

EXECUTIVE SUMMARY
CITY/COUNTY UTILITY COMMISSION MEETING
September 12, 2005

At its regularly scheduled monthly meeting, the Utility Commission agenda included 21 items and two extras.

A Resolution of Appreciation was adopted on behalf of George L. Little, Jr. who has served on the Commission since 1995. Mr. Little's term expired on June 30, 2005.

An Oath of Office was administered for J. Hill Stockton.

WATER DISTRIBUTION AND SEWER COLLECTION SYSTEM EXPANSION

Projects in this category are associated with the distribution of water from treatment facilities to the customer and from the customer to the treatment facilities.

A public hearing date was set for October 10, 2005, for the following sewer line project(s): **MALLARD LAKES DRIVE , DUCKWORTH COURT, BUDDINGBROOK LANE, WIDGEON COURT, CLEARWATER COURT, FOXHUNTER COURT, RENWOOD DRIVE, NC 65 (SE SIDE ONLY),** and **NORMAN ROAD.**

The following water/sewer line project was also approved: **QUAIL HAVEN LANE (WEST SIDE ONLY).**

A public hearing date was set for October 10, 2005, for the preliminary assessment roll on the following streets: **PEACE HAVEN ROAD, PRINCE EDWARD ROAD, TIMBER RIDGE COURT,** and **WILLARD ROAD.**

The Commission approved agreements with developers for seventeen projects (**Hillcrest Towne Center, Serena Drive, Hidden Creek, Phase 8 & 9, Pine Ridge, The Hamptons, Happy Hill Gardens, Phase II (Western Section), Heritage Park, Phase II B, Hillcrest Towne Center Section 2 & 3, Riverridge Village, Shoppes on Little Creek, Springfield Forest Section IV, Dar Ridge, Squire Manor, Meadowlands Subdivision, Wal-Mart Supercenter Peters Creek, Country Club Road, Vance Road, Cedar Creek Drive, and Hickory Hill Lane**) where water and sewer facilities will be dedicated to the Utility Commission. These improvements are valued at \$3,126,710.00 and will provide service for 506 water and sewer customers. A total of 30,725 feet of water and 28,703 feet of sewer main will be extended to provide service for these projects. Three developers are entitled to immediate refunds for oversized water and/or sewer mains in the amount of \$47,250.00.

The Commission approved the purchase of easements for the **Oak Summit Road** sewer line project in the amount of \$12,850.00, the **Paula Drive Outfall** project in the amount of \$400.00, and the **Phelps Drive** water line project in the amount of \$230.00.

The Commission awarded four contracts totaling \$2,244,578.29 for improvements to the city's water distribution and sanitary sewer collection system for: **Kimball Lane, Sandusky Street, Phelps Drive, Tenth Street, Cunningham Avenue, Vargrave Street, Benefit Church Road, Jefferson Street, and Industrial Way Drive** (bid awarded to H & C Utilities, Inc.); **Sedgemont Drive, Crestview Way, Sedgemont Drive Outfall, Beaver Brook Road Outfall, Skycrest Drive, Paula Drive and Leight Street** (bid awarded to Ramey, Inc.); **Oak Summit Road, White Rock Road, Jordan Drive and Jordan Drive Outfall** (bid awarded to H & C Utilities, Inc.); **Kearns Avenue Outfall, the Greenway Avenue area, and the Teresa Avenue area and Runnymede Road area** (bid awarded to Atlantic Coast Contractors).

An engineering agreement was approved with Hydrostructures, PA to provide professional design and construction management services in an amount not to exceed \$226,977.00. Staff has recommended that an addition be made to the original construction contract with Atlantic Coast Contractors, Inc. to include the following projects: **Kearns Avenue Outfall Sewer, Greenway Avenue area, Teresa Avenue area and the Runnymede area.** Hydrostructures, PA performed the original design and construction administration for the Atlantic Coast contract. The services to be provided for in this contract will include development of construction contract drawings, contract administration and field inspection services during construction.

An engineering and design services contract with HDR Engineering, Inc. for an amount not-to-exceed \$25,840.00 was approved to perform a capacity analysis of the Reynolds Creek and Tomahawk Creek drainage basins. In November of 1995, a capacity study was performed by DSAntlantic which found that the Tomahawk Creek drainage system is constricted by a 12 inch main which limits future expansion and pump transfers into the basin. A developer has agreed to perform an updated capacity analysis. Staff recommends that a larger scale study be performed on both basins to verify the findings of the developer's study and to determine the capacities available in both basins.

WATER AND SEWER TREATMENT FACILITIES

Projects in this category allow for improvements to treatment facilities that increase operational efficiency throughout the system.

A contract was awarded to James River Equipment in the amount of \$144,995.00 for the purchase of one rubber tire front end loader for the Elledge Wastewater Treatment Plant.

A purchase order was awarded to U.S. Filter in the amount of \$315,700.00 to furnish and install a screw pump for the Muddy Creek WWTP. The Construction of the Muddy Creek WWTP in 1985 included installation of three 72" screw pumps manufactured by CPC (now U.S. Filter). The pumps lift influent wastewater up to a sufficient height allowing it to flow by gravity through the treatment process and out the discharge. This is the last stage of a multi-year project to replace all of the original pumps at the Muddy Creek WWTP.

An extra item was approved by the Commission awarding a contract to Gilbert Engineering Company in the amount of \$124,421.00 for construction of sodium bisulfite additions at the Northwest Water Treatment Plant.

An agreement with Black and Veatch in the amount of \$408,000.00 was approved by the Commission. The agreement provides for construction administration of improvements at the R. W. Neilson plant. The design and implementation of several other smaller projects such as the addition of the sodium bisulfate at the Neilson plant is also included in the agreement.

A final payment was approved to Beers Skanska, Inc. for the construction of the Abbott's Creek Pump Station.

SOLID WASTE DISPOSAL

Projects in this category are associated with waste disposal.

A Contract was awarded to Albane Tractor in the amount of \$244,497.00 for a track loader for the Hanes Landfill. The North Carolina Caterpillar dealer, Caterpillar Tractor and Equipment Company, is aware of this transaction and has agreed to a Total Maintenance and Repair (TM&R) contract in the amount of \$127,350.00 to service the equipment.

The Commission approved a resolution authorizing the sale of property located on Woodcliff Drive. On April 2, 2002 an offer to purchase homes was extended by the Utility Commission to 18 homeowners on Woodcliff Drive. The offers were based on an appraisal by a MAI appraiser and it was agreed that the offers could be accepted anytime within three years of when the appraised value was established. In the final tabulation, 17 of 18 homeowners accepted this purchase offer. As of this date, 6 of the houses purchased by the Utility Commission have been resold and this would be the 7th. An offer to purchase this 7th home has been received for \$125,000.00. This offer amount is 88% of the original purchase price and no closing costs will be paid for the buyer. The City will purchase an AHS Select Home Warranty at a cost of \$409.00. At the time of purchase, the tax value for the subject property was \$130,400.00 and as of January 1, 2005 it was \$144,000.00. The average list to sale price throughout Winston-Salem is approximately 95%.

The Commission approved an extra item authorizing the Assistant City Manager to enter into an option to purchase two parcels. The subject parcels are adjacent to a larger site that is currently under option to purchase. The two additional parcels could potentially be used for access to the larger site. The previously optioned site consists of two tracts totaling approximately 384 acres, and is located on the east side of Highway 311 on the Stokes County line. The two parcels under consideration are:

- 1.) Forsyth County Tax Block 5228 - Lot No.008, containing 7.89 acres, owned by Elizabeth Z. Ziglar. The proposed purchase price is \$89,500 (Forsyth County tax value) plus 10% for real estate fees and contingencies for a total of \$98,450.
- 2.) Stokes County Parcel No. 696101255478, containing 2.74 acres, owned by James Howard and Carolyn J. Brown. The proposed purchase price: \$91,300 (Stokes County tax value) plus 10% for real estate fees and contingencies for a total of \$100,430.

In consideration for the options, the Assistant City Manager is authorized to provide non-refundable deposits in an amount not to exceed a total of \$2000. The deposit would be applied to the purchase price of the property. The option to purchase would only be exercised upon the receipt of appropriate land use and zoning approvals.

ADMINISTRATION

Projects in this category are associated with general policies of the Commission.

A resolution authorizing the execution and delivery of an interest rate swap agreement was approved by the Commission.

The Utility Commission has a regularly scheduled meeting on the second Monday of each month. The next meeting will be held on October 10, 2005 at 2:00 p.m. in the Public Meeting Room, located at 100 E. First Street in the City Hall South building, 5th floor. For more information about the Commission agenda, please view the City's website at www.cityofws.org/meetings.