

TOWN OF WEAVERVILLE
Weaverville Community Room at Town Hall
30 South Main Street, Weaverville, NC 28787

TOWN COUNCIL AGENDA
Tuesday, January 16, 2024
Regular Meeting at 6:00 pm

Remote Access Option for General Public via Zoom (unless technical difficulties):
<https://us02web.zoom.us/j/85948891960> ; Meeting ID: 859 4889 1960

	<i>Pg</i>	<i>Presenter</i>
	<i>#</i>	
1. Call to Order		Mayor Fitzsimmons
2. Updates on Water Projects		Town Manager Coffey
A. Water Rate Study Update		Finance Director Dozier
B. Woodfin Emergency Water Interlocal Agreement Update		Public Works Dir. Pennell
C. Waterline Replacement Program Update		Public Works Dir. Pennell
D. Resiliency Project Update		Water Supervisor Wilson
E. Water Treatment Plant Expansion Update		Water Supervisor Wilson
3. Phase II Settling Basin Rehabilitation		Water Supervisor Wilson
4. Future Water Projects and Capital Improvement Program	2	Public Works Dir. Pennell
5. Water Capacity Update	3	Public Works Dir. Pennell
6. Future Mars Hill & Marshall Supplemental Water Allocations		Town Manager Coffey
7. Council Discussion and Direction regarding Desired Procedure or Order for Water Allocations and Annexation Requests		Town Attorney Jackson
8. Overview of Tentative Funding Plan for Water Treatment Plant Expansion	5	Finance Director Dozier
9. Action Items		Town Manager Coffey
A. Addition of sludge treatment and disposal to WTP scope		
B. Direction on use of ARPA Funds and Funding Plan		
C. Target percentage goal for Water Fund unrestricted net position		
10. Adjournment		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council and read during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday's mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

TABLE 1
TOWN OF WEAVERVILLE WATER FUND
CAPITAL IMPROVEMENTS PLAN

PROJECT LOCATION	COST	2024	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	YEAR 6 2030	YEAR 7 2031	YEAR 8 2032	YEAR 9 2033	YEAR 10 2034
VEHICLES AND EQUIPMENT:												
Replace Ford 555E backhoe with skid steer	126,000		126,000									
Add emergency generator at Meadowbrook Pump Station	74,000		74,000									
Replace Ford F150 Truck at WTP	53,000		53,000									
Replace Ford Utility Truck with new utility truck	83,000			83,000								
Replace Chevrolet Tahoe at WTP	55,000			55,000								
Replace Ford F150 pickup with new pickup	52,000				52,000							
Replace GMC Dump Truck with new dump truck	109,000					109,000						
MAINTENANCE:												
Waterline Repair & Replacement Program	5,541,967	541,967	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Reappropriated from prior year for equipment ordered but not received by June 30	29,036	29,036										
TREATMENT:												
WTP Expansion including Drum Thickener	18,034,000		12,022,667	6,011,333								
Liquid Chlorine Changeover and Generator Procurement	1,698,500		1,698,500									
WTP Expansion Design	1,018,740		1,018,740									
WTP Expansion Startup Costs	50,000			50,000								
Reconfigure the Dubose Hill 1.0 MG storage tank piping and controls to improve water quality	95,000			95,000								
Replace the altitude valve with a butterfly valve and electric acuator on the Hamburg Mountain 1.0 MG tank	75,000			75,000								
Replace the altitude valve with a butterfly valve and electric acuator on the Ridge 1.0 MG tank	75,000			75,000								
Replace the altitude valve with a butterfly valve and electric acuator on the Dubose 1.0 MG tank	75,000			75,000								
Rehabilitate the existing settling basins and mixing chambers at the WTP after the expansion is completed	650,000					650,000						
Equipment at the WTP nearing the end of its life	58,237	58,237										
TOTAL	27,952,480	629,240	15,492,907	6,969,333	602,000	1,259,000	500,000	500,000	500,000	500,000	500,000	500,000

DIRECT APPROPRIATION	14,550,000		12,022,667	2,527,333								
ARPA	1,300,000			1,300,000								
FEDERAL FUNDS	1,000,000			1,000,000								
GENERAL FUND CONTRIBUTION	1,184,000			1,184,000								
ANNUAL CAPITAL OUTLAY	9,918,480	629,240	3,470,240	958,000	602,000	1,259,000	500,000	500,000	500,000	500,000	500,000	500,000

SOURCE: TOWN OF WEAVERVILLE STAFF AND ENGINEER

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by:

Dale Pennell, Public Works Director

REVISED 09-19-2023

Water Line Status (commitment expiration date)	Project with current commitment	Address	Description	Number of Units	Gallons per Connection (GPD)	Projected Demand per NCDEQ standards (GPD)	Estimated Demand at 50 GPD/apt and 100 GPD/house
Construction (NA)	Stoney Knob Mixed Use Development	3 Garrison Road	2 buildings w 4 units/bldg	8	625	5,000	5,000
Construction (NA)	Palisades at Reems Creek	Weaverville Hlghway	132 apartments + clubhouse	133	55100	55,100	6,650
Construction (3/6/2024)	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824	14,824
Construction (NA)	6,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	600	600	600
Pending (5/15/2024)	Ollie Weaver Apartments	60 Ollie Weaver Road	202 apartments + clubhouse	202	200-400	55,600	10,100
Pending (5/24/2024)	9 Pleasant Grove Townhouses	9 Pleasant Grove Road	40 townhouses	40	400	16,000	2,000
Pending (8/31/2024)	Clarks Chapel Subdivision	601 Clarks Chapel Road	13 homes	13	400	5,200	1,300
Pending (10/5/2024)	Monticello Family Apartments	171 Monticello Road	7 buildings + clubhouse	156	108@300 + 60@400	56,600	8,400
Pending (2/9/2024)	480 Reems Creek Townhouses	480 Reems Creek Road	139 townhouses + clubhouse	139	400	55,600	13,900
Pending (3/8/2024)	Greenwood Park	Union Chapel Road	73 homes	73	400	29,200	7,300
			Subtotal Current Projects			293,724	70,074
on-going	Existing but not active meter sets		157 open meter sets	157	250	39,250	15,700
on-going	Projected inside-town vacant land development (rev 8/27/2020)			250	400	100,000	25,000
on-going	Projected Outside-town-limit residential units			25	400	10,000	2,500
			Subtotal On-going Projections			149,250	43,200
			Total Outstanding Commitments			442,974	113,274
SUMMARY OF PROJECTED WATER DEMANDS (GPD)							
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments	Mars Hill agreement for emergency water (see note 3 below)	Current usage and commitment	WTP Capacity and permitted withdrawal	Current % of WTP used or committed	Notes
June 2023 - August 2023	June 2023 - August 2023	(as of Sept 19, 2023)	(approved Nov. 15, 2022)				
585,408	62,164	442,974	0	1,090,546	1,500,000	72.70%	see note 1 below
585,408	62,164	113,274	0	760,846	1,500,000	50.72%	see note 2 below
Outstanding Wtr Commitments 09-19-2023							
Note 1. Chart uses only March - May usage data and NCDEQ projected flow for future commitments. Note 2. Chart uses only March - May usage data with average actual demand for future commitments. Note 3. Projections do not include any future flow to the Town of Mars Hill (estimated 200,000 GPD).							

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by:

Dale Pennell, Public Works Director

REVISED 12-11-2023

Water Line Status (commitment expiration date)	Project with current commitment	Address	Description	Number of Units	Gallons per Connection (GPD)	Projected Demand per NCDEQ standards (GPD)	Estimated Demand at 100 GPD/apt and 100 GPD/home
1) Construction (8/31/2024)	Clarks Chapel Subdivision	601 Clarks Chapel Road	13 homes	13	400	5,200	1,300
2) Construction (3/8/2024)	Greenwood Park	Union Chapel Road	73 homes	73	400	29,200	7,300
3) Construction (5/24/2024)	9 Pleasant Grove Townhouses	9 Pleasant Grove Road	40 townhouses	40	400	16,000	4,000
4) Construction (3/6/2024)	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824	3,706
5) Pending (5/15/2024)	Ollie Weaver Apartments	60 Ollie Weaver Road	202 apartments + clubhouse	202	200-400	55,600	13,900
6) Pending (10/5/2024)	Monticello Family Apartments	171 Monticello Road	7 buildings + clubhouse	156	108@300 + 60@400	56,600	14,150
7) Pending (2/9/2024)	480 Reems Creek Townhouses	480 Reems Creek Road	139 townhouses + clubhouse	139	400	55,600	13,900
8) Pending (10/26/2023)	Windsor Build	300 Hamburg Mtn Road	35 homes	35	400	14,000	3,500
9) Pending (n/a)	Pleasant Grove (Fox Property)	6 Pleasant Grobe Road	50 townhouses	50	400	20,000	5,000
10) Pending (n/a)	Northridge Farms	601 Clarks Chapel Road	568 homes, condos, apts	568	400	227,200	56,800
11) Pending (n/a)	Cole Road Apartments	75 Cole Road	200 apartments	200	400	80,000	20,000
			Subtotal Current Projects			574,224	143,556
on-going	Existing meter sets w/o meters			149	250	37,250	9,313
on-going	Projected inside-town vacant land development per zoning (rev 8/27/2020)			246	400	98,400	24,600
on-going	Projected Outside-town-limit individual residential units			23	400	9,200	2,300
			12) Subtotal On-going Projections			144,850	36,213
			Total Outstanding Commitments			719,074	179,769
SUMMARY OF PROJECTED WATER DEMANDS (GPD)							
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments	Mars Hill agreement for emergency water (see note 3 below)	Current usage and commitment	WTP Capacity and permitted withdrawal	Current % of WTP used or committed	Notes
Sept 2023 - Nov 2023	Sept 2023 - Nov 2023	(as of Dec 11, 2023)	(approved Nov. 15, 2022)				
638,001	57,889	719,074	0	1,414,964	1,500,000	94.33%	see note 1 below
638,001	57,889	179,769	0	875,659	1,500,000	58.38%	see note 2 below
Outstanding Wtr Commitments 12-11-2023							
Note 1. Chart uses only September - November usage data and NCDEQ projected flow for future commitments. Note 2. Chart uses only September - November usage data with estimated actual demand for future commitments. Note 3. Projections do not include any future flow to the Town of Mars Hill (estimated 200,000 GPD).							

Weaverville Water Treatment Plant Expansion Project Probable Cost

Components of Project:

1.	Resiliency (Standby power, disinfection conversion and modifications)	\$1,698,500
	Design, Bidding, and Construction Oversight	\$98,500
	Opinion of Probable Construction Cost	\$1,600,000
2.	Water Treatment Plant Expansion from 1.5 MGD to 3.0 MGD	\$19,052,740
	Design, Bidding, and Construction Oversight	\$1,018,740
	Sludge Rotary Drum Thickener	\$1,600,000
	Opinion of Probable Construction Cost	\$16,434,000
3.	Existing Water Plant Basins/Facilities Rehabilitation	\$650,000
	Design, Bidding, and Construction Oversight	\$50,000
	Opinion of Probable Construction Cost	\$600,000
	Total	\$21,401,240
	<i>Probable costs provided by WithersRavenel Engineering.</i>	

Funding Sources:

1.	Direct Appropriation (Grant) - NC Division of Water Infrastructure	\$14,550,000
	Total grant \$15M net of 3% admin of \$450,000	
2.	Federal Grant Funds - Community Project Funding	\$1,000,000
	20% Town match required (\$200,000)	
3.	ARPA Funds	\$1,283,395
	Subtotal	\$16,833,395
	<i>Balance</i>	<i>\$4,567,845</i>

Other Potential Funding Sources:

4.	Water Fund Unrestricted Net Position	\$3,000,000
	Includes \$384,150 in Water Capital Reserve Fund	
5.	Loan from General Fund	
	Excess over 40% Target Balance = \$1.5M available	\$1,500,000
6.	Water Resource Development Act (Federal Grant)	TBD
	\$4M requested; 25% Town match required	
7.	Increased water revenue from growth and/or water rate increases	TBD