

EXECUTIVE SUMMARY
CITY/COUNTY UTILITY COMMISSION MEETING
December 11, 2006

At its regularly scheduled monthly meeting the Utility Commission agenda included 14 items.

A Resolution of Appreciation was adopted on behalf of Mr. Robert W. Huff who has served the Commission as an employee of the City of Winston-Salem since 1959. Mr. Huff retired on November 30, 2006 from Utilities Administration after more than 47 years of service to the citizens of Winston-Salem.

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.

The Commission approved agreements with developers for three projects (**Old Pfafftown Square, West End Village, and Grandview Club Road Outfall**) where water and sewer facilities will be dedicated to the Utility Commission. These improvements are valued at \$461,650.00 and will provide service for 11 water and sewer customers. A total of 365 feet of water and 2,780 feet of sewer main will be extended to provide service for these projects. One developer is entitled to an immediate refund.

A main line extension project under the City/County Utility Commission (CCUC) Feasibility Plan in the total amount of \$348,480.00 was awarded to provide water service in the following residential areas of Forsyth County: **Windswept Drive, Crossing Ridge Drive, Osprey Court, and Coves End Court**. A total of 5,808 feet of water main will be extended to provide service for water customers in existing residential areas. This project will be constructed once the customers have paid their required capital charges.

The Commission approved the purchase of easements for the **Old Rural Hall water line** extension in the total amount of \$4,795.00.

A resolution authorizing partial reliefs of the previously confirmed assessment roll on the Walkertown sewer system, Lot 6G, tax block 3241 was approved by the Commission. The original sewer improvements previously confirmed by the Commission on September 13, 2005, in Section I, items 1 through 6 were corrected. The Commission authorized the necessary and proper reassessment for 172.0' of frontage and the remaining 110.0' will remain as previously assessed.

The Commission approved a resolution containing 54 property owners that have requested financing on various connection and capital charges associated with water and/or sewer connections previously approved by the Commission. These charges have been treated the same as a confirmed assessment roll. Property owners have waived the public hearing. All outstanding principal will be paid over a five-year period at an 8% interest rate.

A contract was awarded to Billings and Garrett, Inc. in the amount of \$1,301,404.25 for improvements to the sanitary sewer collection system along **Mallard Lakes Drive, Foxhunter Court, Widgeon Court, Clearwater Court, Buddingbrook Lane, Renwood Lane, Mallards Lake Outfall and Mallard Lakes Drive Pump Station and Force Main**, Contract No. 2006-4.

A purchase order was awarded to After Disaster Clean Up in the amount of \$217,412.51.00 for comprehensive cleanup services following sewer backups into homes. An evaluation revealed that After Disaster was the only company fully equipped and prepared to provide all of the services needed following this type of event. After Disaster has previously demonstrated a thorough understanding of the particular needs required following sewer backups and have proven their ability to meet those needs. Additionally, they provide round the clock services and also have the capability of providing offsite storage of furnishings if required.

WATER DISTRIBUTION AND SEWER COLLECTION SYSTEM EVALUATION/REHABILITATION

Projects in this category allow for improvements to the distribution and collection system.

The Commission voted to move forward with the Idol's dam and powerhouse improvement project on a limited scope of work (no activity will take place that would have an impact on the Utility Building for at least 90 days). Approval was also given to allow the Historic Preservation Association an additional 90 days to continue its investigation into expanding the project to include preservation of historically significant features of the site. This item was presented by staff as an Informational Only item.

SOLID WASTE DISPOSAL

Projects in this category are associated with waste disposal.

The Commission approved a resolution authorizing the sale of property located on 5515 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, 12 of the houses purchased by the Utility Commission have been resold and this would be the 13th. An offer to purchase this 13th home has been received for \$154,150.00. This offer amount is 88% of the original purchase price with \$1,624.50 in sales commission being forfeited. The prospective buyer will have a home inspection. If the inspection reveals needed repairs, the Utility Commission would have the option of making the repairs or refusing to make the repairs and possibly voiding the sale. The tax value for the subject property at the time of the initial offer to purchase this property was \$168,500.00, it is currently \$183,351.00. This is consistent with previous sales of properties by the Utility Commission on Woodcliff Drive.

ADMINISTRATION

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

The Commission approved a resolution authorizing approval of funds for the relocation of the Utilities Administration office from the Bryce A. Stuart Building to City Hall and the Human Resources Department from City Hall to the Bryce A. Stuart Municipal Building. This move will support a more customer oriented environment for persons and employees needing services from either department. Staff requested a funding budget in the amount of \$75,000.00 for move related expenses and furnishings.

A resolution amending the Water and Sewerage System Policy, Section 26- Sewer Backup Claims, was approved by the Commission. The current policy, referred to as the "Good Neighbor Policy" only allows up to \$5,000.00 for damages incurred as a result of a sewer backup. The current limit is no longer sufficient to cover damages and therefore staff requested that the policy be amended to allow the City Manager, or his designee to pay up to \$15,000.00 for damages to real property and fixtures and up to \$5,000.00 for damage to personal property.

The Utility Commission has a regularly scheduled meeting on the second Monday of each month. The next meeting will be held on December 11th at 2:00 p.m. in the Public Meeting Room of the Bryce A. Stuart Municipal Building (City Hall South), 5th floor, located at 100 E. First Street. For more information about the Commission agenda, please view the City's website at www.cityofws.org/meetings.