

EAST LINCOLN COUNTY WATER & SEWER DISTRICT	MINUTES JANUARY 18, 1999
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The Lincoln County Board of County Commissioners met as the governing body of the East Lincoln County Water and Sewer District at the Citizens Center, Third Floor, 115 West Main Street, Lincolnton, North Carolina, the regular place of meeting at 6:30 p.m. on January 18, 1999. The following were present:

James A. Hallman, Chairman
Terry L. Brotherton, Vice Chairman
Beth H. Saine
Dr. John R. Gamble, Jr.
David A. Wilson

Jeff Taylor, County Attorney
Stan Kiser, County Manager

Also present were Doug Chapman, County Engineer, Jack Chandler, Director of Public Service, and Amy S. Long, Clerk to the Board.

CALL TO ORDER

Chairman Hallman called the January 18, 1999 meeting of the East Lincoln County Water and Sewer District Board to order.

ADOPTION OF AGENDA

Chairman Hallman presented the January 18, 1999 agenda of the East Lincoln County Water and Sewer District Board for adoption.

AGENDA

**EAST LINCOLN COUNTY WATER AND SEWER DISTRICT
BOARD OF COUNTY COMMISSIONERS
GOVERNING BODY
LINCOLN COUNTY, NORTH CAROLINA**

JANUARY 18, 1999

6:30 PM Call to Order

- 6:30 PM Adoption of Agenda
1. 6:30 PM Approval of Minutes
- November 16, 1998
 2. 6:30 PM Verdict Ridge Contract
 3. 6:35 PM Governor's Island Sewer Update
 4. 6:40 PM Pump Station Generator Connection – Bid Award
 5. 6:45 PM Public Information Meeting – Waterside Crossing Annexation
 6. 6:50 PM Set Public Hearing for Waterside Crossing Annexation – March 15, 1999 at 6:45 PM
 7. 6:55 PM Other Business
- Adjourn

Commissioner Saine motioned that the agenda of the January 18, 1999 East Lincoln County Water and Sewer District Board be adopted.

Unanimously approved.

APPROVAL OF MINUTES – NOVEMBER 16, 1998

Chairman Hallman presented the minutes of the November 16, 1998 East Lincoln County Water and Sewer District meeting for approval.

Commissioner Wilson and Commissioner Gamble asked for permission not to vote on the minutes, since they were not on the Board at that time.

A motion by Commissioner Brotherton to approve the minutes of the November 16, 1998 East Lincoln County Water and Sewer District meeting.

Vote: 3 – 0 AYES: Hallman, Brotherton, Saine
Wilson and Gamble abstained from voting.

VERDICT RIDGE SEWER TRUNK MAIN PROJECT

Doug Chapman, County Engineer, presented the following memorandum to the Board.

MEMORANDUM

DATE: ` January 11, 1999

TO: Stan Kiser, County Manager

FROM: Douglas Chapman, County Engineer

SUBJECT: Verdict Ridge Sewer Truck Main Project

On June 22, 1998, the Sewer District Board approved the construction of the sewer truck main through the Verdict Ridge Development at a contract amount of \$405,527. The sewer line was designed and installed by the developer, who is to be reimbursed for construction costs in accordance with an agreement dated December 3, 1997.

There have been additional costs incurred in the construction of the sewer line, that were unforeseen during the preparation of the bidding plans. First and foremost, the soil conditions were too unstable for installation of the sewer line, and extra washed stone bedding was required, amounting to an additional \$76,590. Also, at the point where the sewer line crossed the existing natural gas line, the excavation had to be open cut, in lieu of boring, causing an additional charge for extra depth which had to be excavated. The contractor and developer have agreed to share in some of the additional cost for depth, therefore the portion requested from the District amounts to \$15,695. These cost overruns bring the total sewer line construction cost to \$497,812.

There are sufficient funds available in the bond money for this project to fund the increased costs for the sewer line construction.

If you have any questions, please do not hesitate to ask.

A motion by Commissioner Saine to approve the \$497,812 for the sewer line construction.

Vote: 4 – 1 AYES: Saine, Hallman, Brotherton, Gamble
NOES: Wilson

Harold Cadmus stated that he is a resident of the East Lincoln Sewer District. He stated that to accommodate Mr. Knox and subsequent developers, the people of East Lincoln County are paying \$360,000 for a pumping station, \$800,000 for a line from the treatment plant to the pumping station to Mr. Knox's property and a trunk system through this property. He stated that of the bonds that were issued in September, \$1.2 million of those are going to accommodate this construction for Mr. Knox's property. He stated that

interest on those bonds for the \$1.2 million is \$664,000. He stated that the treatment plant cost \$3,200,000, and Mr. Knox is going to use 1/7 of the total capacity of the treatment plant. He stated that the total cost to the citizens of East Lincoln County Water and Sewer District is \$457,000. Mr. Cadmus stated that the total cost to accommodate this development and other developments is \$2,281,000, including interest, and for a period of five years, Mr. Knox is going to pay \$537,248. He stated that this is only 23.6% of the total cost, and the other 76% is being dumped on the citizens of East Lincoln County Sewer District.

Eddie Knox stated that they are putting in an infrastructure, in addition to the first phase, \$2.4 million of pipe that he is putting in that will belong to the County. He stated that from that there will be 177 homes, that will have average value of \$250,000. He stated that there is an obvious return from this. He stated that the tax value on the development and golf course will be around \$20 million.

GOVERNOR'S ISLAND SEWER SERVICE UPDATE

Doug Chapman, County Engineer, presented the following memorandum to the Board.

MEMORANDUM

TO: East Lincoln County Water and Sewer District Board

FROM: Douglas Chapman, County Engineer

DATE: January 11, 1999

SUBJECT: Governor's Island Sewer Service

On December 22, 1998, County staff and several Commissioners met with representatives of Governor's Island regarding sewer service to the area. The Homeowners are not receptive to the Sewer District extending new lines throughout the island.

The Homeowners Board of Directors has worked out a deal to purchase the sewer lines from Mid-South, and wish to sell those lines to the Sewer District. Based on current preliminary cost estimates, it does not appear advantageous for the District to pay \$175,000 for the existing lines and charge no connection fee to the existing residents on the island.

The County staff is currently refining the construction plans for the sewer line extension, and will be working with a local contractor to obtain a more accurate cost estimate. Another meeting is planned for February 23, 1999, to discuss the issue further.

If there are any other questions, please call me at 736-8498.

PUMP STATION GENERATOR CONNECTION – BID AWARD

MEMORANDUM

DATE: January 11, 1999

TO: Stan Kiser, County Manager

FROM: Douglas Chapman, County Engineer

SUBJECT: East Lincoln Sewer District Pump Station Generator Connection Bids

Attached is the bid tabulation for the Pump Station Generator Connections, which will allow the portable generators to be connected to the wastewater pump stations. The project, which was designed and bid by the County staff, includes wiring and receptacles for two generators, and wiring and plugs for twelve pump stations.

I have reviewed the bids and recommend award to the low bidder, Lake Electric, in the amount of \$11,330.

With inclement weather upon us, this project will make using the portable generators much quicker and thus more effective. If you have any questions, please do not hesitate to ask.

BID TABULATION

PUMP STATION GENERATOR CONNECTIONS East Lincoln County Water and Sewer District

2:00 PM, December 15, 1998

<u>Bidder</u>	<u>Lump Sum Item 1</u>	<u>Lump Sum Item 2</u>	<u>Total Lump Sum (1 and 2)</u>	<u>Deduct</u>	<u>Bond</u>
John Bisanar, Inc. Cramerton, N.C.	\$12,270.000	\$3,940.00	\$16,208.00	(\$245)	X
Lake Electric Denver, N.C.	\$6,930.00	\$4,400.00	\$11,330.00	(\$283)	X
Robertson Controls Shelby, N.C.	\$9,815.00	\$9,988.5	\$19,800.00	(\$300)	X

A motion by Commissioner Brotherton to approve the low bidder, Lake Electric, in the amount of \$11,330, for the Pump Station Generator Connections.

Unanimously approved.

PUBLIC INFORMATION MEETING – WATERSIDE CROSSING ANNEXATION

Doug Chapman, County Engineer, presented the following information concerning the Annexation of Waterside Crossing.

INTRODUCTION

The East Lincoln County Water and Sewer District was formed May 1992 to provide much needed sewer service to the eastern portion of Lincoln County. In accordance with NCGS 162A-87.1. Extensions of water and sewer districts, section (b), the developer of Waterside Crossing, Waterside Landing Properties, LLC, has petitioned to have property annexed into the East Lincoln County Water and Sewer District.

REQUIREMENTS

As required by North Carolina General Statutes, the aforementioned property owner has petitioned that property along NC 16 and South Pilot Knob Road, be voluntarily annexed into the District. (Refer to Exhibit 1 for a copy of the petition.) Attached is a map showing the subject property, and it's relation to the existing district boundary (Refer to Exhibit 2). The property is partially within the existing district boundary, with the remainder contiguous with the existing district boundary.

PROVISION OF SERVICE

Sewer service is being extended to the subject property, without unreasonable or burdensome annual tax levies. Sewer service to the property had been previously installed and sewer service within the property is being installed by the developer, as part of a planned mixed use district, with retail, commercial, 120 townhomes, and 180 single family homes. Once the development is complete, the estimated daily wastewater flow will be 60,000 gallons per day (gpd). This existing treatment plant, currently operating at 20 percent capacity, has ample capacity available to serve this project.

FINANCIAL PROJECTIONS (Waterside Crossing Only)

Projected Revenue Fiscal Year 1999-2000:

Sewer Tax:	\$2,900,000 valuation at \$0.28/100 valuation	\$ 8,120
Monthly Usage:	20 customers at \$20/month	<u>4,800</u>
	Total Estimated Revenue	\$12,920

Projected Expenditures Fiscal Year 1999-2000:

Treatment Costs:	6000,000 gallons at \$4.00/1000 gallons	\$ 2,400
Pump Station Costs:	\$100/Month	<u>1,200</u>
	Total Estimated Expenditures	\$ 3,600

Projected Revenue at project build out:

Sewer Tax:	\$40,000,000 valuation at \$0.28/100 valuation	\$112,000
Monthly Usage:	300 customers at \$20/month	<u>72,000</u>
	Total Estimated Revenue	\$184,000

Projected Expenditures at project build out:

Treatment Costs:	9,000,000 gallons at \$4.00/1000 gallons	\$ 36,000
Pump Station Costs:	\$300/Month	<u>3,600</u>
	Total Estimated Expenditures	\$ 39,600

CONCLUSION

Inclusion of the property into the District will be beneficial, both environmentally and financially, to both the property owners and the East Lincoln County Water and Sewer District. Following a public hearing, the Board of Commissioners intend to annex the Waterside Crossing property into the District.

**SET PUBLIC HEARING FOR WATERSIDE CROSSING ANNEXATION –
MARCH 15, 1999 AT 6:45 PM**

A motion by Commissioner Wilson to set a Public Hearing for Waterside Crossing Annexation for March 15, 1999 at 6:45 PM.

Unanimously approved.

OTHER BUSINESS

Commissioner Wilson stated that he would like to ask the Board to consider reappointing an Advisory Board for the East Lincoln County Water and Sewer District, and bring it back to a vote at the next meeting.

ADJOURN

Commissioner Brotherton made a motion to adjourn the East Lincoln County Water and Sewer meeting.

Unanimously approved.