

MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

CANE CREEK WATER & SEWER DISTRICT
WEDNESDAY, OCTOBER 15, 2014

The Henderson County Board of Commissioners met for a regularly scheduled meeting at 9:00 a.m. in the Commissioners' Meeting Room of the Historic Courthouse on Main Street, Hendersonville.

Those present were: Chairman Charlie Messer, Vice-Chairman Tommy Thompson, Commissioner Mike Edney, Commissioner Grady Hawkins, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, Deputy County Attorney Sarah Zambon and Clerk to the Board Teresa Wilson.

Also present were: PIO Kathryn Finotti & Assistant Engineer Natalie Berry (video-taping), Finance Director J. Carey McLelland, Planning Director Autumn Radcliff, Engineer Marcus Jones, Budget Analyst Megan Powell, Director of Business and County Development John Mitchell Property Addressing Coordinator Curtis Griffin, Assistant County Assessor Ed Parker, Assessor/Tax Collector Stan Duncan, Property Appraiser Dee Hill, HR Director Jan Prichard, HR Supervisor Mary Alice Jackson, DSS Director Eric Bush, Real Property Supervisor Nick Mazzarella and Transportation Planner Matt Cable.

Absent were: Commissioner Larry Young and Attorney Russ Burrell.

CALL TO ORDER/WELCOME

Chairman Messer called the meeting to order and welcomed all in attendance.

Chairman Messer made the motion for the Board to convene as Cane Creek Water & Sewer District Board. All voted in favor and the motion carried.

MINUTES

Draft minutes were presented for CCWSD Board review and approval of the following meeting(s):

August 4, 2014

Commissioner Hawkins made the motion to approve the minutes of August 4, 2014 as presented. All voted in favor and the motion carried.

CONSTRUCTION OF NEW LINE

Proposed is the extension of sewer lines along Schoolhouse Road in Mills River. The project if approved would meet the near-term needs of Tri-Hishtil (grafted vegetable agriculture development project), and would extend lines to accomplish the District's already-existing Boyleston Creek Lift Station and Interceptor (phase 1) plan.

The County and the company are attempting move forward with possible grant funding for all or a part of the cost of this line. An expression of support for the project by the Board is needed to do so

Will Buie of WGLA Engineering, PLLC, stated on behalf of Henderson County Agri-Business and county staff, WGLA Engineering was asked to take a look at the proposed Tri-Hishtil facility that is planned in the Mills River area, and to consider options for sewer service.

Tri-Hishtil is proposing to construct a facility in the Mills River area off of Schoolhouse Road. WGLA Engineering looked at several options for providing sewer service from the CCWSD system. Due to the type of facility, the needs identified, and the timing of the project, it appears that construction of a pump

APPROVED: January 5, 2015

station and a force main that would serve Tri-Hishtil would be the most expeditious process. The estimated cost for the project is \$253,750.00.

Agri-Business Henderson County Board member Mike Cooper stated that Mark Williams has spoken with the folks at Golden Leaf and there is indication of funding availability if requirements are met. The funding could be as much as \$200,000. The application for the Golden Leaf grant must be made by Henderson County or CCWSD. Tri-Hishtil is willing to put in \$25,000 toward the project as well. Agri-Business Henderson County is requesting that Henderson County pick up the difference of \$28,750, or the portion that Golden Leaf may not cover. The application deadline is October 23, 2014. Golden Leaf meets again in January 2015 for consideration of the application. Tri-Hishtil's anticipated date of production is July 2015. The Commission will also need to designate who is applying for the grant, and who will sign the application.

Chairman Messer noted that several other businesses in that area have identified the desire to be included on the new line.

Commissioner Edney noted that historically when an existing company wants sewer, the county makes them pay for it. He suggested setting a policy for doing a dollar for dollar match with the company as opposed to setting a figure.

County Manager Steve Wyatt stated the matter at hand is Tri-Hishtil, which is a pending economic development agri-business project. It is his understanding that the sewer service is necessary for this project to go forward. Connecting this company to public sewer for economic development purposes, will dictate the scope, level of investment, and the level of employment this company will provide. We are fortunate that there is an opportunity to apply for Golden Leaf, however, it is not guaranteed. Mr. Wyatt feels it is wise to incentivize the company to make some investment as precedence is important and people expect equal treatment. It is possible that the engineering company may even be able to carve off the extra \$3,750, leaving \$25,000 for CCWSD and \$25,000 for Tri-Hishtil. Letters were received from Van Wingerden Greenhouse and Gala Herbs Greenhouse stating they are also interested in sewer service. As the project is designed, a prudent move might be to have an Extension A – Tri-Hishtil, Extension B – Van Wingerden, and Extension C – Gala Herbs, with alternate bids. For clarity purpose, under the Board's current policy, those extensions beyond Tri-Hishtil will be at the cost of the other companies. These companies (Extension B & C) do not qualify for economic development because they are not talking about hiring more employees or more investment.

Commissioner Thompson noted that River Oak Subdivision is known to have problems with sewer and may also have a desire to tap on to the new line.

Mr. Wyatt stated they are currently customers with a private pump station that pumps into our system. The County Engineer has shared that they have issues with their private pump station. Based on this project, they may benefit from the new line.

Mr. Will Buie stated there is a possibility of extending a sewer line to the folks at River Oak that could allow them to eliminate their pump station. It would require additional work, additional depth, and additional cost.

Mr. Wyatt feels River Oak Subdivision should be approached for consideration, at their cost, adding another option – D.

Commissioner Edney made the motion that the Board expresses its support for the Tri-Hishtil project, and authorizes staff to go forward with Golden Leaf application, and/or other potential grants to fund the

project, with the Board's intent to be a dollar per dollar match for the additional monies. Further discussion will be required if no grant monies are received. All voted in favor and the motion carried.

ADJOURN

Chairman Messer made the motion to adjourn as the Cane Creek Water & Sewer District Board and reconvene as the Henderson County Board of Commissioners. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

Charles D. Messer, Chairman



WGLA Engineering, PLLC

Civil Engineering & Land Planning

September 26, 2014

Mr. Mark Williams
Henderson County Agribusiness
100 N. King Street
Hendersonville, NC 28792

RE: Project Alliance
Sewer Service Options
WGLA #14106

Dear Mr. Williams:

Thanks you for meeting with me earlier this week to discuss Project Alliance. Based on our conversation, I understand the timing associate with the construction schedule for providing sewer service to the site. I also understand the County's desire to incorporate the sewer service for Project Alliance into the Cane Creek Basinwide Plan. Based on this, I have identified a two phased project that will hopefully accommodate both.

Phase 1 of the project would involve the construction of a temporary pump station that would be located at the lower corner of the Project Alliance site. A permanent force main would be installed along School House Road from the temporary pump station up to the existing gravity sewer line near Banner Farm Road. This system could likely be constructed and placed into operation in about three months. The design, permitting and bidding would likely take two to three months.

Phase 2 of the project would involve the construction of the Bolyston Creek Pump Station that was identified in the Basinwide Plan. The pump station would be constructed near the intersection of School House Road and Ladson Road. Gravity sewer would be extended to the Project Alliance site and allow for the elimination of the temporary pump station. Gravity sewer could also be extended to the River Oaks subdivision and to intercept the force main from the Mills River Town Hall and Park. Phase 1 of the project could proceed independent of Phase 2, so the timing would not affect the operation of Project Alliance.



WGLA Engineering, PLLC

Consulting Engineers and Land Planners

Preliminary Cost Estimate Cane Creek Sewer District - Henderson County, NC

Date: 09/25/14

Project #: 14106

Project Alliance

<u>Item</u>	<u>Quan.</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total Price</u>
Phase 1 Sewer Improvements				
Temporary Pump Station, Wet Well Controls, Etc.	1	LS	\$50,000.00	\$50,000.00
4" PVC Force Main	3,200	LF	\$15.00	\$48,000.00
Connect to Existing Manhole	1	LS	\$1,500.00	\$1,500.00
Erosion Control Measures	1	LS	\$5,000.00	\$5,000.00
Miscellaneous Fittings and Connections	1	LS	\$15,000.00	\$15,000.00
TOTAL ESTIMATED CONSTRUCTION COST - PHASE 1				\$119,500.00
Contingency (10%)				\$12,000.00
Surveying and Platting				\$5,000.00
Engineering, Design & Permitting				\$6,500.00
Bidding Assistance & Construction Observation				\$5,500.00
Legal & Administrative				\$5,000.00
Property Acquisition				\$0.00
TOTAL ESTIMATED PROJECT COST - PHASE 1				\$153,500.00

Phase 2 Sewer Improvements

Boylston Creek Pump Station (Inc. Sitework, Generator, Etc.)	1	LS	\$225,000.00	\$225,000.00
8" Gravity Sewer Line	3,800	LF	\$40.00	\$152,000.00
4" PVC Force Main	2,500	LF	\$15.00	\$37,500.00
4' Diameter Precast Manholes	15	EA	\$2,500.00	\$37,500.00
Stone Bedding	1,400	TN	\$28.00	\$39,200.00
16" Bore Under Roadway	50	LF	\$125.00	\$6,250.00
12" Bore Under Roadway	50	LF	\$100.00	\$5,000.00
Abandon Ex. River Oak Pump Station	1	LS	\$5,000.00	\$5,000.00
Connect Existing Mills River Pump Station	1	LS	\$3,000.00	\$3,000.00
Erosion Control Measures	1	LS	\$10,000.00	\$10,000.00

TOTAL ESTIMATED CONSTRUCTION COST - PHASE 2

Contingency (10%)				\$52,000.00
Surveying and Platting				\$12,000.00
Engineering, Design & Permitting				\$33,000.00
Bidding Assistance & Construction Observation				\$19,000.00
Legal & Administrative				\$5,000.00
Property Acquisition				\$7,500.00
TOTAL ESTIMATED PROJECT COST - PHASE 2				\$648,950.00

