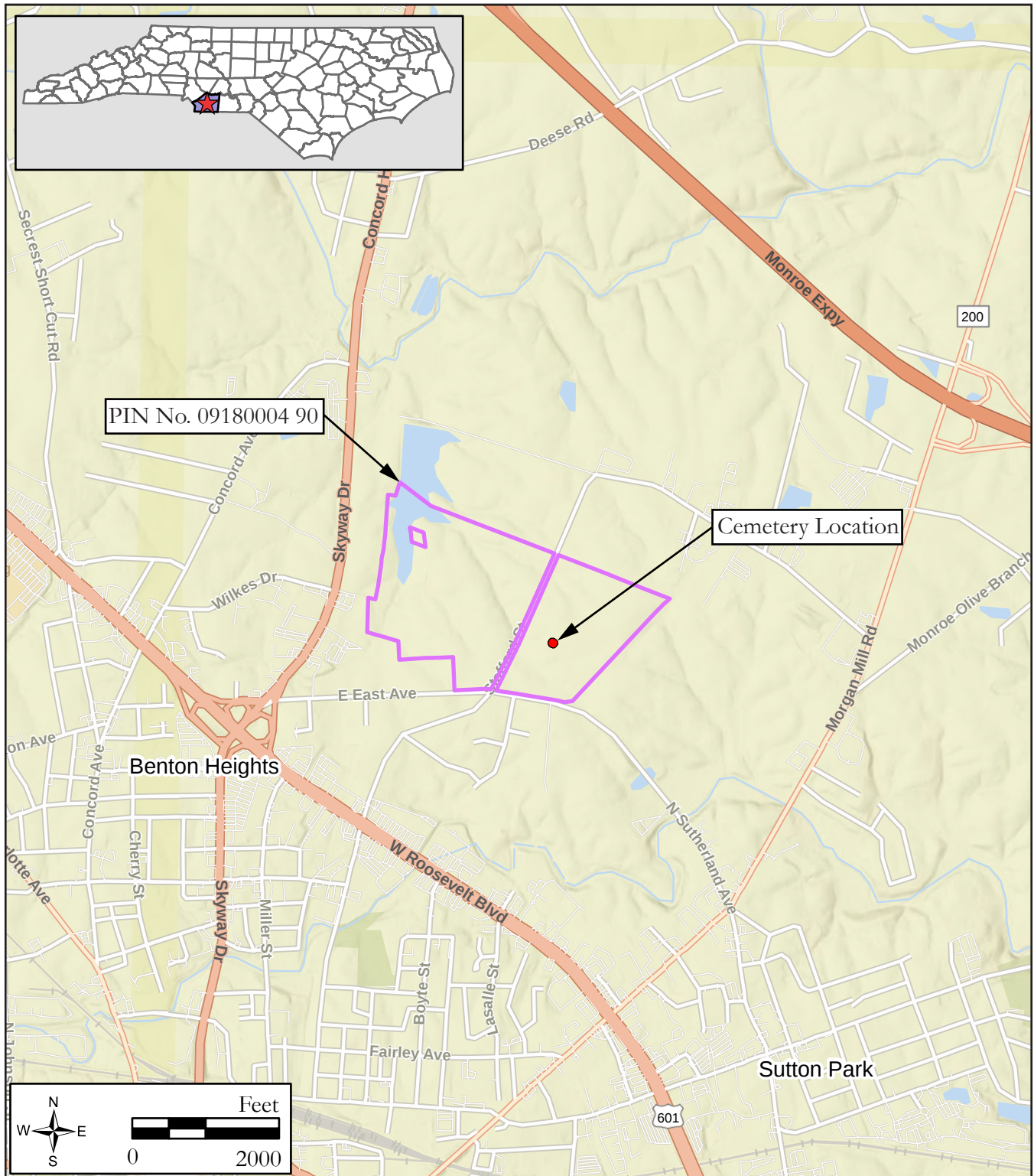


Figure 1: Project Location
(ESRI 2022).

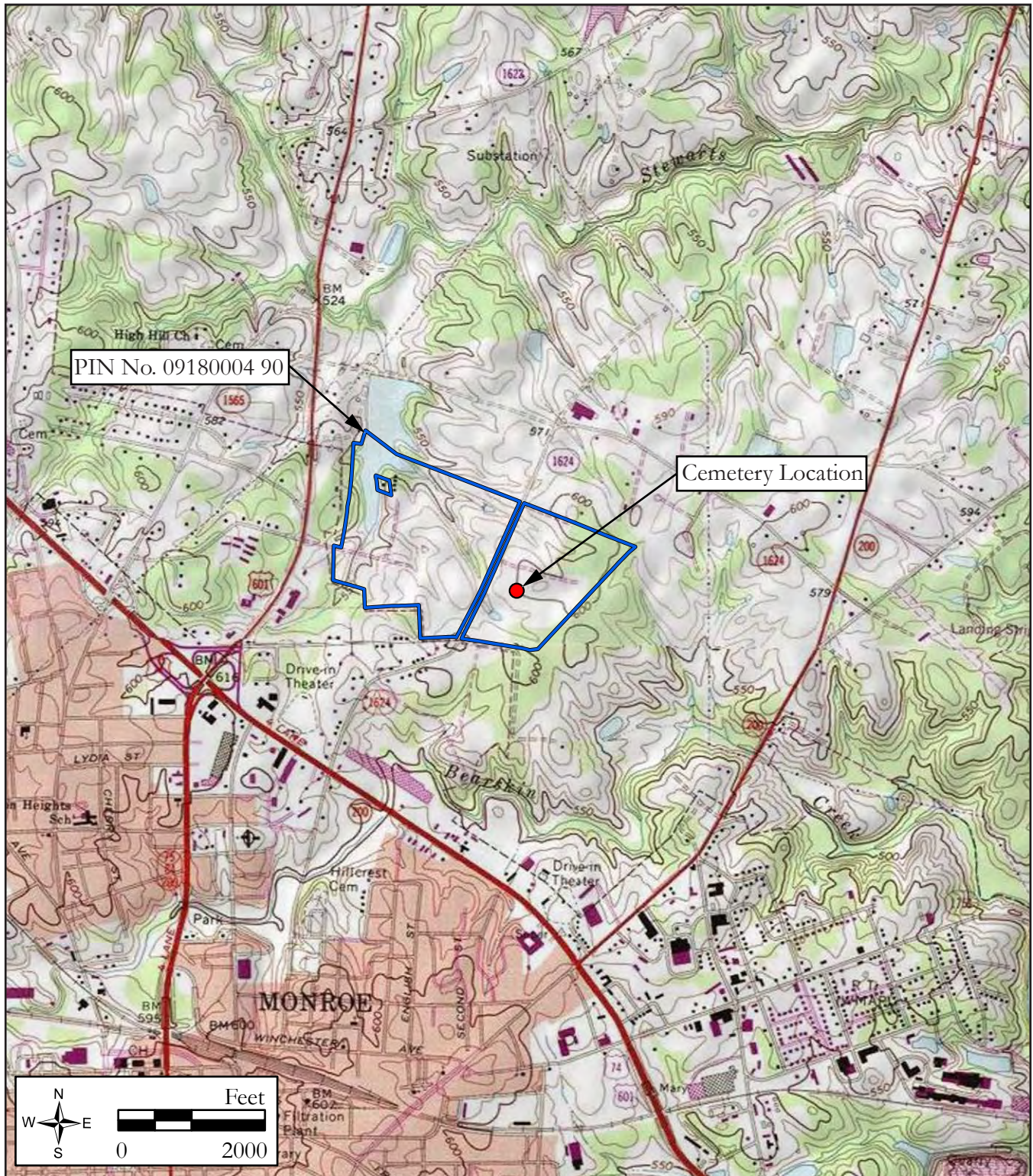


Figure 2: U.S.G.S. map
(1971 U.S.G.S. 7.5-minute Quadrangle: Bakers, North Carolina [1987 ed.]).



Figure 3: Site overview.

Photo view: North, Photographer: Garrett Johnson, Date: May 11, 2022



Figure 4: Site overview.

Photo view: West, Photographer: Garrett Johnson, Date: May 11, 2022



Figure 5: Slate Fragments 1 & 2.



Figure 6: Slate Fragment 3.



Figure 7: Slate Fragment 4.



Figure 8: Slate Fragment 5.



Figure 9: Slate Fragment 6.



Figure 10: Slate Fragments 1 & 2 Refitting.



Figure 11: 2019 aerial imagery showing the mapped locations of slate fragments (SF) and cemetery boundaries (clearing) (NC OneMap 2019).



July 12, 2022

Darius Oleksy
First Vice President
SunCap Property Group
6101 Carnegie Boulevard, Suite 180
Charlotte, North Carolina 28209

RE: Summary Report on Stafford Street Development Site, Cemetery Ground-Truthing, Monroe, Union County, North Carolina

Dear Mr. Oleksy:

Richard Grubb & Associates, Inc. (RGA) is pleased to submit this summary report presenting the results of ground-truthing for potential graves at the Stafford Street Development Site. The ground-truthing included mechanical topsoil scraping, photographic documentation, and GPS recordation. The property is located at 1712 Stafford Street Extension in Monroe, Union County, North Carolina and is owned by Stafford Street Monroe, LLC, which is a SunCap entity (Parcel Identification Number 09180004-90) (Figures 1-2). Industrial development is proposed for the parcel, and plans indicate that a building will be constructed where the cemetery is now located. The purpose of the ground-truthing investigation was to determine the presence or absence of burials at the site and to identify their numbers and locations.

Project Background, Previous Investigations, and Site Conditions

In May 2022, RGA was contracted by SunCap Property Group (SunCap) to conduct a cemetery reconnaissance to identify the limits of a potential cemetery (the subject cemetery). Previously, a Phase I Environmental Site Assessment (Proctor and Hassett 2021) had been conducted for the parcel, which identified a potential cemetery based on historic aerial imagery, discussions with the previous landowner, and the presence of slate fragments on the ground. No inscribed markers were observed at that time (Proctor and Hassett 2021).

On May 11, 2022, RGA staff conducted a pedestrian investigation of the cemetery area, which had been cleared of vegetation prior to the visit, except for approximately a dozen small hackberry trees. The cemetery had been identified previously by Proctor and Hassett in 2021 by their review of historic aerial imagery and by the area's characteristically unplowed ground surface. The May 11, 2022 investigation included visual inspection, photographic documentation, and soil probing. RGA staff photographed and mapped the *in situ* location of six fragments of slate, representing possible gravemarkers, but staff were unable to definitively determine the presence or absence of burials using these methods due to extensive soil disturbance and the hard-packed soil matrix (Richard Grubb and Associates 2022).

When RGA returned to the cemetery location on June 28, 2022, for the current task, the area was overgrown with tall grasses and shrubs. The fragments of slate had not been disturbed since the previous visit.

Field Methods

On June 28, 2022, Steve Ward of Ward Cemetery Services conducted mechanical stripping of the area previously identified as a possible cemetery using a smooth-bladed backhoe (Figure 3). Stripping began on the west side and proceeded along southeast transects, concluding at the northeastern edge. RGA Staff Archaeologist Emily Dale, MA, RPA, monitored the backhoe work while Mr. Ward stripped the topsoil to facilitate the identification of grave shafts. When the backhoe uncovered soil discoloration consistent with the signature of a grave shaft, Mr. Ward ceased backhoe operations and Ms. Dale photographed the feature(s) and recorded the location using a Trimble handheld GPS. Mr. Ward replaced the topsoil at the conclusion of each transect.

The six slate fragments that had been photographed and mapped during the previous site visit were removed to the cemetery perimeter prior to scraping, as were additional fragments that were recovered from below the ground surface during the operation (Figure 4). This location was recorded with the GPS so that they can be relocated and moved with the burials, should SunCap chose this option.

Once the area had been cleared, Ms. Dale relocated the burials that had been identified during the backhoe scraping and marked them with flags. Features identified as certain or near-certain burials were marked with orange flags and those identified as possible or probable burials were marked with pink flags.

Findings and Recommendations

During the investigation of the possible cemetery at 1712 Stafford Street Extension, Mr. Ward and Ms. Dale identified three burials and an additional three possible burials (Figures 5-10), which appeared to be oriented east/west. Burial 1 and Burial 6 were found during the scraping of two adjacent transects and may represent two halves of the same grave. The features were recorded with a Trimble handheld GPS and marked in the field with color-coded flags (Figure 11). The slate fragments that had been recorded on the ground surface in May 2022 were not generally found to correspond to the locations of the graves, and their fragmentary nature indicated that they had likely been broken and scattered by past farming activities. Two of the six surficial fragments, however, were located directly adjacent to two of the graves identified with high certainty (Figure 12).

Backhoe scraping positively identified a cemetery containing between three and six graves on the Stafford Street Extension property (see Figure 12). RGA recommends two possible options with regards to these graves. The first is that SunCap Property Group reserve the area on which the cemetery is located for preservation in place. The second option is to disinter and reinter the burials, in accordance with General State Statute 65-106: Removal of Graves (Appendix A). Should SunCap chose to relocate the cemetery, RGA recommends that they contact the Union County Planning Board to discuss specific procedural details.

RGA's services include preparing cemetery removal petitions, including historical research, chain of ownership, preparing newspaper notices, and completing National Register evaluations, as well as coordinating burial disinterments and reinterments. RGA would be happy to provide a quote for these and other services upon request.

Should you have any questions concerning this letter, please contact Ellen Turco at eturco@rgaincorporated.com or (919) 219-1489.

Sincerely,



Emily Dale
Senior Archaeologist

References Cited

ESRI
2022 World Street Map.

NC OneMap
2019 <https://www.nconemap.gov/>. Accessed 7/8/2022.

Proctor, Ashley N., and Thomas C. Hassett
2021 Phase I Environmental Site Assessment, Stafford Street Site, Monroe, North Carolina, Geoscience Project No. CH21.0117.GE. Geoscience Group, Charlotte, North Carolina.

Richard Grub & Associates, Inc.
2022 Summary Report on Stafford Street Site Cemetery Reconnaissance and Delineation, Monroe, Union County, North Carolina. Report submitted to SunCap Property Group, Charlotte, North Carolina.

United States Geological Survey (U.S.G.S.)
1971 Bakers, North Carolina 7.5-minute quadrangle map (1987 ed.).

FIGURES

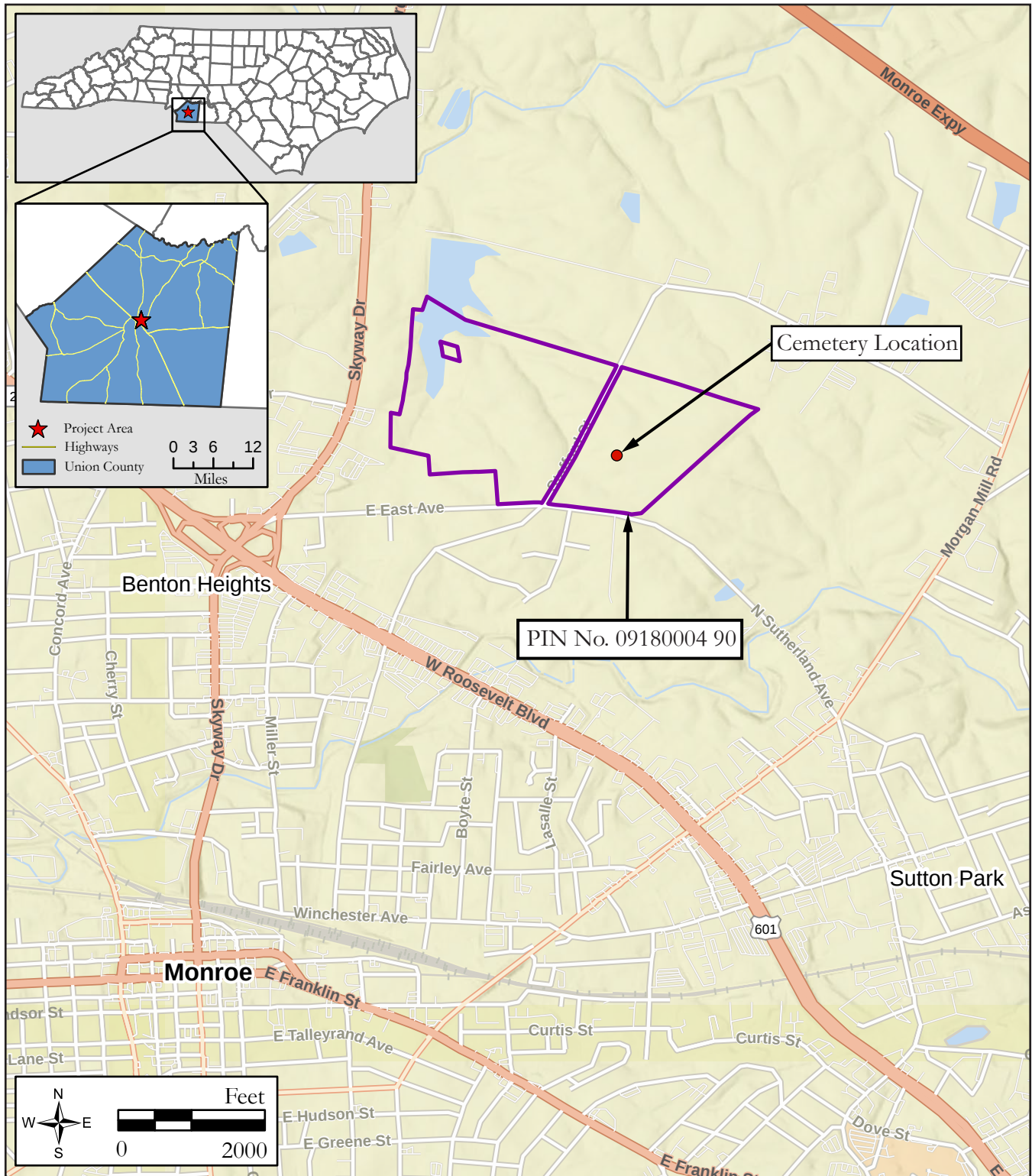


Figure 1: Project Location
(ESRI 2022).

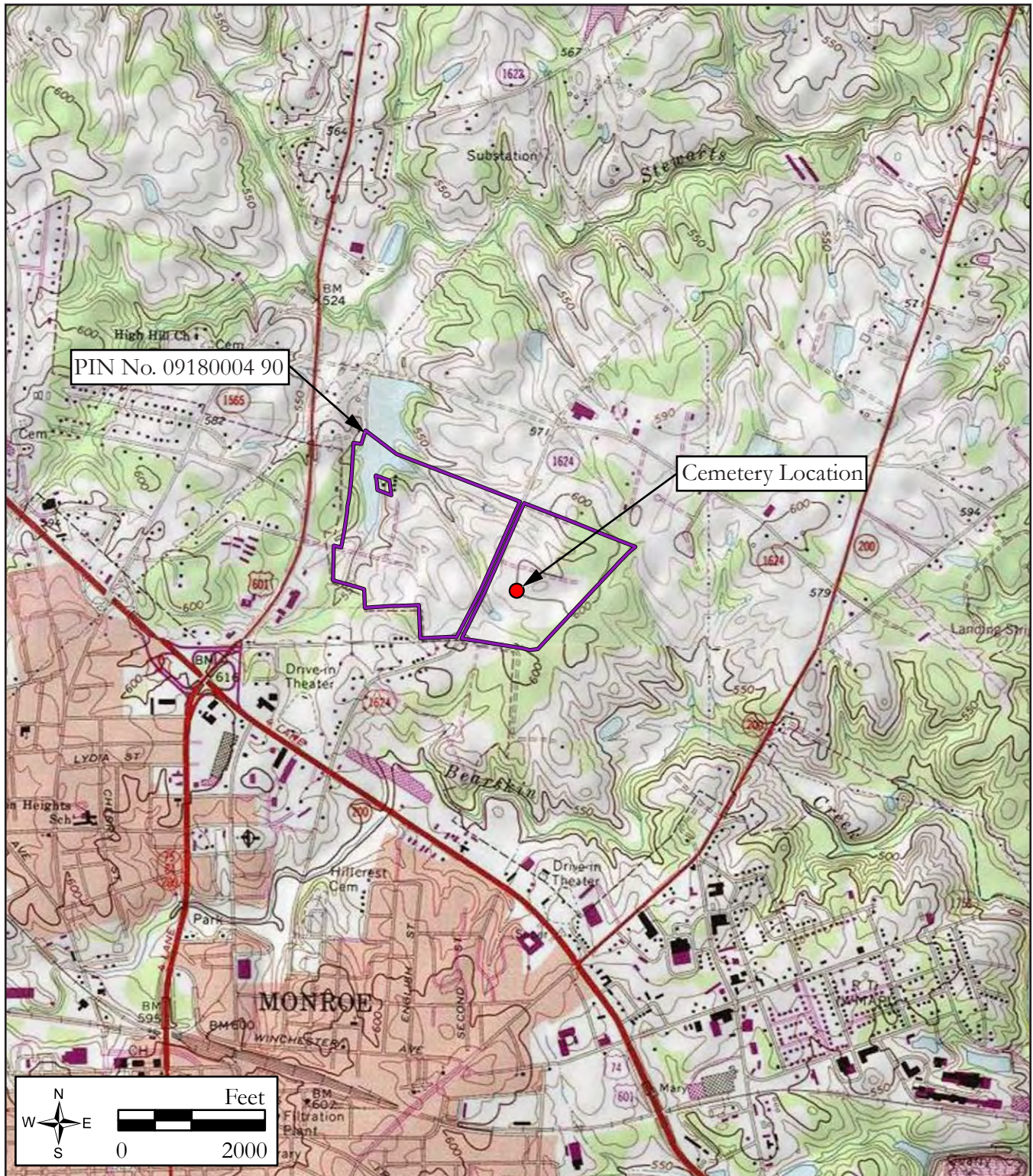


Figure 2: U.S.G.S. map
(1971 U.S.G.S. 7.5' Quadrangle: Bakers, North Carolina [1987 ed.]).



Figure 3: Mr. Ward conducting the backhoe scraping.



Figure 4: Recovered slate fragments.



Figure 5: Top of Burial 1.



Figure 6: Top of Burial 2.



Figure 7: Top of Burial 3.



Figure 8: Top of Burial 4.



Figure 9: Top of Burial 5.



Figure 10: Top of Burial 6.



Figure 11: Overview of cemetery at the conclusion of the project.

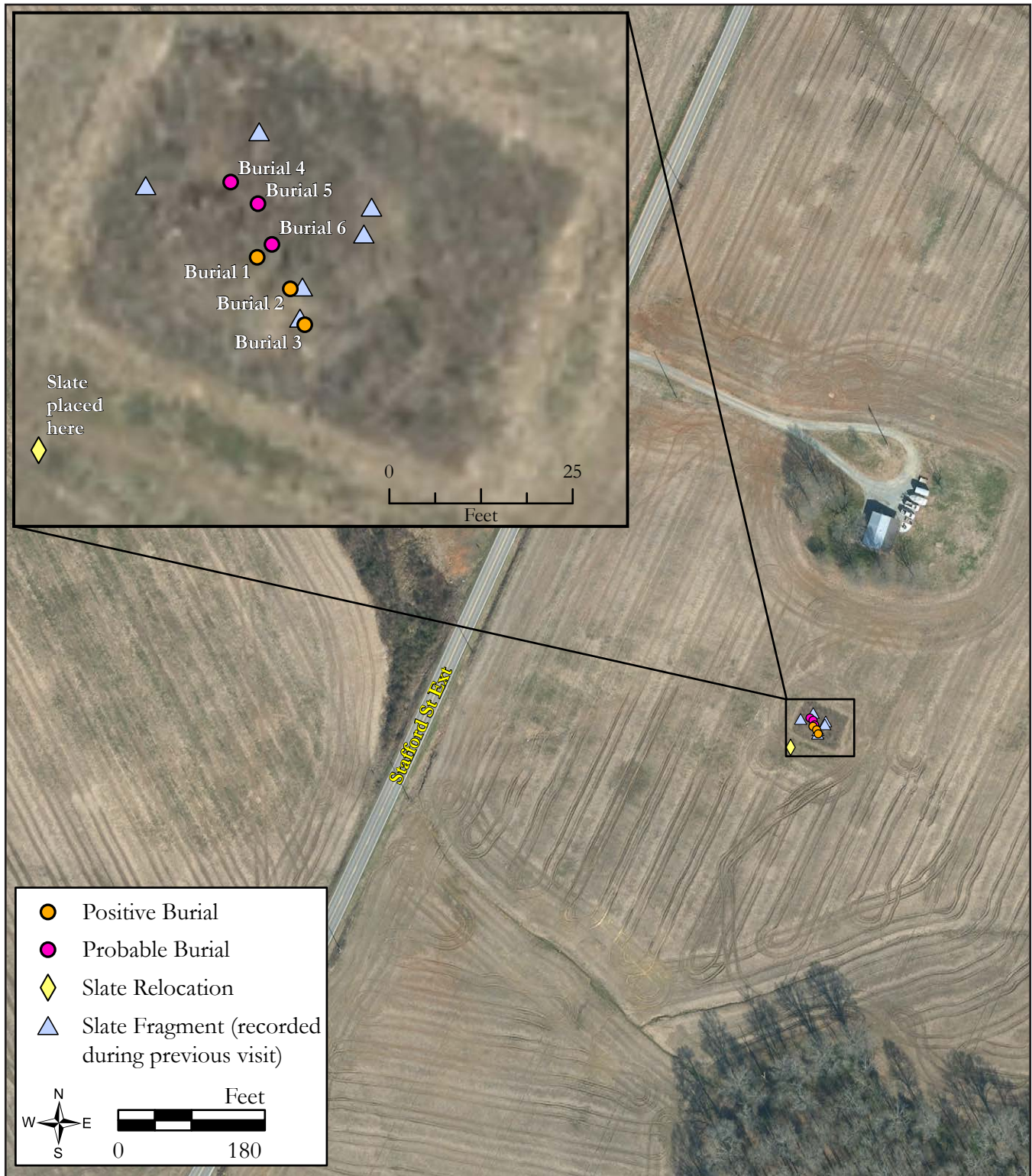


Figure 12: Aerial imagery showing the mapped locations of the burials and slate fragments (NC OneMap 2019).

APPENDIX A: NORTH CAROLINA GENERAL STATUTE 65-106

Part 4. Removal of Graves.

§ 65-106. Removal of graves; who may disinter, move, and reinter; notice; certificate filed; reinterment expenses; due care required.

(a) The State of North Carolina and any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any church, electric power or lighting company, or any person, firm, or corporation may effect the disinterment, removal, and reinterment of graves as follows:

- (1) By the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, when it shall determine and certify to the board of county commissioners in the county from which the bodies are to be disinterred that such removal is reasonably necessary to perform its governmental functions and the duties delegated to it by law.
- (2) By any church authority in order to erect a new church, parish house, parsonage, or any other facility owned and operated exclusively by such church; in order to expand or enlarge an existing church facility; or better to care for and maintain graves not located in a regular cemetery for which such church has assumed responsibility of care and custody.
- (3) By an electric power or lighting company when it owns land on which graves are located, and the land is to be used as a reservoir.
- (4) By any person, firm, or corporation who owns land on which an abandoned cemetery is located after first securing the consent of the governing body of the municipality or county in which the abandoned cemetery is located.

(b) The party effecting the disinterment, removal, and reinterment of a grave containing a decedent's remains under the provisions of this Part shall, before disinterment, give 30 days' written notice of such intention to the next of kin of the decedent, if known or subject to being ascertained by reasonable search and inquiry, and shall cause notice of such disinterment, removal, and reinterment to be published at least once per week for four successive weeks in a newspaper of general circulation in the county where such grave is located, and the first publication shall be not less than 30 days before disinterment. Any remains disinterred and removed hereunder shall be reinterred in a suitable cemetery.

(c) The party removing or causing the removal of all such graves shall, within 30 days after completion of the removal and reinterment, file with the register of deeds of the county from which the graves were removed and with the register of deeds of the county in which reinterment is made, a written certificate of the removal facts. Such certificate shall contain the full name, if known or reasonably ascertainable, of each decedent whose grave is moved, a precise description of the site from which such grave was removed, a precise description of the site and specific location where the decedent's remains have been reinterred, the full and correct name of the party effecting the removal, and a brief description of the statutory basis or bases upon which such removal or reinterment was effected. If the full name of any decedent cannot reasonably be ascertained, the removing party shall set forth all additional reasonably ascertainable facts about the decedent including birth date, death date, and family name.

The fee for recording instruments in general, as provided in G.S. 161-10(a)(1), for registering a certificate of removal facts shall be paid to the register of deeds of each county in which such certificate is filed for registration.

(d) All expenses of disinterment, removal, and acquisition of the new burial site and reinterment shall be borne by the party effecting such disinterment, removal, and reinterment, including the actual reasonable expense of one of the next of kin incurred in attending the same, not to exceed the sum of two hundred dollars (\$200.00).

(e) The Office of Vital Records of North Carolina shall promulgate regulations affecting the registration and indexing of the written certificate of the removal facts, including the form of that certificate.

(f) The party effecting the disinterment, removal, and reinterment of a decedent's remains under the provisions of this Part shall ensure that the site in which reinterment is accomplished shall be of such suitable dimensions to accommodate the remains of that decedent only and that such site shall be reasonably accessible to all relatives of that decedent, provided that the remains may be reinterred in a common grave where written consent is obtained from the next of kin. If under the authority of this Part, disinterment, removal, and reinterment are effected by the State of North Carolina or any of its agencies, public institutions, or political subdivisions, the United States of America or any agency thereof, any electric power or lighting company, then such disinterment, removal, and reinterment shall be performed by a funeral director duly licensed as a "funeral director" or a "funeral service licensee" under the provisions of Article 13A of Chapter 90 of the General Statutes.

(g) All disinterment, removal, and reinterment under the provisions of this Part shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county where the disinterment, removal, and reinterment take place. If reinterment is effected in a county different from the county of disinterment with the consent of the next of kin of the deceased whose remains are disinterred, then the disinterment and removal shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of the disinterment, and the reinterment shall be made under the supervision and direction of the county board of commissioners or other appropriate official, including the local health director, appointed by such board for the county of reinterment.

Due care shall be taken to do said work in a proper and decent manner, and, if necessary, to furnish suitable coffins or boxes for reintering such remains. Due care shall also be taken to remove, protect, and replace all tombstones or other markers, so as to leave such tombstones or other markers in as good condition as that prior to disinterment. Provided that in cases where the remains are to be moved to a perpetual care cemetery or other cemetery where upright tombstones are not permitted, a suitable replacement marker shall be provided.

(h) Nothing contained in this Part shall be construed to grant or confer the power or authority of eminent domain, or to impair the right of the next of kin of a decedent to remove or cause the removal, at his or their expense, of the remains or grave of such decedent. (1919, c. 245; C.S., ss. 5030, 5030(a); Ex. Sess. 1920, c. 46; 1927, c. 23, s. 1; c. 175, s. 1; 1937, c. 3; 1947, cc. 168, 576; 1961, c. 457; 1963, c. 915, s. 1; 1965, c. 71; 1971, c. 797, s. 1; 1977, c. 311, s. 1; 2001-390, s. 3; 2007-118, s. 1.)

APPENDIX D: NEXT OF KIN NOTIFICATION AND LEGAL ADVERTISEMENT

AFFP

In the matter of the proposed

Monroe Cemetery Grave Removal

Affidavit of Publication

STATE OF NC }
COUNTY OF } Union SS

Kimberly Cook, being duly sworn, says:

That she is Billing Clerk of the The Enquirer Journal, a daily newspaper of general circulation, printed and published in Monroe, County, NC; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 11, 2022, August 18, 2022, August 25, 2022,
September 01, 2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:


Billing Clerk

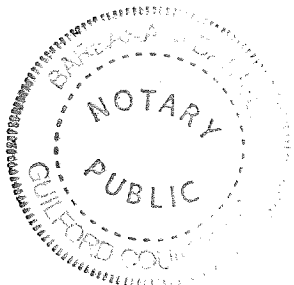
Subscribed to and sworn to me this 1st day of September 2022.


Barbara M Daniels, Notary, Guilford, County, NC

My commission expires: March 06, 2027

70071495 70435011

Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, NC



In the matter of the proposed removal and reinterment of approximately 6 unmarked graves at an unidentified cemetery located at 1912 Stafford Street Ext., Monroe, Union County, NC (PIN 09180004 90). Anyone having information about these graves or the identities of potential next of kin please contact Debbie Bevin at dbevin@rgaincorporated.com or 919-218-6149.

Aug. 11, 18, 25, Sept. 1, 2022



RICHARD GRUBB & ASSOCIATES
Historic Architecture • Archaeology • Historical Research

525 Wait Avenue | Wake Forest, North Carolina 27587 | 984-237-0023 | www.rgaincorporated.com

August 19, 2022

[DESCENDANT NAME]

Street Address

City, State, Postal Code

Dear [NAME]:

Richard Grubb & Associates, Inc. (RGA) is researching the history of an abandoned cemetery located roughly 1.7 miles northeast of downtown Monroe, Union County, North Carolina, on the east side of Stafford Street Extension (see enclosed map). This work is being conducted on behalf of SunCap Property Group (SunCap) which is proposing to construct an industrial development on the Stafford Street site. The cemetery needs to be relocated to accommodate the development.

SunCap is seeking approval from the Monroe City Council to relocate the graves pursuant to North Carolina General Statute Section 65-106 (Removal of Graves). In accordance with the process outlined in the General Statute, a 30-day written notice of intention shall be given to the next of kin of the deceased (if known) before the disinterment, relocation, and re-interment of any grave occurs. A cemetery for reinterment has not yet been identified; however, SunCap will seek to keep the relocated graves within Union County. The costs of the proposed grave relocation will be 100% covered by SunCap. The Monroe City Council will hold a public hearing for the purposes of considering the grave relocation. This public hearing is not yet scheduled.

The cemetery is located in an agricultural field and contains approximately six burials. There are several broken, uninscribed fragments of slate, representing possible grave markers, in the cemetery. We are attempting to identify descendants of the individuals interred in the cemetery and are requesting your assistance. Our research indicates that you may be related to [ANCESTOR]. Union County deeds indicate your ancestor owned property in the vicinity of the abandoned cemetery in [DATE RANGE].

If you have any information that you would be willing to share with us regarding this abandoned cemetery and who may be buried there, we ask that you please contact Debbie Bevin at dbevin@rgaincorporated.com or 919-218-6149 prior to September 19, 2022. Letters can be sent to the following address:

Richard Grubb & Associates, Inc.
525 Wait Avenue
Wake Forest, NC 27587

Thank you,

Debbie Bevin
Senior Architectural Historian



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian Borne, CMSM, MBA, BLA, City Manager

DATE: December 6, 2022

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Sarah McAllister, P.E., Engineering Director

SUBJECT: Request to Award the Purchase of Tandem Dump Trucks

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider information related to the purchase of three tandem dump trucks for the Engineering Department – Street Division.

REVIEW

The Engineering Department proposed to replace a tandem dump truck in fiscal years 2022, 2023, and 2024. Funding in the amount of \$176,000 was included in the budget for FY 22 and \$177,000 has been included this year. Staff was unable to obtain a bid or quote for a truck in FY 22 due to an unstable market and therefore, Finance rolled the funding forward into this year's budget. A quote was recently received through Sourcewell, a cooperative purchasing program, from National Auto Fleet Group in the amount of \$229,465.00 for one tandem dump truck that meets the needs and specifications for the Street Division. This quote includes the required snow plow attachment.

The lead time for delivery of this truck once an order is placed is currently a little over a year. Due to this significant lead time, Staff is proposing to order three since the Garage has already stated that the tandem scheduled to be replaced in FY 24 is ready for replacement. All three tandems that are proposed to be replaced are 2005 models. Budget Amendment BA-2022-38 In the amount of \$355,451.00 is needed to appropriate the necessary funds to cover the shortage from the amounts included in FY's 22 and 23 and to include the amount for the purchase of the third truck. The Powell Bill Reserve Fund has sufficient funds to cover these costs in addition to the many project commitments that have been made for NCDOT related projects.

RECOMMENDATION

The Public Enterprise Committee is requested to approve the following:

- 1) Award of three tandem dump trucks to National Auto Fleet Group in the amount of \$688,395 through Sourcewell.
- 2) Authorization of the City Manager to execute any and all necessary documents.
- 3) Approval of the attached Budget Amendment (BA-2022-38) to cover the additional costs.

Attachment:

National Auto Fleet Group Quote
Budget Amendment BA-2022-38



National Auto Fleet Group

A Division of Chevrolet of Watsonville

490 Auto Center Drive, Watsonville, CA 95076

(855) 289-6572 • (831) 480-8497 Fax

Fleet@NationalAutoFleetGroup.com

11/4/2022

Quote ID#2195HD

Ms. Monica Bulos

City of Monroe
2201 Walkup Avenue
Monroe, NC 28110

Dear Monica Bulos ,

National Auto Fleet Group is pleased to quote the following vehicle(s) for your consideration. One (1) New/Unused (**2024 Freightliner 114SD, Cummins X12 455V Engine, Allison 4500 RDS Transmission with 16' Godwin 500T Dump Body via Lee Transport**) and provided by Mr. Dan Walters with Freightliner, each for:

	Contract Price
Chassis and Option	\$ 169,480.00
Lee Transport	\$ 59,985.00
Quote Tax (0.00%)	\$ 0.00
 Total	 \$ 229,465.00

Payment in full before title is released.

This vehicle(s) is available under the Sourcewell (Formerly Known as NJPA) Contract 060920-NAF. Please reference this Bid Number on all Purchase Orders.

Thank you in advance for your consideration. Should you have any questions, please do not hesitate to call.

Sincerely,

Ben Rodriguez

HD Contract Manager

BEN@NationalAutoFleetGroup.com

Office (855) 289-6572

Fax (831) 480-8497



DODGE

LEE TRANSPORT EQUIPMENT INC.

Custom Quotation For:

City of Monroe N.C.

P.O. BOX 26, 1300 BLUFF R.D.
COLUMBIA, SOUTH CAROLINA 29202
PHONE# 803-799-7860 FAX 803-765-0535
TRUCK BODIES AND TRUCK EQUIPMENT

Personal Contact: Monica Bulos

Quote # GS-07192022-A
Date: 7/19/2022
Phone # 704-282-4603
Phone #

PRICING:

(South Carolina State Contract for Dump Bodies Number #4400027118)	
Furnish and install Godwin model 500T, 16' dump body with 42" sides to State Contract Specification.	\$ 32,760.00
Add options:	
Complete 3/16" Hardox steel body in lieu of 1/8" high tinsel with 1-horizontal side rib on each side.	\$ 2,185.00
Air operated 3-panel barn door tailgate to swing to curb side (Straight tailgate, no slope).	\$ 1,685.00
3 EZ step ladder installed on curb side.	\$ 375.00
36" Cab shield installed 71" high.	INC
1/4" X 12" Asphalt spreader apron.	\$ 485.00
4-Corner LED strobe light system installed (B12-AW) 2-in cab grill & 2- on rear of body.	\$ 685.00
Mountain Tarp electric drive tarp mechanism with asphalt tarp mounted 1/2 way up side of body.	\$ 1,985.00
2-Amber beacon lights installed on each side of cab shield with switch in cab.	\$ 640.00
8" Oak top side boards installed (Painted Black).	\$ 255.00
Hot shift Muncie PTO installed.	INC
Hyva hoist system with anti-burst protection and hoist stabilizer (State Contract Specification).	INC
Central hydraulic system installed to City of Monroe specifications to operate snow plow & dump.	\$ 2,945.00
Paint - PPG black, 5,000 hour salt spray corrosion protection (S.C. State Standard).	INC
Snow Plow Option:	
Good Roads model 120M, 10' hydraulic snow plow with quick hitch and snow plow bumper to include	
10'X 36" Mold board painted orange with rubber deflector and plow markers.	
Snow plow lights installed on chassis hood.	
Screw adjustable skid shoes and Hardox AR-450 cutting blade.	\$ 15,985.00
Note: Good Roads model 120M hydraulic snow plow is power up/down & left/right with quick hitch.	
Note: Hyva hoist is NTEA rated to S.C. State Specifications.	
Note: Godwin 500T, 16' body with 42" high sides holds approximately 16 Cubic Yards with side board	
Price good for 30 days.	Tax not Inc.

Insurance: Customers chassis covered with primary coverage insurance while

in the care and the custody of L.T.E. Product Liability insurance carried.

Chassis: Tandem Chassis c/T 132" Paint:

Other Data:	

Tax Exempt No: Terms: Delivery Date: Accepted By: Date:

Price: \$ 59,985.00
Special Discount: \$ -
Net Price: \$ 59,985.00
Local Option Tax: \$ -
State Sales Tax:
Total Price: \$ 59,985.00

Lee Transport Equipment, Inc.

By: Greg L Stowers

Prepared for:
MONROE CITY OF
PO BOX 69
MONROE, NC 28111
Phone: 704-282-4603

Prepared by:
Dan Walters
VELOCITY TRUCK CENTERS
6006 MIRAMAR RD.
SAN DIEGO, CA 92121
Phone: 619-564-3710

A proposal for
MONROE CITY OF

Prepared by
VELOCITY TRUCK CENTERS
Dan Walters

Nov 04, 2022

Freightliner 114SD



Components shown may not reflect all spec'd options and are not to scale

2024my 114SD PLOW CHASSIS-
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S P E C I F I C A T I O N P R O P O S A L

Description	Weight Front	Weight Rear
Price Level		
SD PRL-27D (EFF:MY24 ORDERS)		
Data Version		
SPECPRO21 DATA RELEASE VER 019		
Vehicle Configuration		
114SD CONVENTIONAL CHASSIS	7,934	6,476
2024 MODEL YEAR SPECIFIED		
SET BACK AXLE - TRUCK	480	-480
TRAILER TOWING PROVISION AT END OF FRAME FOR TRUCK	10	10
LH PRIMARY STEERING LOCATION		
General Service		
TRUCK/TRAILER CONFIGURATION		
DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)		
CONSTRUCTION SERVICE		
CONSTRUCTION BUSINESS SEGMENT		
DIRT/SAND/ROCK COMMODITY		
TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS		
MAXIMUM 8% EXPECTED GRADE		
SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE		
FREIGHTLINER LEVEL I WARRANTY		
EXPECTED FRONT AXLE(S) LOAD : 18000.0 lbs		
EXPECTED REAR DRIVE AXLE(S) LOAD : 40000.0 lbs		
EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 58000.0 lbs		
EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs		

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Phone: 619-564-3710

Description	Weight Front	Weight Rear
Truck Service		
END DUMP BODY		
CRANEWORKS		
Tractor Service		
FLATBED TRAILER		
SINGLE (1) TRAILER		
Engine		
CUM X12 455V HP @ 1900 RPM, 1550 LB-FT @ 1000 RPM, 2000 GOV RPM, VOC	-390	-45
Electronic Parameters		
75 MPH ROAD SPEED LIMIT		
CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT		
PTO MODE ENGINE RPM LIMIT - 1000 RPM		
PTO MODE THROTTLE OVERRIDE - LIMIT TO 1000 RPM		
PTO GOVERNOR RAMP RATE - 100 RPM PER SECOND		
PTO SPEED 1 SETTING - 900 RPM		
REGEN INHIBIT SPEED THRESHOLD - 5 MPH		
Engine Equipment		
2010 EPA/CARB/GHG21 CONFIGURATION		
2008 CARB EMISSION CERTIFICATION - CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD CORNER OF DRIVER DOOR)		
STANDARD OIL PAN		
ENGINE MOUNTED OIL CHECK AND FILL		
SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER WITH SAFETY ELEMENT AND PASSIVE PRECLEANER		
DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE		
(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES		
BATTERY BOX WITH ALUMINUM COVER MOUNTED SHORT SIDE TO RAIL	15	
STANDARD BATTERY JUMPERS		
SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB		

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Description	Weight Front	Weight Rear
WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN		
NON-POLISHED BATTERY BOX COVER		
CAB AUXILIARY POWER CABLE	5	
POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH MOUNTED OUTBOARD DRIVER SEAT	2	
POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2	
CUMMINS NATURALLY ASPIRATED 25.9 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE		
ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM		
CUMMINS INTEBRAKE BRAKE WITH HIGH MED LOW BRAKE		
RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25
ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND DASH MOUNTED REGENERATION REQUEST SWITCH		
11 FOOT 06 INCH (138 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT		
RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP		
13 GALLON DIESEL EXHAUST FLUID TANK		
100 PERCENT DIESEL EXHAUST FLUID FILL		
STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING		
NON-POLISHED ALUMINUM DIAMOND PLATE DIESEL EXHAUST FLUID TANK COVER	15	5
LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION		
STANDARD DIESEL EXHAUST FLUID TANK CAP		
ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAILOPIPE SHIELD(S)		
BORG WARNER (KYSOR) REAR AIR ON/OFF ENGINE FAN CLUTCH		
AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED		
CUMMINS SPIN ON FUEL FILTER		



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Description	Weight Front	Weight Rear
COMBINATION FULL FLOW/BYPASS OIL FILTER		
1500 SQUARE INCH ALUMINUM RADIATOR		
ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT		
GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT		
CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES		
RADIATOR DRAIN VALVE		
PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER	4	
BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR		
DELCO 12V 39MT HD/OCP STARTER WITH THERMAL PROTECTION AND INTEGRATED MAGNETIC SWITCH	-45	

Transmission

ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	260	100
--	-----	-----

Transmission Equipment

ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV

ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES

PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY

PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE

SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE

PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE

SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE



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Description	Weight Front	Weight Rear
FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED		
DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES		
DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS		
VEHICLE INTERFACE WIRING CONNECTOR WITH PDM AND NO BLUNT CUTS, AT END OF FRAME		
ELECTRONIC TRANSMISSION CUSTOMER ACCESS CONNECTOR FIREWALL MOUNTED		
CUSTOMER INSTALLED CHELSEA 870 SERIES PTO		
PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON		
MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN		
PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED		
TRANSMISSION PROGNOSTICS - ENABLED 2013		
WATER TO OIL TRANSMISSION COOLER, FRAME MOUNTED		
TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK		
SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)		

Front Axle and Equipment

DETROIT DA-F-18.0-5 18,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	210
MERITOR EX-L AIR DISC FRONT BRAKES	
NON-ASBESTOS FRONT BRAKE LINING	
FRONT DISC BRAKE ROTORS	
FRONT OIL SEALS	
VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL	
STANDARD SPINDLE NUTS FOR ALL AXLES	
FRONT AIR DISC BRAKE INTERNAL ADJUSTERS	
STANDARD KING PIN BUSHINGS	
TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR	130
POWER STEERING PUMP	
4 QUART POWER STEERING RESERVOIR	

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Description	Weight Front	Weight Rear
OIL/AIR POWER STEERING COOLER		
MINERAL SAE 80/90 FRONT AXLE LUBE		
Front Suspension		
18,000# TAPERLEAF FRONT SUSPENSION	200	
MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION		
FRONT SHOCK ABSORBERS		
Rear Axle and Equipment		
MT-40-14X 40,000# R-SERIES TANDEM REAR AXLE		-40
3.70 REAR AXLE RATIO		
IRON REAR AXLE CARRIER WITH OPTIONAL HEAVY DUTY AXLE HOUSING		40
MXL 18T MERITOR EXTENDED LUBE MAIN DRIVELINE WITH HALF ROUND YOKES	-10	-10
MXL 17T MERITOR EXTENDED LUBE INTERAXLE DRIVELINE WITH HALF ROUND YOKES		
DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30
(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD- REAR AXLE VALVE AND (1) REAR-REAR AXLE VALVE		
BLINKING LAMP WITH EACH INTERAXLE LOCK SWITCH, INTERAXLE UNLOCK DEFAULT WITH IGNITION OFF		
BLINKING LAMP WITH EACH MODE SWITCH, DIFFERENTIAL UNLOCK WITH IGNITION OFF, ACTIVE <5 MPH		
MERITOR 16.5X8.62 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES		
NON-ASBESTOS REAR BRAKE LINING		
BRAKE CAMS AND CHAMBERS ON FORWARD SIDE OF DRIVE AXLE(S)		
CAST IRON OUTBOARD REAR BRAKE DRUMS REAR OIL SEALS		40
WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS		
HALDEX AUTOMATIC REAR SLACK ADJUSTERS		
CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE		
STANDARD REAR AXLE BREATHER(S)		

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Description	Weight Front	Weight Rear
Rear Suspension		
TUFTRAC GEN2 40,000# REAR SPRING SUSPENSION		275
9.5 INCH NOMINAL RIDE HEIGHT (460MM GLOBAL REFERENCE HEIGHT)		
AXLE CLAMPING GROUP		
55 INCH AXLE SPACING		
FORE/AFT AND TRANSVERSE CONTROL RODS		
REAR SHOCK ABSORBERS - ONE AXLE		
Brake System		
WABCO 4S/4M ABS		
REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES		
FIBER BRAID PARKING BRAKE HOSE		
STANDARD BRAKE SYSTEM VALVES		
STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM		
STD U.S. FRONT BRAKE VALVE		
RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE		
WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER		
AIR DRYER MOUNTED INBOARD ON LH RAIL		
STEEL AIR BRAKE RESERVOIRS		
PULL CABLES ON ALL AIR RESERVOIR(S)		
Trailer Connections		
AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS		
PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION		
SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME		
UPGRADED CHASSIS MULTIPLEXING UNIT		
Wheelbase & Frame		
5025MM (198 INCH) WHEELBASE		
11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI	230	-30
1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT	180	370

Prepared for:
MONROE CITY OF
PO BOX 69
MONROE, NC 28111
Phone: 704-282-4603

Prepared by:
Dan Walters
VELOCITY TRUCK CENTERS
6006 MIRAMAR RD.
SAN DIEGO, CA 92121
Phone: 619-564-3710

Description	Weight Front	Weight Rear
1450MM (57 INCH) REAR FRAME OVERHANG		
FRAME OVERHANG RANGE: 51 INCH TO 60 INCH	20	-70
CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 132.28 in		
CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 129.28 in		
CALC'D FRAME LENGTH - OVERALL : 285.04 in		
CALCULATED FRAME SPACE LH SIDE : 40.42 in		
CALCULATED FRAME SPACE RH SIDE : 38.57 in		
SQUARE END OF FRAME		
FRONT CLOSING CROSSMEMBER		
STANDARD WEIGHT ENGINE CROSSMEMBER		
STANDARD MIDSHIP #1 CROSSMEMBER(S)		
STANDARD REARMOST CROSSMEMBER		
HEAVY DUTY SUSPENSION CROSSMEMBER		30
Chassis Equipment		
14 INCH PAINTED STEEL SEVERE DUTY BUMPER	125	-15
REMOVABLE FRONT TOW/RECOVERY DEVICE, STORED ON CHASSIS FRAME	15	
BUMPER MOUNTING FOR SINGLE LICENSE PLATE		
GRADE 8 THREADED HEX HEADED FRAME FASTENERS		
LEVEL FRAME RAILS (+1%, -0%) WHEN CHASSIS IS LOADED TO FRONT AND REAR SUSPENSION RATINGS		
CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET, BOTH RAILS OUTBOARD		
Fuel Tanks		
80 GALLON/302 LITER ALUMINUM FUEL TANK - LH	10	
25 INCH DIAMETER FUEL TANK(S)		
PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS		
FUEL TANK(S) FORWARD		
20 GALLONS ADDITIONAL FUEL		
PLAIN STEP FINISH		
FUEL TANK CAP(S)		

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	Description	Weight Front	Weight Rear
	ALLIANCE FUEL FILTER/WATER SEPARATOR	15	
	EQUIFLO INBOARD FUEL SYSTEM		
	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE		
Tires			
	CONTINENTAL HAU 3 WT 315/80R22.5 20 PLY RADIAL FRONT TIRES	100	
	CONTINENTAL HDL2 11R22.5 14 PLY RADIAL REAR TIRES		88
Hubs			
	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS		
	CONMET PRESET PLUS PREMIUM IRON REAR HUBS		
Wheels			
	ACCURIDE 29039 22.5X9.00 10-HUB PILOT 5.25 INSET 5-HAND STEEL DISC FRONT WHEELS	66	
	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		160
	FRONT WHEEL MOUNTING NUTS		
	REAR WHEEL MOUNTING NUTS		
Cab Exterior			
	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB		
	AIR OVER SHOCK CAB MOUNTS, DUAL MOUNT	20	10
	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE		
	FRONT FENDERS SET-BACK AXLE		
	BOLT-ON MOLDED FLEXIBLE FENDER EXTENSIONS	10	
	LH AND RH GRAB HANDLES		
	BRIGHT FINISH RADIATOR SHELL/HOOD BEZEL		
	STATIONARY BLACK GRILLE WITH BRIGHT ACCENTS		
	CHROME HOOD MOUNTED AIR INTAKE GRILLE		
	FIBERGLASS HOOD		
	SINGLE 14 INCH ROUND POLISHED AIR HORN ROOF MOUNTED		
	SINGLE ELECTRIC HORN		
	SINGLE HORN SHIELD		
	REAR LICENSE PLATE MOUNT END OF FRAME		

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Description	Weight Front	Weight Rear
HALOGEN COMPOSITE HEADLAMPS WITH BRIGHT BEZELS		
LED AERODYNAMIC MARKER LIGHTS		
HEADLIGHTS ON WITH WIPERS, WITH LOW BEAM DAYTIME RUNNING LIGHTS		
INTEGRAL LED STOP/TAIL/BACKUP LIGHTS		
STANDARD FRONT TURN SIGNAL LAMPS		
(1) FLUSH LED UTILITY LIGHT MOUNTED LH BACK OF CAB/SLEEPER	3	
DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LED LIGHTS AND LH AND RH REMOTE		
DOOR MOUNTED MIRRORS		
102 INCH EQUIPMENT WIDTH		
LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS		
STANDARD SIDE/REAR REFLECTORS		
RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN SHIELDING		
PARK BRAKE REMINDER WARNING SYSTEM		
COMPOSITE EXTERIOR SUN VISOR	10	
63X14 INCH TINTED REAR WINDOW		
TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS		
MANUAL DOOR WINDOW REGULATORS		
1-PIECE SOLAR GREEN GLASS WINDSHIELD		
2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED		

Cab Interior

OPAL GRAY VINYL INTERIOR
MOLDED PLASTIC DOOR PANEL
MOLDED PLASTIC DOOR PANEL
BLACK MATS WITH SINGLE INSULATION
DASH MOUNTED ASH TRAY(S) WITHOUT LIGHTER
FORWARD ROOF MOUNTED CONSOLE WITH UPPER STORAGE COMPARTMENTS WITHOUT NETTING
(2) CUP HOLDERS LH AND RH DASH
GRAY/CHARCOAL WING DASH

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Description	Weight Front	Weight Rear
SMART SWITCH EXPANSION MODULE		
5 LB. FIRE EXTINGUISHER	10	
HEATER, DEFROSTER AND AIR CONDITIONER		
STANDARD HVAC DUCTING		
MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH		
STANDARD HEATER PLUMBING		
VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR		
BINARY CONTROL, R-134A		
STANDARD INSULATION		
SOLID-STATE CIRCUIT PROTECTION AND FUSES		
12V NEGATIVE GROUND ELECTRICAL SYSTEM		
DOMED DOOR ACTIVATED LH AND RH, DUAL READING LIGHTS, FORWARD CAB ROOF		
DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME		
KEY QUANTITY OF 6		
LH AND RH ELECTRIC DOOR LOCKS		
(1) 12V POWER SUPPLY (1) DUAL 2.1 AMP USB CHARGER IN DASH		
TRIANGULAR REFLECTORS WITHOUT FLARES	10	
PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	70	
PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	60	20
LH AND RH INTEGRAL DOOR PANEL ARMRESTS		
BLACK MORDURA CLOTH DRIVER SEAT COVER		
BLACK MORDURA CLOTH PASSENGER SEAT COVER		
BLACK SEAT BELTS		
ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN	10	
4-SPOKE 18 INCH (450MM) STEERING WHEEL		
DRIVER AND PASSENGER INTERIOR SUN VISORS		

Instruments & Controls

GRAY DRIVER INSTRUMENT PANEL

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Description	Weight Front	Weight Rear
GRAY CENTER INSTRUMENT PANEL		
(2) SWITCH CUTOUPS AND BLANKS IN CENTER PANEL		
BLACK GAUGE BEZELS		
LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM		
2 INCH PRIMARY AND SECONDARY AIR PRESSURE GAUGES		
INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS		
97 DB BACKUP ALARM		3
ELECTRONIC CRUISE CONTROL WITH SWITCHES ON AUXILIARY GAUGE PANEL (B DASH PANEL)		
KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		
ICU3S, 132X48 DISPLAY WITH DIAGNOSTICS, 28 LED WARNING LAMPS AND DATA LINKED		
HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH		
2 INCH ELECTRIC FUEL GAUGE		
ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE		
2 INCH TRANSMISSION OIL TEMPERATURE GAUGE		
ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY AND HOBBS PTO OPERATION HOUR METER	2	
CUSTOMER FURNISHED AND INSTALLED PTO CONTROLS		
ELECTRIC ENGINE OIL PRESSURE GAUGE		
OVERHEAD INSTRUMENT PANEL		
AM/FM/WB WORLD TUNER RADIO WITH AUXILIARY INPUT, J1939	10	
DASH MOUNTED RADIO		
(2) RADIO SPEAKERS IN CAB		
AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF		
ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER		
STANDARD VEHICLE SPEED SENSOR		
ELECTRONIC 3000 RPM TACHOMETER		



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Description	Weight Front	Weight Rear
NO VEHICLE PERFORMANCE MONITOR	-5	
IGNITION SWITCH CONTROLLED ENGINE STOP		
TWO ON/OFF ROCKER SWITCHES IN THE DASH WITH INDICATOR LIGHTS AND WIRE ROUTED TO CHASSIS AT BACK OF CAB, LABEL OPT		
BW TRACTOR PROTECTION VALVE		
TRAILER HAND CONTROL BRAKE VALVE		
DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY		
SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY		
MARKER LIGHT SWITCH INTEGRAL WITH HEADLIGHT SWITCH AND DUAL CONNECTORS AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LIGHTS, LOW BEAMS OFF WITH HIGH BEAMS		
TWO VALVE PARKING BRAKE SYSTEM WITH WARNING INDICATOR		
SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, WASHER/WIPER AND HAZARD IN HANDLE		
INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH HAZARD LAMPS OVERRIDING STOP LAMPS		

Design

PAINT: ONE SOLID COLOR

Color

CAB COLOR A: L0006EY WHITE ELITE EY
 BLACK, HIGH SOLIDS POLYURETHANE CHASSIS
 PAINT
 POWDER WHITE (N0006EA) FRONT
 WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
 POWDER WHITE (N0006EA) REAR
 WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)
 STANDARD BLACK BUMPER PAINT
 SUNVISOR PAINTED SAME AS CAB COLOR A
 STANDARD E COAT/UNDERCOATING

Certification / Compliance

U.S. FMVSS CERTIFICATION, EXCEPT SALES
 CABS AND GLIDER KITS

TOTAL VEHICLE SUMMARY

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Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight ⁺	9823 lbs	6992 lbs	16815 lbs
Total Weight ⁺	9823 lbs	6992 lbs	16815 lbs

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



**BUDGET AMENDMENT
BA-2022-38**

1. Amendment to appropriate funds for the budget shortfall for two previously budgeted tandem dump trucks and to include funds for the purchase of a third tandem dump truck that was to be included in Fiscal Year 2024.

General Fund:

Revenues:

Appropriation of Powell Bill Reserve Funds	\$355,451
--	-----------

Expenditures:

Transportation	\$355,451
----------------	-----------

Adopted this 13th day of December, 2022.

Marion L. Holloway, Jr., Mayor

Attest:

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian Borne, City Manager

DATE: December 6, 2022

FROM: Sarah McAllister, P.E., Engineering Director

PREPARED BY: Sarah McAllister, P.E., Engineering Director

SUBJECT: Monroe Science Center Parking Lot

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider information related to award of the construction contract for the Monroe Science Center Parking Lot.

REVIEW

The Monroe Science Center Parking Lot project includes improvements to the parking lots along the Franklin Street side of the Science Center. The project has been advertised three times. Staff originally advertised the project on March 14, 2022, followed by re-advertisements on April 8, 2022 and April 21, 2022. No bids were received at any of the scheduled bid openings. Staff continued to solicit bids and Hux Contracting, LLC has submitted a bid. The specifics of the bid are shown below:

Contractor	Bid Amount	DBE %	Comment
Hux Contracting, LLC	\$1,405,829.15	4.7%	Recommend Award

The Engineer's Estimate for the project is \$1,114,718.00. The submitted bid is considered reasonable given the fluctuations in the price of crude oil which affects the cost of asphalt in addition to recent price increases in other costs of materials. A 10% contingency was included in the bid to cover possible change orders during the course of the work. Construction inspection,

quality assurance testing, and project oversight will be provided by the Engineering Department and On-Spec Engineering. The project included a 10% goal for minority business participation which was not met. Hux Contracting submitted 4.7% DBE participation but has stated they would continue to reach out to other companies to try to meet or exceed the goal. The Contract includes a 150-day contract period with liquidated damages occurring at a rate of \$500.00 per day thereafter.

The existing project account GB1903 has \$275,823 remaining. Therefore, \$1,130,007 needs to be transferred from the formerly assigned fund balance for downtown. Budget Ordinance (BO-2022-19) is attached to transfer the necessary funds.

RECOMMENDATION

The Public Enterprise Committee is requested to recommend the following to City Council:

- A. Award of the Monroe Science Center Parking Lot Project to Hux Contracting, LLC in the amount of \$1,405,829.15;
- B. Authorization of the City Manager to execute the documents including future change orders if required;
- C. Approval of the attached Budget Ordinance (BO-2022-19).

If the Public Enterprise Committee is in agreement, the items will be placed on the consent agenda for consideration by City Council at the next meeting on December 13, 2022.

Attachment:
Budget Ordinance BO-2022-19

**CITY OF MONROE, NORTH CAROLINA
CAPITAL PROJECT BUDGET ORDINANCE
MONROE SCIENCE CENTER PARKING LOT
BO-2022-19**

WHEREAS, the City previously approved the demolition of the existing strip center and the design and construction of a parking area in the 5-Points area in front of the Monroe Science Center; and

WHEREAS, construction bids have been received in the amount of \$1,405,829.15 for this project and the current remaining funding of \$275,823 for this project is not sufficient; and

WHEREAS, City Council previously earmarked funding for improvements to parking in the downtown area and authorizes the transfer of the shortfall in funding in the amount of \$1,130,007 from the formerly assigned fund balance to the existing project for the Monroe Science Center Parking Lot.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Monroe appropriates the following additional funding to capital project GB1903 for the Monroe Science Center Parking Lot project:

Governmental Capital Project Fund:

Revenue:

Transfer from General Fund	\$1,130,007
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Expense:

Project Costs	\$1,130,007
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General Fund:

Revenue:

Appropriation from Formerly Assigned Fund Balance	\$1,130,007
---	-------------

Expense:

Transfer to General Capital Project Fund	\$1,130,007
--	-------------

Adopted this 13th day of December, 2022.

Marion L. Holloway, Mayor

Attest:

Bridgette H. Robinson, City Clerk



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian J. Borne, City Manager

DATE: December 6, 2022

FROM: Russell Isom, Gas System Manager
Robert Miller, Director of Energy Services

SUBJECT: Budget Amendment to Replace Three (3) Natural Gas Division Trucks

SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider recommending the approval of Budget Amendment BA-2022-40 to City Council for approval.

REVIEW

The budget amendment includes funds for the purchase of two (2) replacement vehicles that were funded as part of the FY 22 that were not purchased and the funds for a budget shortfall for the purchase of one (1) replacement vehicle in FY 23.

The two (2) replacement vehicles for FY 22 were:

2011 Ford F-350 KUV Standby Van Replacement, (2513)	\$90,000.00
1197 Ford F-800 Service Truck (1149)	\$150,000.00

The one (1) replacement vehicle for FY 23 was:

2011 Ford Super Duty F-250 4x4 Pickup Replacement, (2493)	budget shortfall \$3,076.38
---	-----------------------------

Budget Amendment BA-2022-40 total is \$243,076.38.

Ford has been cutting production of Super Duty pickups due to an ongoing global shortage of semiconductor chips. The ordering banks for the Super Duty trucks opened on November 14th and the Final Fleet order date will be December 16th.

RECOMMENDATION

It is the recommendation of Staff that the Public Enterprise Committee approve Budget Amendment BA-2022-40 for City Council consideration. Staff requests that this item is placed on the City Council consent agenda.

Attachment:

Budget Amendment BA-2022-40

**CITY OF MONROE
BUDGET AMENDMENT
BA-2022-40**

1. Amendment to appropriate funds for the purchase of three (3) replacement vehicles for the Natural Gas division.

Natural Gas Fund:

Revenue

Appropriation of Fund Balance	\$243,077
-------------------------------	-----------

Expenditures:

Natural Gas Maintenance	\$243,077
-------------------------	-----------

5608420 424010 Capitalized Equipment	
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Adopted this the 13th day of December 2022.

Marion L. Holloway, Jr., Mayor

Attest:

Bridgette H. Robinson, City Clerk