NORTH CAROLINA
CALDWELL COUNTY

CALDWELL COUNTY AND TOWN OF CAJAH'S MOUNTAIN INTERLOCAL AGREEMENT FOR DEVELOPMENT OF 1901 CONNELLY SPRINGS RD.

This Agreement for the transfer of real property, made and entered into the ____ day of _____, _____ (the "Effective Date"), by and between the County of Caldwell, a body politic and a political subdivision of the State of North Carolina, located at 905 West Ave SW, and PO Box 2200 Lenoir, NC 28645 ("County") and the Town of Cajah's Mountain ("Town"), a municipal corporation of the State of North Carolina, located at 1800 Connelly Springs Road, Lenoir, North Carolina 28645, collectively referred to as "the Parties."

WITNESSETH:

WHEREAS, Caldwell County through its Emergency Services Department currently operates Emergency Medical Services (EMS) throughout Caldwell County; and

WHEREAS, the County desires to locate an Emergency Services base at 1901 Connelly Springs Rd. Lenoir, NC 28645, to better serve the residents in southwestern Caldwell County; and

WHEREAS, The County intends to remodel, and improve the former UNC Health medical office of approximately 10,000 square feet to provide an EMS Base and training center for Emergency Services; and

WHEREAS, on April 10, 2023, Caldwell County held a public hearing, pursuant to N.C.G.S. 158-7.1, in order to purchase the property for economic development purposes, with the goal of creating additional housing behind the Emergency Services base; and

WHEREAS, Caldwell County and the Town of Cajah's Mountain entered into an interlocal agreement for the construction of a new Emergency Services base in the town on April 10, 2023; and

WHEREAS, the County conducted a Request for Qualifications (RFQ) process to find qualified and interested developers to build additional housing behind the Emergency Services base. This RFQ was initially released to the public on February 14, 2024 and submissions were accepted until March 15, 2024; and

WHEREAS, organizations who submitted were vetted by a selection committee comprised of Caldwell County staff and representatives from the Town of Cajah's Mountain and the Western Piedmont Council of Governments; and

WHEREAS, both organizations were given the opportunity to be interviewed and asked questions by the selection committee; and

WHEREAS, after this process, the selection committee chose Moss-Marlow Building Company to partner with on this project and have continued to coordinate and hold meetings to align priorities and determining the process for completing this project; and

NOW, THEREFORE, in consideration of the above and the mutual covenants and conditions hereafter set forth, the Parties agree as follows

1. Scope of Agreement: County shall construct and provide space designed and approved in conjunction with the County's Emergency Services Department to be used as an Emergency Medical Service Base and training center.
2. Alterations, Additions, or Improvements to the EMS base shall be made by the County in consultation with the Town, in accordance with an approved site plan, included as Exhibit A,
3. The County shall provide Rights-of-Way to any housing units located behind the EMS Base, including all necessary utilities
4. Within thirty (30) days after the Effective Date, Town shall pay to County Five Hundred Thousand Dollars ($500,000.00) in one lump sum in consideration of County locating, and agreeing to maintain and operate, the EMS base at this location for the term of this Agreement,
5. Development of the remainder of the parcel should generally be based on the draft site plan, as provided by Moss-Marlow Building Company, as shown in Exhibit B,
6. The Town will contract with Moss-Marlow Building Company to design and construct any necessary utility improvements necessary for a housing development,
7. The Town will contract with Moss-Marlow Building Company to have the remainder of the property surveyed to determine the new property line and the rights of way for utilities and accesses to the new housing development,
8. Within one hundred and eighty (180) days after the Effective Date, County shall transfer ownership of the remainder of the parcel located at 1901 Connelly Springs Rd. Lenoir, NC 28645, as designated in the site plan attached as Exhibit A, to Town, pursuant to N.C.G.S.160A-279, in consideration of Town coordinating with Moss-Marlow Building Company to construct housing on this property, 20% of which is reserved for public service workers.
9. This Agreement is entered into pursuant to G.S. 160A Art. 20, Part 1.
10. This Agreement has been ratified by resolutions of the governing boards of County and Town, respectively.
11. The Previous Agreement ("Caldwell County Interlocal Agreement for Emergency Medical Services Base withing the Town of Cajah's Mountain"), dated April 10, 2023, is made null and void by this Agreement.

CALDWELL COUNTY AND TOWN OFCAJAH'S MOUNTAIN
INTERLOCAL AGREEMENT FOR DEVELOPMENT OF 1901
CONNELLY SPRINGS RD.
EXHIBIT A

Utility Legend

M.H._____Manhole (Sanitary)
F.H._____Fire Hydrant
V.P._____Vent Pipe
G.V._____Gas Valve
W.M._____Water Meter
H.H._____Hose House
P.P._____Power Pole
L.P._____Lamp Pole
C.B._____Catch Basin
W.V._____Water Valve
T.P._____Telephone Pole
T.B._____Telephone Box
C.O._____Clean Out
S.P._____Service Pole
E.M._____Electrical Meter
G.M._____Gas Meter
M.W._____Monitor Well
R.C.P._____Reinforced Concrete Pipe
C.M.P._____Corrugated Metal Pipe
F.O.C._____Fiber Optic Cable
C.P.P._____Corrugated Plastic Pipe

Line Table

Property Line:
Deed/Adjoiner Line:
Flood Line:
Power Line (Aerial):
Power Line (Underground):
Telephone (Underground):
Natural Gas Line:
Water Line:
Sewer Line:
Right Of Way Line:
Centerline:
Fiber Optic Line:
Fence (Type As Noted):

POB is located:
S 44°40'31"E 4,191.56' from NCGS "Walker".
NCGS Grid Co-ords: (NAD 83/2011 – Feet)
POB:
N= 771,371.72 E= 1,247,215.47
NCGS Walker:
N= 774,352.34 E= 1,244,268.43
NCGS Brook:
N= 774,486.24 E= 1,242,921.58
Combined factor = 0.99987137 & is applied to grid tie only.

GRAPHIC SCALE
1" = 40'
0 20' 40' 80'

Carol A. Gragg Whisnant
Deed Book 1554 Page 1821

Luther D. Greene
Deed Book 890 Page 27

Howard E. Lowman
Deed Book 1123 Page 1008

Garland L. Lee, III
Deed Book 2067 Page 1557

Coy L. Lewis
Deed Book 724 Page 493

Marsha N. Kirby
Deed Book 1312 Page 971

Brian K. Crump
Deed Book 1912 Page 1381

14.650 Acres Gross
Deed Book 1024 Page 844

James F. Prestwood, et al
Deed Book 1902 Page 1658

Connelly Springs Road – SR #1901
(No Recorded R/W Was Found – 60' Assumed)

Southern Bell Easement
(Now AT&T)
Deed Book 1040 Page 23

COURSE	BEARING	DISTANCE
L–1	N 35°37'33"W	10.32'
L–2	N 68°47'14"E	51.59'
L–3	N 21°12'46"W	10.00'
L–4	N 68°47'14"E	30.00'
L–5	S 21°12'46"E	20.00'

POB
1/2"EIR

TBM
Nail(S) in Power Pole
Elev.= 1326.24

TBM
Bolt(S) in Power Pole
Elev.= 1323.22

SSMH
Top= 1263.31
Inv= 1255.41

SSMH
Top= 1269.02
Inv= 1260.07

SSMH
Top= 1291.56
Inv= 1283.66

Southern Sewer Line
No Recorded Easement

50 0 50 100 150
GRAPHIC SCALE – FEET

Legend

Existing Iron Pipe	●	EIP	
New Iron Pipe	⊙	NIP	
P.K. Nail	△	PK	
Concrete Monument	⊡	CM	
New Iron Rod	○	NIR	
Existing Iron Rod	●	EIR	
Point	•	Pt.	
Railroad Spike	⊠	RRS	
Feno Monument	⊠	FM	
Temporary Bench Mark	⊕	TBM	
MAG Nail	△	MN	
Found		(F)	
Set		(S)	

I, R. Curtis Gaines, PLS, Certify That The Map Shown Hereon Was Drawn Under My Super-Vision From An Actual Topographic Survey Made Under My Supervision; That The Survey Was Performed To Class A Specifications.

This The 14th Day Of June 20 23.

(PLS NO. L- 4868)

1 SITE LAYOUT- FOR PLANNING
SCALE: 1" = 40'

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NC Architectural License No: 51254

SEAL:

PRELIMINARY NOT FOR CONSTRUCTION

CONSULTANT:

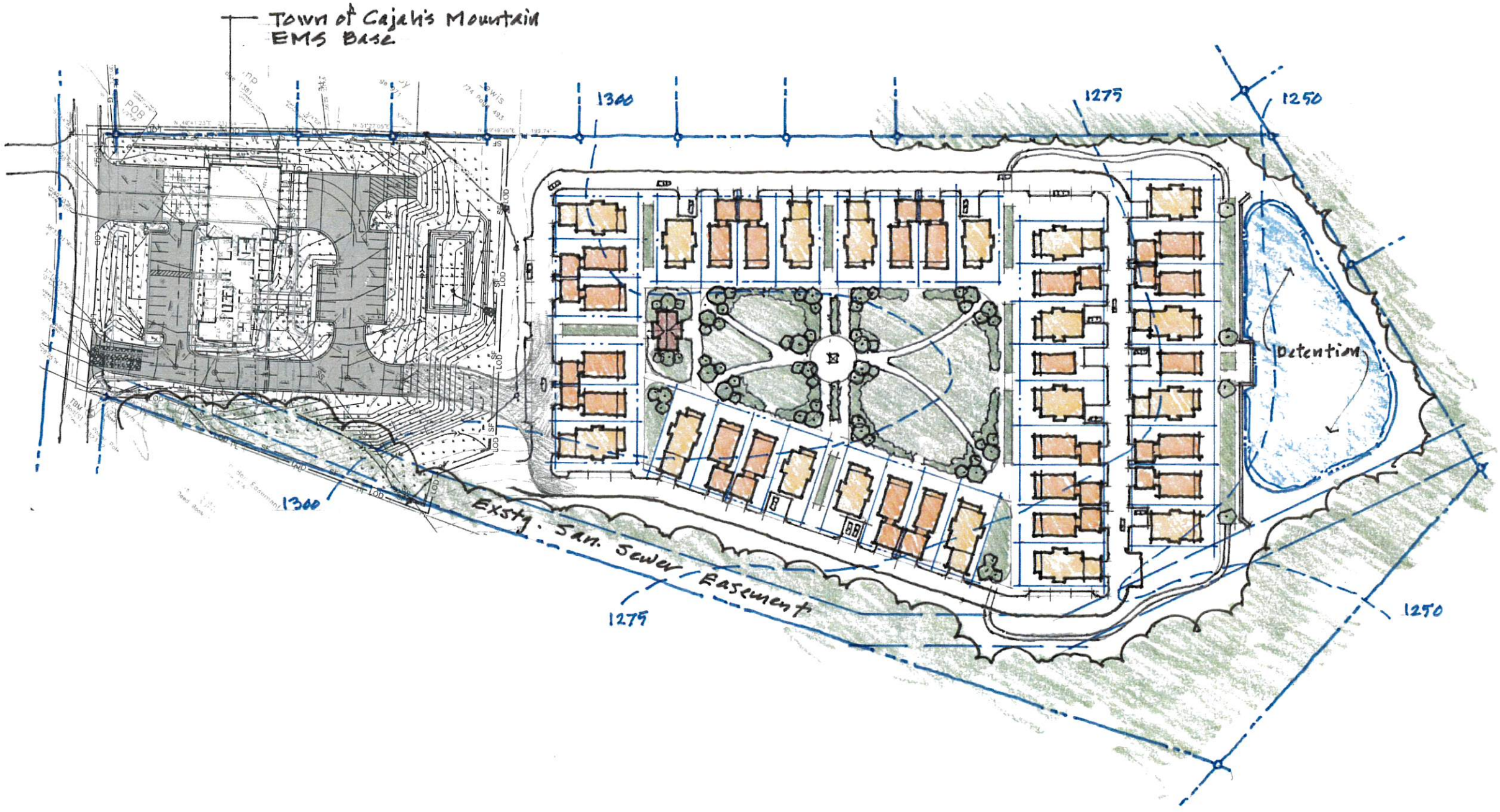
No	DESCRIPTION	DATE

Cajah's Mountain EMS Base
Caldwell County
1901 Connelly Springs Road, Lenoir, NC

SITE LAYOUT - FOR PLANNING

DRAWN BY: JTK
CHECKED BY: HJM
SHEET NUMBER:
C-001
ISSUE DATE: 08/07/24
ATRIAX PROJECT NO.: 23-031-41

CALDWELL COUNTY AND TOWN OF CAJAH'S MOUNTAIN
INTERLOCAL AGREEMENT FOR DEVELOPMENT OF 1901
CONNELLY SPRINGS RD.
EXHIBIT B

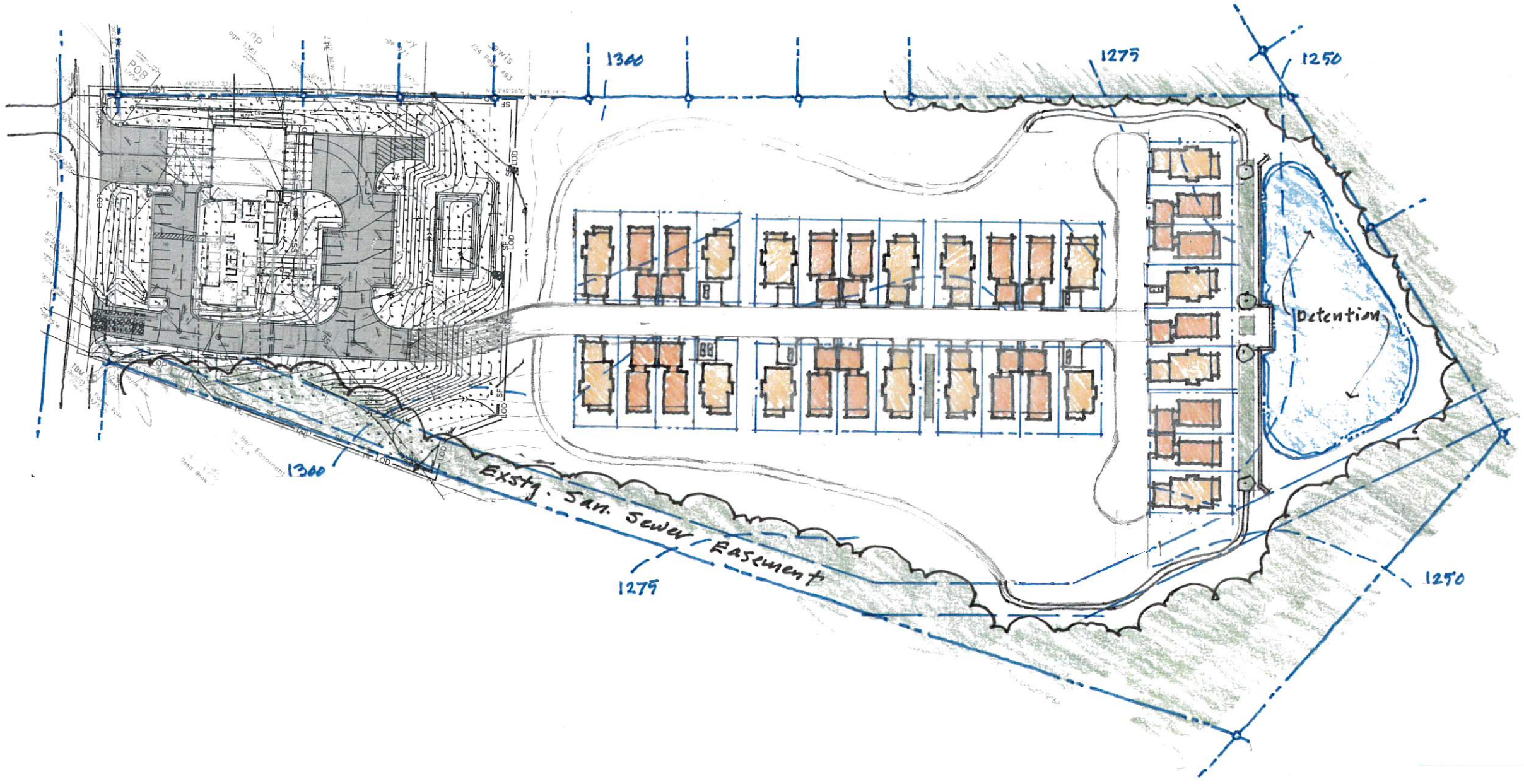


cline

Moss Marlow
1901 CONNELLY SPRINGS RD.
Caldwell County, NC

4.15.2024

0 50 100 200



cline

Moss Marlow

1901 CONNELLY SPRINGS RD.

Caldwell County, NC

4.15.2024

0 50 100 200