

**HENDERSON COUNTY
BOARD OF COMMISSIONERS**

CANE CREEK WATER AND SEWER DISTRICT BOARD

MEETING DATE: August 14, 2007

SUBJECT: Funding Request: Fletcher Fire And Rescue Department (FFRD) Sewer Extension

ATTACHMENTS: Yes

1. Request Letter from FFRD
2. Low Bid for Gravity Sewer Extension
3. Map of Extension
4. Property Owner Information along Extension
5. Spreadsheet for Possible Assessments or Reimbursement

SUMMARY OF REQUEST:

In order to address the attached letter of request from the Fletcher Fire and Rescue Department, we are providing the following options for the Board.

Option #1. Grant to FFRD for \$119, 929 from Cane Creek Water and Sewer District (CCWSD).

Discussion: This is not currently in the District's budget. The District's Fund Balance to address planned and unanticipated Capital Projects is approximately \$620,000. This option would expend 20% of the District's balance. The project cost is from the Request Letter from FFRD and the Low Bid, both attached.

Option #2. Grant to FFRD for \$119,929 from the County's General Fund.

Discussion: This is not currently in the County's budget.

Option #3. Assess the Property Owners Served by the Extension on the Basis of Acreage.

Discussion: The last attachment to this Agenda Item calculates the distribution of the project cost to the properties served by the extension. A map of the extension and property owners is provided as well as tax information on each property. The authority to assess property is given to the County and would not be done by the District. The County's budget would be used to fund the project and in turn the assessment would be paid to the County. The assessment is made whether or not the property applies for sewer service.

Option #4. Assess the Property Owners Served by the Extension on the Basis of Road Frontage.

Discussion: The specifics of this option are the same as Option #3 with the exception being that road frontage is used instead of acreage. The cost distribution is also included in the last attachment.

Option #5. Reimbursement to the Applicant by Capacity.

Discussion: With this option the applicant (FFRD) funds the project and as properties served by the extension tie into the system, the District requires a reimbursement from the new applicant to the FFRD. This reimbursement is based on the computed cost of capacity for the extension, see the last attachment. The project capacity cost would be \$3.23 per gallon. This reimbursement requirement is for 10 years then is removed by the District. For example, if a owner of a property served by the extension applied for 360 gallons per day (typically residential usage), they would pay a reimbursement to FFRD of \$1,162.80. The reimbursement would be in addition to the tap fee and capacity depletion fee.

Option #7. Deny the Request.

Discussion: This would leave FFRD with a couple of options. One option being constructing the original Forcemain through private easements with the two properties along the same side of US 25. This would cost less than \$30,000 but require private easements. The FFRD indicated that they have not inquired about easements with the property owners and would not consider inquiring. Another option is for FFRD is finance the project. CCWSD has financed larger interceptor projects in the past.

BOARD ACTION REQUESTED:

Insert one of the above options into the following motion.

Suggested Motion:

I move that the Board approve option # ____ and authorize staff to execute the appropriate documents.

FLETCHER FIRE AND RESCUE DEPARTMENT, INC.

P.O. Box 476 Fletcher, NC 28732

Emergency Dial 911
Business (828) 684-0864
Facsimile (828) 687-8346
E-mail fletcherfd@aol.com

Marcus A. Jones, PE
Engineering and Facility Services
213 1st Avenue East
Hendersonville, North Carolina 28792-5097

Ref; Sewer Bid for Fletcher Fire & Rescue

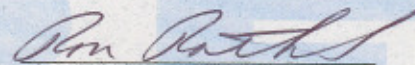
Dear Mr. Jones;

The low bid for the sewer project on highway 25 is \$133,929.00 to the Bolar Construction Company, Mr. Laron Huntley.

The Fletcher Fire and Rescue Department will be responsible for \$14,317.00. We are requesting that the Cane Creek Sewer fund the balance of \$119,612. The only variance would be if any cost increase of the pipe occurs.

I have attached a copy of the low bidder.

Sincerely,



Ron Ratkowski – President
Fletcher Fire & Rescue

Saving Lives Through Education

30-40 days

SECTION 01000

UNIT PRICE SCHEDULE/PROPOSAL

The Undersigned proposes to perform the contract for the construction of "Sewer Extension To Serve Fletcher Fire and Rescue, Fletcher, NC for the prices stipulated on this form and on signature page.

EXHIBIT A - UNIT PRICE SCHEDULE - Sewer Extension to serve Fletcher Fire and Rescue

NO	ITEM DESCRIPTION	QUANTITY		UNIT PRICE	EXTENSION
1	2" Pump Discharge (inc Bore)	139	LF	103.00	14,317.00
2	10" CL 350 DIP Sewer Line	393	LF	45.00	17,685.00
3	10" SDR 35 PVC Sewer Line (including Embedment Material)	1493	LF	39.00	58,227.00
4	Manholes 0 thru 10'-0" Depth	10	EA	1800.00	18,000.00
5	Manholes additional depth	10	VF	150.00	1500.00
6	Bore and Encasement	32	LF	225.00	7200.00
7	4" or 6" Service Wyes	3	EA	800.00	2400.00
9	Cleanup and Restoration	1	LS	5520.00	5520.00
10	Tie in at Existing MH	1	LS	2400.00	2400.00
11	RIP RAP (FOR RESTORATION)	10	TN	28.00	280.00
12	Layout and As-Built Survey	1	LS	3600.00	3600.00
22	Additional # 57 Gravel as directed	100	TN	28	2800.00
100	TOTAL PRICE				\$133,929.00

Contractor: Bohac Construction Co.

Name: Laron Huntley

Dated: 5-30-07

License 62413

Signed [Signature]
Witness [Signature]

CONTRACTOR QUESTIONNAIRE

Contractor's Trade Name: Bohac Construction Co Employer's ID # 20-8215579

Business Address: 12 London Rd

City, State, Zip: Ashville, NC 28803 County: Buncombe

Phone: ~~(828)~~ 505-1857 Fax: ~~(828)~~ 505-1867

Ownership: Sole Proprietorship Partnership Corporation LLC "S" Corporation Yes No

Year Business Started: 11-26-07 Year & State of Incorporation (if applicable) 2006

Is there a Buy/Sell Agreement Among the Owners? Yes No Federal Express # _____

List all Owners:

Name, Home Address, City, State, Zip & Phone	Title	% of Ownership	Spouse's Name

Company Specialty: General Contractors

List all Affiliated Companies: _____

Percentage of work you usually do: 90 % Percentage of work usually subcontracted to others 10 %

List of five largest contracts completed within the past five years:

Name, Home Address, City, State, Zip & Phone	Phone/Contact	Contract Amount	If Bonded, with Whom	Project Name	Date Completed

Has your company ever been bonded? Yes No If yes, with what surety company? _____

Reason for changing surety company: _____

What was your largest bonded job? _____ Largest work program (bonded & unbonded): \$ _____

Has your company had any disputes or ever failed to complete a job on schedule? Yes No

Has your company or any of its principals ever petitioned for bankruptcy, failed in business, or defaulted so as to cause a loss to surety? Yes No

Is there litigation, law suits or claims pending on completed or uncompleted work? Yes No

If you answer "yes" to any of these questions, please attach a detailed explanation.

List three prime Suppliers

Supplier Name/Contact	Address, City, State, Zip	Phone/Fax

INSURANCE DATA

General Liability Insurance Carrier: JSA Premium Finance

Hazardous Liability Insurance Carrier (if applicable):

Worker's Compensation Insurance Carrier: SF Premium

The undersigned hereby affirms that the above statements and responses are accurate, and authorizes The Surety Source to contact the references listed in this questionnaire. The undersigned further affirms and understands that suretyship is credit, and authorizes The Surety Source or its authorized agent to gather information if considers necessary for evaluating whether or not credit should be granted. The undersigned hereby grants permission to any individual, company or organization to release credit and/or reference information to The Surety Source and the bonding companies that it represents in order to consider our company and/or its owners for bonding.

DATE SIGNED 5-30-07

FIRM NAME Bohar Construction Co.

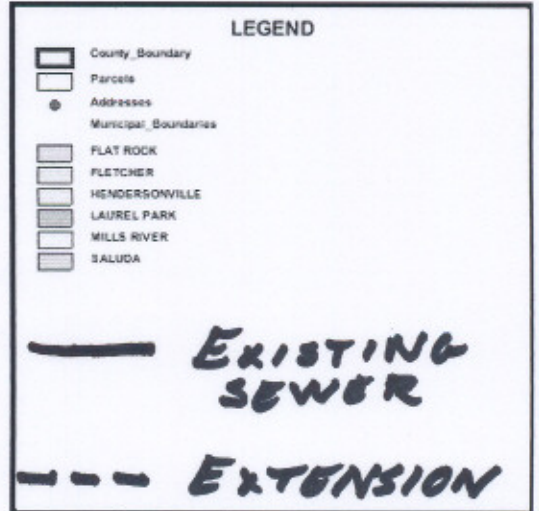
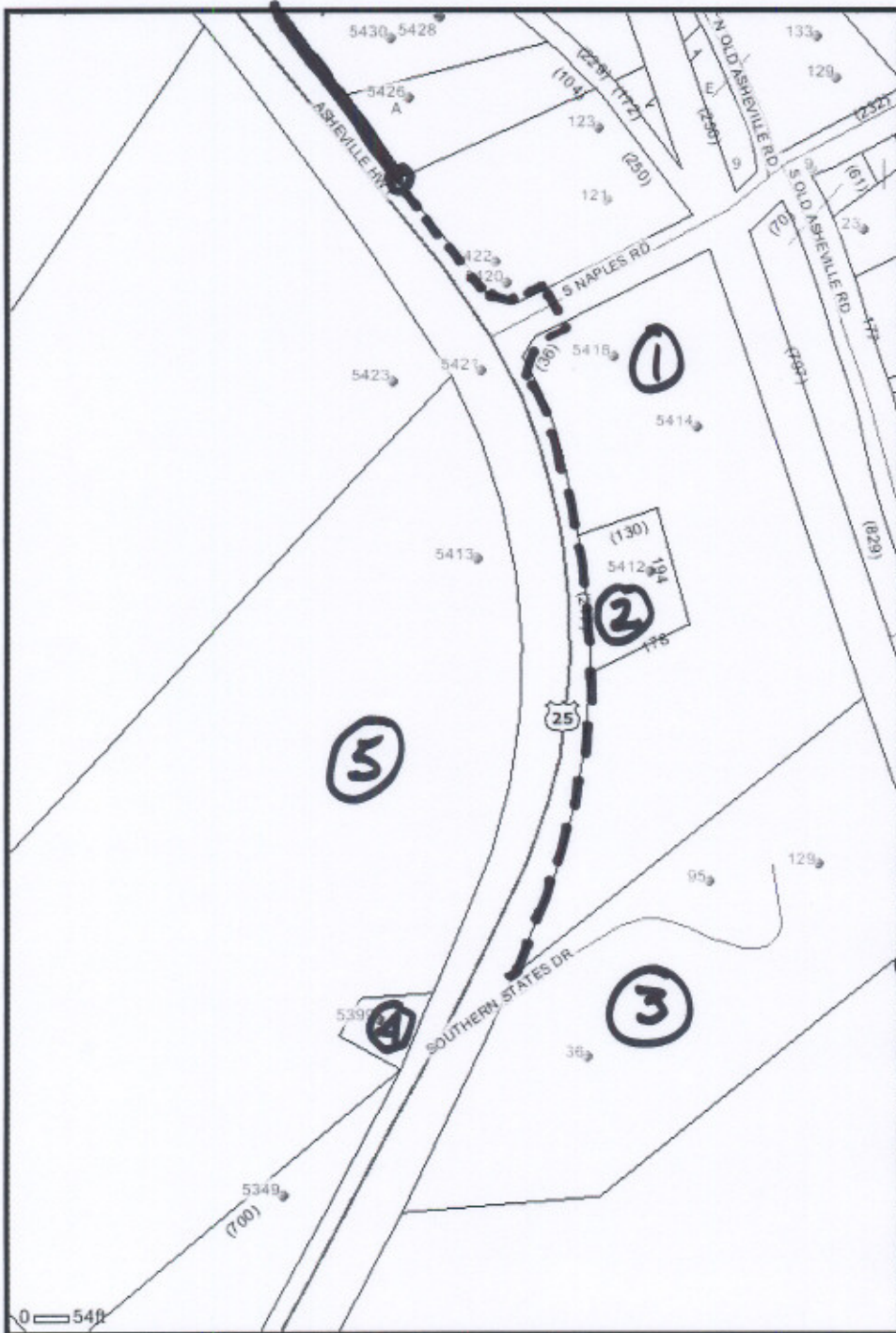
By Laron Huntley
(Print name and title) Laron Huntley President

SIGNATURES AND SEALS

(Provide Signatures and Seals as required by laws for Business Type)

Total Price for construction \$ 133,929.60

FFRD Sewer Extension



Wednesday, August 8 2007



PARCELS

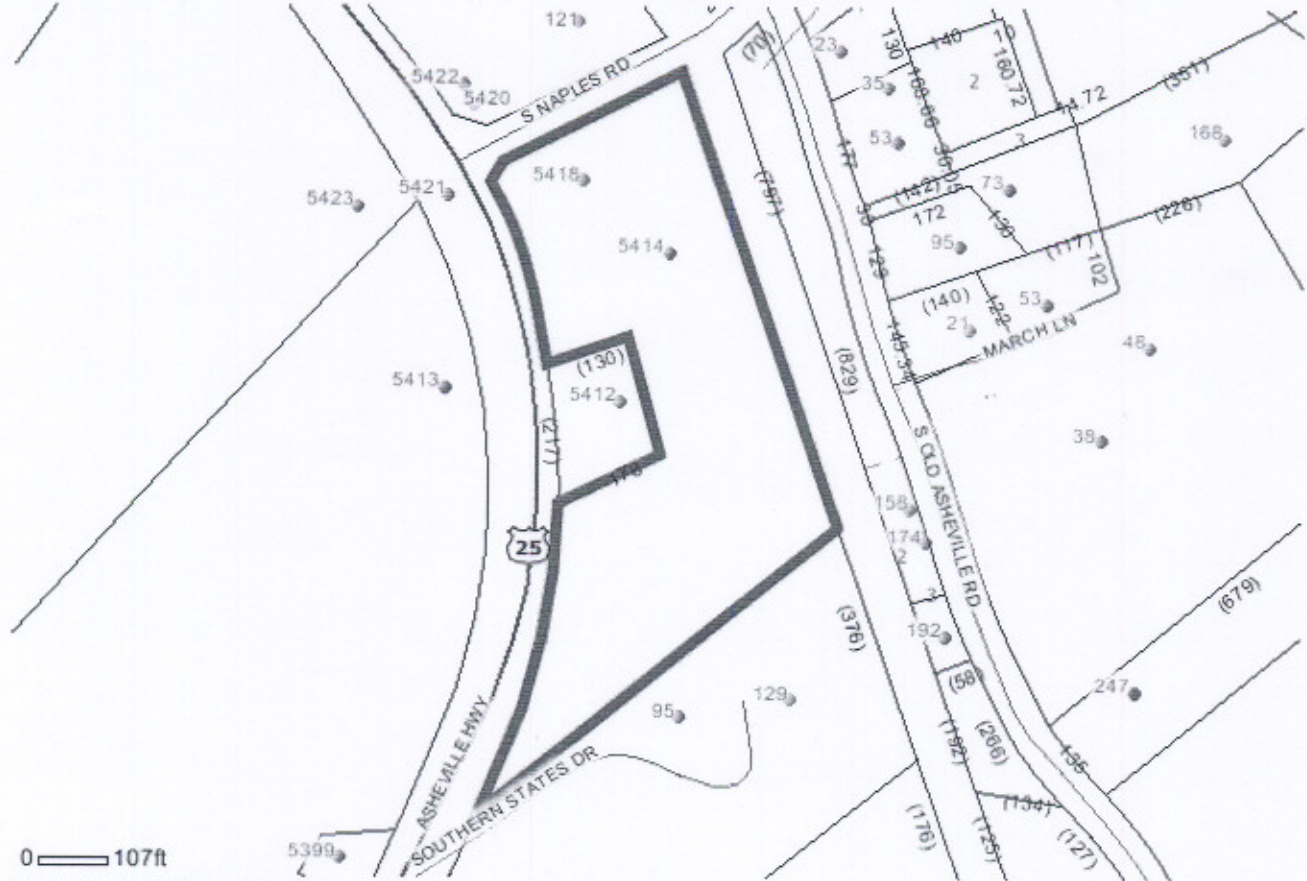
- ① HOUSER INVESTMENT
- ② RAY, IRA W
- ③ SOUTHERN STATES
- ④ FFRD
- ⑤ CUNNINGHAM

WARNING: THIS IS NOT A SURVEY!

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Henderson County, NC - Tax Parcel Report

PARCEL ①



0 107ft

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Notes:

Wednesday, 8/8/2007



Listed to: HOUSER INVESTMENTS INC A NC CORPORATION
 Mail Address 1: 812 MERRIMON AVE
 Mail Address 2:
 Mail Address: ASHEVILLE, NC 28804
 City:
 Physical Address: 5414 ASHEVILLE HWY
 Parcel Number: 0701301
 PIN: 9651657729
 Map Sheet: 9651.02
 Neighborhood: 25N/N.RUGBY/126
 Description:
 Property Description: Lot # US25 ON
 Assessed Acreage: 6.5600
 Deed: 001324/00611
 Date Recorded: 2007-07-03 00:00:00.0
 Revenue Stamps: 4000
 Land Value: 1100200
 Building Value: 960200
 Total Value: 2060400
 City:
 Fire District: FLETCHER
 Special District 1:
 Special District 2:

5413

(1013)



ASHEVILLE HWY



0 = 22ft

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Notes:

Wednesday, 8/8/2007



Listed to:	RAY, IRA W
Mail Address 1:	PO BOX 86
Mail Address 2:	US 25
Mail Address City:	NAPLES, NC 28760
Physical Address:	5412 ASHEVILLE HWY
Parcel Number:	0702548
PIN:	9651655679
Map Sheet:	9651.02
Neighborhood Description:	25N/N.RUGBY\126
Property Description:	Lot # US25 ON
Assessed Acreage:	0.6600
Deed:	000SLD/06778
Date Recorded:	2007-07-16 00:00:00.0
Revenue Stamps:	
Land Value:	140900
Building Value:	96300
Total Value:	237200
City:	
Fire District:	FLETCHER
Special District 1:	
Special District 2:	

Henderson County, NC - Tax Parcel Report

PARCEL 3



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Notes:

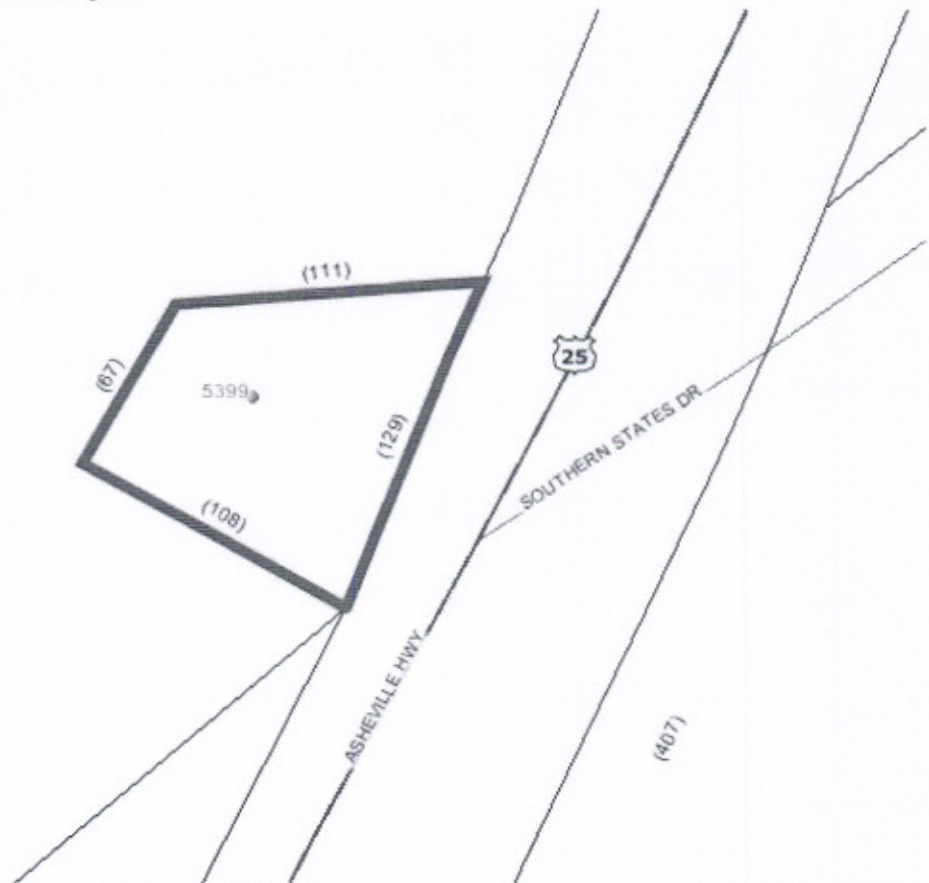
Wednesday, 8/8/2007



Listed to:

SOUTHERN STATES COOPERATIVE INC A V A CORP
 P O BOX 26234
 TAX DEP
 RICHMOND, VA 23260
 City:
 Physical Address: 36 SOUTHERN STATES DR
 Parcel Number: 0702880
 PIN: 9651656004
 Map Sheet: 9651.02
 Neighborhood Description: 25N/N.RUGBY\126
 Property Description: Lot # US25 N ON
 Assessed Acreage: 6.8000
 Deed: 000674/00011
 Date Recorded: 1986-03-12 00:00:00.0
 Revenue Stamps: 49
 Land Value: 401400
 Building Value: 253300
 Total Value: 654700
 City:
 Fire District: FLETCHER
 Special District 1:
 Special District 2:

PARCEL (A)



0 — 26ft

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Notes:

Wednesday, 8/8/2007

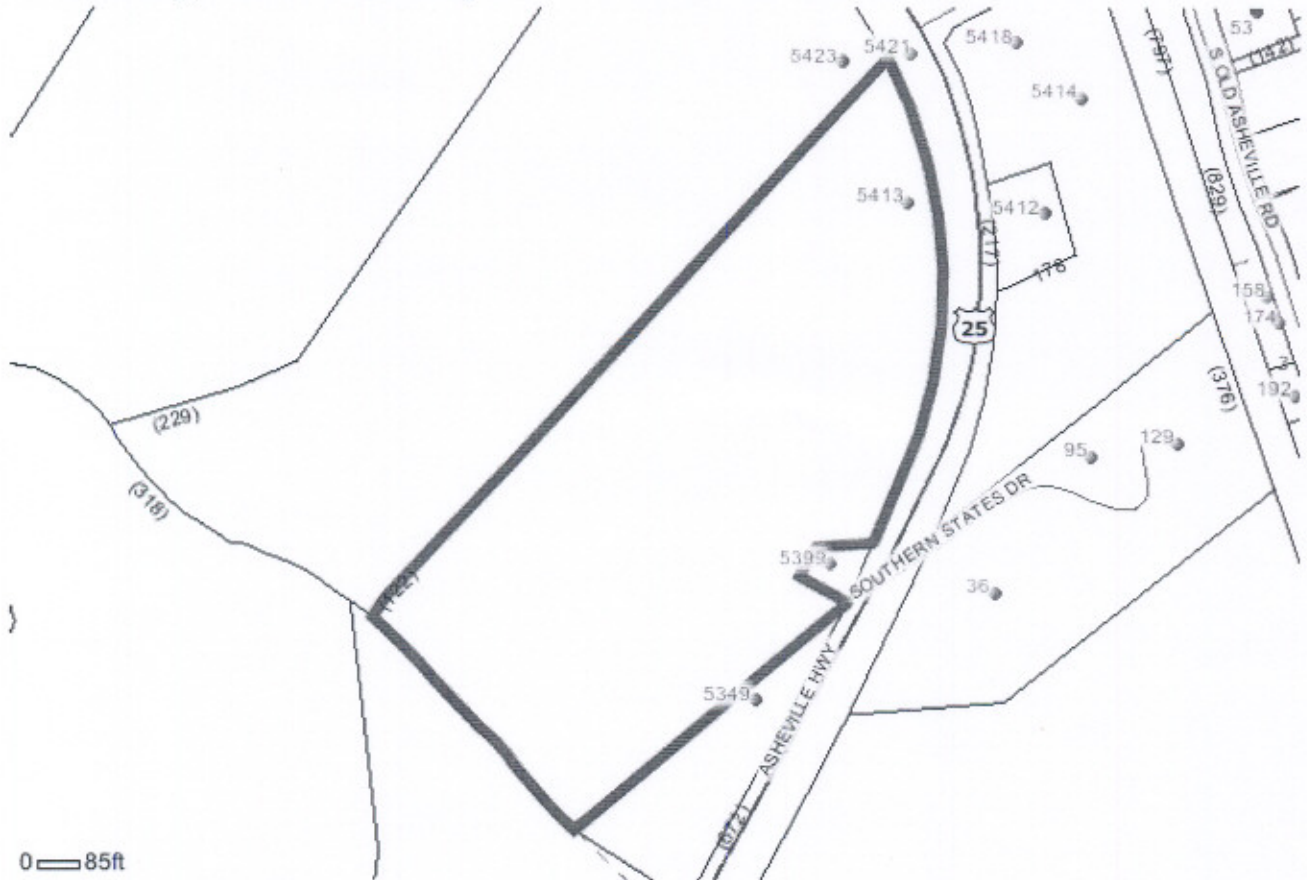


Listed to:

Mail Address 1:	FLETCHER FIRE & RESCUE
Mail Address 2:	DEPT INC
Mail Address City:	PO BOX 476
Physical Address:	FLETCHER, NC 28732
Parcel Number:	5399 ASHEVILLE HWY
PIN:	9954263
Map Sheet:	9651651091
Neighborhood Description:	9651.02
Property Description:	25N/N.RUGBY\126
Assessed Acreage:	Lot # US 25 NORTH ON
Deed:	0.1600
Date Recorded:	001159/00609
Revenue Stamps:	2003-10-28 00:00:00.0
Land Value:	60
Building Value:	34100
Total Value:	99500
City:	0
Fire District:	FLETCHER
Special District 1:	
Special District 2:	

Henderson County, NC - Tax Parcel Report

PARCEL 5



0 = 85ft

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Notes:

Wednesday, 8/8/2007



Listed to:	CUNNINGHAM, ALICE BERTHA
Mail Address 1:	290 HOWARD GAP RD
Mail Address 2:	
Mail Address City:	FLETCHER, NC 28732
Physical Address:	5421 ASHEVILLE HWY
Parcel Number:	9928384
PIN:	9651559260
Map Sheet:	9651.02
Neighborhood:	25N/N.RUGBY/126
Description:	
Property Description:	Lot # US 25 ON
Assessed Acreage:	18.4600
Deed:	000250/00029
Date Recorded:	1900-01-01 00:00:00.0
Revenue Stamps:	
Land Value:	542100
Building Value:	0
Total Value:	542100
City:	
Fire District:	FLETCHER
Special District 1:	
Special District 2:	

**Possible Assessments or Reimbursement
Fletcher Fire & Rescue Sewer Extension**

Project Cost: \$119,612

Assessment Calculations:

Parcel #	Parcel Listed To:	Assessed Acreage			Estimated Road Frontage		
		Acreage	Percent	Assessment	Frontage (ft)	Percent	Assessment
1	Houser Investments	6.56	20.1%	\$24,042	794	31.0%	\$37,080
2	Ray, Ira W	0.66	2.0%	\$2,392	217	8.5%	\$10,167
3	Southern States	6.80	20.8%	\$24,879	407	15.9%	\$19,018
4	Fletcher Fire & Rescue	0.16	0.5%	\$598	129	5.0%	\$5,981
5	Cunningham, Alice	18.46	56.6%	\$67,701	1013	39.6%	\$47,366
Totals		32.64	100%	\$119,612	2560	100%	\$119,612

Reimbursement Calculations:

Permit Capacity for 10" Gravity Sewer: 0.37 Million Gallons Per Day

Cost per Gallon of Capacity: \$3.23