

MINUTES
EAST LINCOLN COUNTY WATER AND SEWER DISTRICT MEETING
MONDAY, DECEMBER 13, 1999

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 6:00 p.m. on December 13, 1999. The following were present:

James A. Hallman, Chairman
Terry L. Brotherton, Vice Chairman
Beth H. Saine
W. J. Waters, Jr.
John R. Gamble, Jr. – Arrived at 6:00 PM

Jeff Taylor, County Attorney
Stan Kiser, County Manager

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

Call to Order: Chairman Hallman called the December 13, 1999 meeting of the East Lincoln County Water and Sewer District Board to order.

Adoption of Agenda: **UPON MOTION** by Commissioner Waters, the Board voted unanimously to adopt the agenda as presented.

***** Amended Copy *****
Note: Times have been changed.

AGENDA

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

DECEMBER 13, 1999

5:30 PM Call to Order

	5:30 PM	Adoption of Agenda
1.	5:30 PM	Approval of Minutes - September 20, 1999
2.	5:30 PM	Requests for Service and Annexation 1 – Hills Chapel United Methodist Church 2 - Salem United Methodist Church 3 - East Lincoln Industrial Park
3.	5:40 PM	Pre-payment of Sewer Availability Fee
4.	5:45 PM	Proposed Fee Schedule Changes
5.	5:50 PM	Extension of Sewer Line to East Lincoln Recreation Building
6.	6:00 PM	District Update
7.	6:00 PM	Initiation of Monthly Sewer Use Charges
8.	6:00 PM	Other Business
		Adjourn

Approval of Minutes – September 20, 1999: UPON MOTION by Commissioner Brotherton, the Board voted unanimously to approve the September 20, 1999 minutes of the East Lincoln County Water and Sewer District Board.

Request for Service and Annexation – Hills Chapel United Methodist Church: Jack Chandler, Director of Public Service, stated that Hills Chapel United Methodist Church, located at 988 S. Highway 16, Stanley, has requested annexation into the East Lincoln County Water and Sewer District and also permission to connect to the sewer force main that is adjacent to the Church property along Highway 16. The existing force main delivers waste water from the Old Plank Road pump station to a gravity line, at the intersection of South Highway 16 and South Little Egypt Road, that leads to the Forney Creek WWTP. The engineering firm of McGill Associates has reviewed the proposed connection and determined that the connection will have a negligible effect on the existing pump station. The annexation request is incomplete at this time since a deed description or map of the subject property has not been submitted.

Commissioner Waters stated that the property should be annexed.

UPON MOTION by Commissioner Brotherton, the Board voted unanimously to allow Hills Chapel UMC this service, subject to annexation and subject to a property map.

UPON MOTION by Commissioner Brotherton, the Board voted unanimously to annex the Hills Chapel United Methodist Church property into the sewer district.

Request for Service and Annexation – Salem United Methodist Church: Jack Chandler stated that Salem United Methodist Church, located at 378 N. Pilot Knob Road, Denver, has requested annexation into the East Lincoln County Water and Sewer District and also to receive sewer service from the District. The District already has a low-pressure sewer line extending along N. Pilot Knob Road adjacent to the Church property. This low-pressure line is serving properties on N. Pilot Knob Road that are currently in the District. The annexation request is incomplete at this time since a deed description or map of the subject property has not been submitted.

An alternative to annexation would be that the Church be served as an outside the District customer. This would mean that the Church would pay the outside rate (\$40.00 minimum and \$4.35/thousand gallons after the first 2,500 gallons) each month but would not be subject to the District Tax.

UPON MOTION by Commissioner Waters, the Board voted unanimously to allow Salem United Methodist Church sewer service, subject to a property map and annexation.

UPON MOTION by Commissioner Waters, the Board voted unanimously to annex the Salem United Methodist Church property into the Sewer District.

Request for Service and Annexation – East Lincoln Industrial Park: Jack Chandler, Director of Public Service, stated that the Lowesville Development Company is voluntarily requesting annexation of the East Lincoln Industrial Park property into the East Lincoln County Water and Sewer District. A request for permission to extend sewer lines into the proposed development was brought before the Sewer District Board at the June 21, 1999 meeting. At the June 21, 1999 meeting, it was the consensus of the Board that if the developer voluntarily requested annexation the sewer line extension would be approved.

UPON MOTION by Commissioner Brotherton the Board voted unanimously to approve the Lowesville Development Company's request for sewer service for East Lincoln Industrial Park.

UPON MOTION by Commissioner Brotherton, the Board voted unanimously to approve the annexation of the East Lincoln Industrial Park property.

Pre-payment of Sewer Availability Fee: Jack Chandler, Director of Public Service, stated that the Sewer District currently allows people in the district to pre-pay their connection fees. If people pay the connection fee today, and do not pick up their pumps

for a couple of years, the pumps normally go up annually. The District ends up having to pay more for the equipment, and does not know how many to keep in stock. Mr. Chandler stated that they are proposing that people not be allowed to pre-pay their connection fees unless they intend to connect within a certain period of time.

Proposed Fee Schedule Changes: Jack Chandler stated that it has become necessary to update the fee schedule used by the East Lincoln County Water and Sewer District. When the current fee schedule was adopted the assumption was made that we would be able to hire a complete sewer crew and that we would be able to begin making our own sewer taps for around \$800.00. We have since been unable to hire a complete crew and have had to continue to contract out all of the sewer taps. Based on the tap fees charged by the contractor that we are using the average cost of low pressure sewer taps is approximately \$1,100.00. Mr. Chandler proposed that the fee charged for a low pressure tap be increased to \$1,100.00 from \$800.00. In addition to updating the tap charges, the fee charged for grinder pumps needs to be updated. Since the adoption of the current fee schedule the cost to the District for grinder pumps has increased and is likely to increase again each year as the contract is negotiated. Mr. Chandler proposed that the fee for a grinder pump be changed to “At Cost”.

UPON MOTION by Commissioner Brotherton, the Board voted unanimously to approve the Proposed Fee Schedule Changes and end prepayment of sewer availability fee effective immediately.

Extension of Sewer Line to East Lincoln Recreation Building: Jack Chandler stated that the Board needs to take action on approving the extension of the low-pressure sewer line to the proposed East Lincoln Recreation Building because the extension is going outside the district boundaries and because the district will be incurring costs to extend that low-pressure sewer.

There was a discussion concerning annexation of the property.

UPON MOTION by Commissioner Brotherton, the Board voted unanimously to extend sewer service to the East Lincoln Recreation Building.

UPON MOTION by Commissioner Saine, the Board voted unanimously to annex the East Lincoln Recreation property.

District Update: Jack Chandler presented the following update of the number of sewer customers the District currently has and also a monthly comparison of the 1st 6 months of the fiscal year.

December 1 st :	911 customers
November 1 st :	901 customers
October 1 st :	905 customers
September 1 st :	848 customers
August 1 st :	836 customers

July 1st: 825 customers

This comparison shows an increase of 86 customers in the 1st 6 months of this fiscal year or approximately 14 new customers per month.

Initiation of Monthly Sewer Use Charges: Jack Chandler stated that the Public Works Department would like to change the way that monthly sewer billing charges are initiated. Currently, sewer billing on low-pressure connections begins at the time the customer picks up their grinder pump, which works very well. Sewer billing on gravity connections begins when the Certificate of Occupancy (CO) is issued. Unfortunately, we are unable to get the Certificates of Occupancy for construction in the Sewer District alone which means that we must weed through the CO's for all of Catawba Springs Township. We also have a lot of trouble pairing the CO's to the proper service application because we do not always have a physical address on each document.

The possibility exists that a user could be “on-line” and not be charged for the service. For water service, billing is automatic based on the date that the meter is installed. I would like to propose that sewer billing charges for gravity sewer connections become automatic as well. I am proposing that the monthly sewer billing begin after a specific number of days have elapsed after the property receives water service. I am proposing that sixty (60) or ninety (90) days would be sufficient.

UPON MOTION by Commissioner Waters, the Board voted unanimously to make sewer billing automatic ninety (90) days after water hookup.

Other Business:

Commissioner Waters stated that he believes the Ordinance should be changed that say that property has to be annexed into the District before sewer service is provided.

Commissioner Brotherton stated that there are a lot of property in East Lincoln that is half in the Sewer District and half out. He stated that his industrial park is like this and so is Boyce Lynch's.

Jack Chandler stated that to address the instances that have already occurred where only partial parcels are in the District, would take action by the Board to go back and involuntary annex the remainder of those parcels. Mr. Chandler stated that he does not feel like this would be a bad idea.

Jack Chandler stated that they opened bids on Thursday for the auxiliary power generator at the Forney Creek Plant. He presented an unofficial copy of the bids. During the budget process, \$175,000 was budgeted for this project. The apparent low-bidder came in considerably under that. Mr. Chandler stated that the engineers are currently reviewing the bids, and are going to be coming back to the Board with a recommendation on which bid to accept. He requested that the Board call a special meeting early in January to hear the recommendation.

Chairman Hallman stated that the Board could recess until January 10, 2000.

Jack Chandler stated that with the increases in connections they have had, they have been going through grinder pump units very rapidly. He stated that they have already purchased 80 units this fiscal year, and their stock is down in the teens. He stated that for them to order another shipment of the pump units, that particular line item in the sewer budget is going to go over budget and will require a budget adjustment. Mr. Chandler said that County Manager Stan Kiser has told him that there is some money in a contingency fund.

Mr. Chandler was advised to come back with that budget adjustment on January 10, 2000.

Recess: UPON MOTION by Commissioner Waters, the Board voted unanimously the meeting until January 10, 2000.