**CITY OF MONROE**
**PUBLIC ENTERPRISE COMMITTEE**
**300 W. CROWELL STREET, MONROE, NC 28112**
**TUESDAY, FEBRUARY 15, 2022 - 3:30 PM**
**AGENDA**
**www.monroenc.org**

1. Minutes of November 16, 2021 Public Enterprise Committee Meeting
2. Outside City Service Request - 1508 Airport Road
3. Outside City Service Request - Helms Pond Road
4. Discussion of Regular Meeting Date and Time

# Public Enterprise Committee Minutes

## November 16, 2021

**City Hall Conference Room**
**3:30 PM**

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| **Members Present:** | **Council Member Franco McGee (Chair), Council Member Surluta Anthony and Council Member Freddie Gordon** |
| **Staff:** | **Brian Borne, Russ Colbath, David Lucore, Sarah McAllister, Mujeeb Shah-Khan, and Ann Fox** |

Council Member Franco McGee called the Public Enterprise Committee Meeting to order at 3:33 P.M.

*At the start of the meeting, a quorum was not present so items were presented for information purposes only.*

Council Member McGee advised that since we do not have a quorum, the Minutes cannot be approved at this time and therefore, we will start with David Lucore introducing a Recommendation for Contract Labor Award.

**Item #2. Staff Report – Recommendation for Contract Labor Award**

**Recommendation:**
City staff recommends that the Public Enterprise Committee approve forwarding staff's recommendation to award a contract to Utility Lines Construction Services, Inc. (ULCS) in the amount not to exceed $350,000 to Council for approval. There are sufficient funds available in the current budget for this expense.

**Presentation and Discussion:**
David Lucore, Director of Energy Services, stated that with all the new construction we are not keeping up with the demand for services to be installed. We would like to request approval to send this Contract to Council to add another contract crew to our work force. Mr. Lucore advised that we currently have one contract crew in addition to City forces but we are getting farther behind. We have taken competitive bids and Utility Lines Construction was the most responsive.

Council Member Freddie Gordon asked how many crews the City currently operates.

Mr. Lucore advised that the City has two, two-man crews that are City forces installing underground services constantly and we have a third contract crew and it is a two-man crew also. This would add a fourth two-man crew.

Council Member Gordon asked Mr. Lucore if they are factoring in the next three months or more.

Mr. Lucore stated that this will protect us through the end of the fiscal year.

Council Member McGee advised that since a quorum is not present, this item will be moved to the next City Council meeting regular agenda.

**Item #3. Staff Report – Outside City Service Requests**

**Recommendation:**
Motion to approve the request for outside City water service to 5 lots, 3209-3217 Secrest Shortcut Road, and forward to City Council for approval on the December 13, 2021 consent agenda.

**Presentation and Discussion:**
Russ Colbath, Director of Water Resources, stated this item is being presented for information and requests the item be moved to the December City Council meeting. He advised that they received a request from Pinnacle Homes to receive outside City water service to five lots. The lots are shown on the diagram included with the Staff Report. They are all single-family homes. The area is along Secrest Short Cut and they have reached out to the Planning Department to make sure this is a good candidate and whether they should be advised to voluntarily annex to get our services. Doug Britt and Lisa Stiwinter from the Planning Department have both advised that they felt because of the odd size and smallness of the area that they would not require annexation. This is a decision that Water Resources does not make but always asks members of the Planning Department. He stated that if the Committee or Council felt that we should require annexation to get our services, it is something that could be required. We are proceeding forward as it has been requested as an outside City water service. Those require both Union County Board of Commissioner approval and City Council approval per our Master Agreement with the County. The Union County Board did approve this request at their November 1st meeting. As a matter of information, they will pay double tap fees for the service and a double monthly base charge. They do not pay a double capacity fee that was part of the litigation that we dealt with regarding capacity fees. This is more of a customer gesture that we would serve them. At the staff level, we have brought a number of these to the Committee and we do not see this one being very different, so our recommendation is for this to go to Council for approval. Mr. Colbath stated that he would be happy to answer any questions from the Committee regarding their thoughts on whether it is appropriate to have these five stray lots remain outside the City. The water main fronts the property and it is an easy service. There is no cost to us.

Council Member McGee stated that this item will be moved to the December City Council meeting on the regular agenda.

With the arrival of Councilmember Anthony, City Attorney Shah-Khan advised Chairman McGee that since a quorum was now present, the meeting could be called to order and may go back and have the Minutes and the Contract Labor award approved.

**Council Member McGee called the Public Enterprise Committee meeting to order at 3:40 p.m.**

Russ Colbath, Director of Water Resources, gave a recap of his presentation for Item #3 on the Agenda regarding Outside City Service Requests.

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| **Motion:** | Motion to approve sending the request for outside City water service to 5 lots, 3209-3217 Secrest Shortcut Road to City Council for approval on the December 13, 2021 consent agenda. |
| **Motion made by:** | Council Member Surluta Anthony |
| **Second:** | Council Member Freddie Gordon |
| **Voting:** | **In Favor** – Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee<br>**Opposed –** None |
| **Action:** | Motion is approved |

Council Member McGee advised that since a quorum was now present, we will reverse back to Item #1 on the Agenda to approve the Minutes of the October 19, 2021 meeting of the Public Enterprise Committee.

**Item #1. Adoption of Minutes of the Meeting**

**Recommendation:**

Council Member Surluta Anthony made a Motion that the Minutes of the October 19, 2021 Public Enterprise Committee be approved.

**Motion:** Adopt October 19, 2021 PEC Meeting Minutes
**Motion made by:** Council Member Surluta Anthony
**Second:** Council Member Freddie Gordon
**Voting:** **In Favor –** Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee
**Opposed –** None
**Action:** Motion adopted

**Item #2. Staff Report – Recommendation for Contract Labor Award**

David Lucore, Director of Energy Services, gave a recap of his presentation regarding Item #2 on the Agenda for recommendation of Contract Labor Award.

**Motion:** Motion that the Public Enterprise Committee approve forwarding staff's recommendation to award a contract to Utility Lines Construction Services, Inc. (ULCS) in the amount not to exceed $350,000 to Council for approval on the December 13th consent agenda.
**Motion made by:** Council Member Surluta Anthony
**Second:** Council Member Freddie Gordon
**Voting:** **In Favor –** Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee
**Opposed –** None
**Action:** Motion is approved

**Item #4. Staff Report – Developer Agreement – Arborwood Subdivision**

**Recommendation:**
Staff requests that the Public Enterprise Committee approve forwarding to City Council for approval on the December 13, 2021 regular agenda, the Developer Agreement with H&H Developers.

**Presentation and Discussion:**
Russ Colbath, Director of Water Resources, presented for the Committee's consideration, a Developer Agreement related to relocation of a 16-inch water main near the proposed Arborwood Subdivision. Back in 1966, the City signed a utility easement with the owners of this property. As part of the easement, it contained language that the City would relocate the water main at City cost if it did not align with the street layout of a sketch plan that had been submitted back in the 60's. The land sat vacant for 50 years. The Arborwood Subdivision was approved for 120 townhomes as part of the Concord Avenue Overlay District. H&H Developers is preparing to break ground so we have been working with their engineers on the best and most cost-effective way to move a 16-inch water main. A 16-inch water main is very large. There is an exhibit attached showing the project area. We propose to do this work with our Construction Division staff in the spring of 2022 with an estimated cost of $240,000 and will be funded from existing budgeted funds, our infrastructure operating funds to purchase all materials. Mr. Colbath stated that there is a

correction on the Motion, this will need to be on the regular agenda because all developer agreements now have to have a public hearing per our legal advice. We are recommending approval of this agreement through the regular Council Agenda for December 13th.

Council Member Anthony asked if the City's staff would actually do the work.

Mr. Colbath stated that the Water Resources Construction Division staff will complete the work. There are no other utilities in the way, so it makes the construction a little easier.

Council Member Anthony stated this this has a projected cost of $240,000. Is that mainly for materials?

Mr. Colbath stated it is for pipe, valves and fittings. Ductile iron pipe is extremely expensive right now. It is a horrible market, but we really do not have a choice because we made an obligation as part of the easement. Mr. Colbath stated that he would never sign an easement with those terms today but would find a different way. He advised that we have to honor what the City did in 1966.

Council Member Anthony asked when we buy materials at these projected costs, are we pretty sure that it will be somewhere around that cost?

Mr. Colbath stated that our warehouse staff went out for budget quotes just three weeks ago, so it may go up a little but we also have contingency in our operating funds. If it turns out to be $250,000, we would not have to come back to the Committee for that amount. The Developer Agreement does not tie us to the dollar amount, it just ties us to moving it.

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|---|---|
| **Motion**: | Motion that the Public Enterprise Committee approve forwarding to City Council for approval on the December 13, 2021 regular agenda, the Developer Agreement with H&H Developers. |
| **Motion made by**: | Council Member Surluta Anthony |
| **Second:** | Council Member Freddie Gordon |
| **Voting**: | **In Favor –** Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee<br>**Opposed –** None |
| **Action:** | Motion is approved |

**Item #5. Staff Report – Developer Agreement – Blue Sky Subdivision**

**Recommendation:**
Staff requests that the Public Enterprise Committee approve forwarding to City Council for approval on the December 13, 2021 regular agenda, the Developer Agreement with Century Communities Southeast, LLC.

**Presentation and Discussion:**
Russ Colbath, Director of Water Resources, presented for the Committee's consideration, a Developer Agreement that relates to oversizing some sewer mains that were being installed as part of the Blue Sky Subdivision. He stated that the City's Water and Sewer Extension policy allows the City to strategically oversize piping when it is related to our Master Plans, Capital Improvement Plans and our overall service strategy for a topographic sewer basin. That is what is happening with the Blue Sky Subdivision. There is included in the packet a color diagram that shows this segment and is titled Blue Sky Meadows Proposed Sewer Oversizing. The normal minimum size for any sewer main is 8". In this case, due to the position of the mains and the area that this sewer main can serve outside of the subdivision, we are strategically planning to oversize the red portion on the map from 8" to 12" and the yellow portion will go from 8" to 10" and the blue maintains the minimum 8" size. What that allows us to do, is to route additional sewer flow through the piping that the developer installs to serve new subdivisions that are outside of this subdivision. It very much plays in our favor because we are only paying for the cost increment from the

8” to the 10” or the 8” to the 12”. This saves us a lot of money compared to if we had to put in a 12” sewer main. We required them to show us the cost differential from the 8” versus 10”. The table in your packet shows this information. Sewer segment #1 shows we are oversizing 1,581 linear feet of 8” to a 12” size and that differential was $23.74 per foot with a total cost to the City is $37,532.94. Segment #2 is oversizing 809 linear feet of 8” to 10” and that cost differential is $11.08 for a total of $8,963.72. The total cost is $46,496.66 as shown in the table. We have budgeted infrastructure funds so we do not need to come to Council for funding but we do need to bring the Developer Agreement for approval. The Agreement has been approved by our Legal Department.

Council Member Anthony asked Mr. Colbath to confirm that no payment will be made until the sewer mains are installed to City Standards.

Mr. Colbath stated that is correct. They will have to completely install and the engineering certification is completed before we pay them the differential.

Council Member asked how much the City is actually saving.

Mr. Colbath stated that if the City had to install it and the subdivision was not there and we needed to route flows from outside of this subdivision through, in Segment #1, $114 per foot versus the $23.74 that we are paying, is saving us $90 per foot times 1,581 feet, so several hundred thousand. We are only paying for the incremental oversize. The pink line on the diagram is our very large Stewart Creek interceptor, a 30” sewer line, one of the largest sewer lines in the system. It takes all of the flow down to our Stewart Creek pump station. Everything is draining down to the bottom of Stewart Creek. This is a key piece of infrastructure that we put in during the mid-2000’s, so it is relatively new. We spent several million dollars on that line. That is why all the flow is getting to that transmission main.

Council Member Anthony asked how many single-family homes are included in this development.

Mr. Colbath stated that it will include 360 single-family lots. There are 118.99 acres and it was approved by Council in September 2019. It is not just the number of homes in this subdivision that is creating the oversizing, but the Arborwood where we are moving the 16” line, will drain through this subdivision.

Council Member Anthony asked if it will affect the Hillsdale subdivision that is already located in that area.

Mr. Colbath stated that it will not as they already have service.

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| **Motion:** | Motion that the Public Enterprise Committee approve forwarding to City Council for approval on the December 13, 2021 regular agenda, the Developer Agreement with Century Communities Southeast, LLC. |
| **Motion made by:** | Council Member Surluta Anthony |
| **Second:** | Council Member Freddie Gordon |
| **Voting:** | **In Favor –** Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee<br>**Opposed –** None |
| **Action:** | Motion is approved |

## Item #6. Staff Report – LED Lighting Update

**Recommendation:**
This item is for informational purposes and there is no recommendation to be made.

**Presentation and Discussion:**

David Lucore, Director of Energy Services, stated that at Council Member McGee's request, he is bringing an update to the Committee on the LED Lighting initiative that we talked about several years back. Mr. Lucore stated that he attempted to get updated costs but did not receive the response back in time for this meeting. He advised that they are seeing an increase in cost of approximately 30% on most all electrical items and has projected the 30% increase to the price quote from 2020. Mr. Lucore provided a chart (attached) showing from 2020 to 2022 there is an increase of approximately $370,000. In 2019 and 2020 when Mr. Lucore furnished this information to the Committee, it was broken down to 100% replacement of all street lights and the cost along with how many years it would take to recoup that investment. Information is also provided for 50% and 25% replacement. An additional column has been added for 2022 for comparison. Mr. Lucore advised that since that time, they started replacing lights that go bad with LED lighting fixtures along with also installing LED lighting fixtures in new subdivisions. He stated that they did have a customer complaint since the last time this information was presented. A customer in Rolling Hills, where Duke Energy actually installed an LED light across the street from her house, sent emails for a couple of weeks very upset stating that it was devaluating her property and making it difficult for her to live because the light was too bright and shining in her windows. This information is being included to inform the Committee that we will probably receive more complaints like that as not everyone is in favor of LED lighting. Mr. Lucore stated the reality is this is what the industry is going to and there may not be an option and wanted to lay that groundwork because there will probably be more complaints like this.

Council Member Anthony asked if there were just a few complaints received.

Mr. Lucore stated that this was the only complaint received on an LED light and this was in an area that we do not serve. Duke Energy serves the electricity in that area. However, since the location is in the City limits, the City contracts with Duke Energy to provide street lighting. Duke went out and replaced the existing fixture with an LED fixture which created this complaint.

Council Member Anthony stated that she feels it is going to be a major plus for the City when this is completed.

Council Member McGee stated that the whole point of him wanting to do this is because of safety concerns that we have had in our communities and it will bring the City current with our lighting system. We spoke previously about LED lights are where we are going toward the future and wanted to see where we are with the transition, if we are still planning to move forward in this effort and also discussed at one point phasing it in.

Mr. Lucore stated that is what he has laid out in the included chart showing the 25%, 50% and 100%. What is being done now is just through attrition. As lights fail, they are installing LED fixtures. The manufacturers have stopped manufacturing the older lights, so when our supply is exhausted, we have no choice but to go to LED's. We have also been taking the proactive step of installing LED street lighting in all new subdivisions initially so that we do not have to go back later and replace everything that was installed. It is going to take a lot longer to get them all replaced but eventually, through attrition, they will all be replaced with LED lights. Mr. Lucore advised that it appears all costs are continuing to skyrocket. Copper and transformers, in particular, we are hearing upwards of 30 and 40% increases over the next two years and extended lead times to get these items. This is not just Monroe, it is a nationwide issue. Every utility is having the same issues.

Council Member McGee asked Interim City Manager Brian Borne if anything can be done to go ahead so that we will not have to incur so many costs moving forward or stay on the same schedule.

Interim City Manager Brian Borne advised that it could be part of the budget discussion if Council chooses to prioritize it. Mr. Lucore could put this in his presentation and it is then up to Council to make it a priority.

Council Member Anthony asked Mr. Lucore for his recommendation.

Mr. Lucore stated to fund this it would take General Fund monies and how do you prioritize those monies and are they better spent some other places or on this. That is a decision for Council to make. He stated that he can present the cost and information and we are then at Council's discretion as to how to proceed.

Council Member McGee stated that since we have been going through this for a couple of years, we had an increase of $4 million during the course of the pandemic and would like to see us get this done. He stated that he is aware it has been tossed around over the last few years and thinks it should be a priority, especially with all the gun violence and the violence that we have had in our communities. Some people are not going to like it and a couple of people are going to complain, but thinks it is best for the City. If we are going to do this anyway, he thinks that it should be made a priority to go ahead and get it done. This is his recommendation.

Council Member Gordon asked Mr. Lucore if he is projecting that in 2022 if we replace all LED fixtures, labor and disposal, the cost would be $1,610,133.20. The stranded cost of existing lights would be only the ones that we are replacing as they die.

Mr. Lucore stated that it correct. It is the cost investment for the now existing lights that there is nothing wrong with. We would be taking those down. There is a cost involved because we have not used them to the fullest extent of their useful life. That is considered a stranded cost.

Council Member Gordon stated that it would really be about $1.7 M to replace all the street lights in the City of Monroe.

Mr. Lucore stated that is correct.

Council Member Anthony would like to make a Motion that the item be added to the agenda, but is unaware of how full the December 13th agenda is at this time.

City Attorney Mujeeb Shah-Khan advised that it will be the new Council members and there will be more ceremonial items. It is the first meeting if you want to go ahead and send it to the new members that is something that can be done although it may be better for them to receive this kind of briefing before they have it on their agenda.

A general discussion ensued regarding how to refer this to the new Council whether by this Committee, Council, or not at all.

**Item #7. Other**

Sarah McAllister, Director of Engineering, advised that she would like to update the Committee on an NC DOT project. The project is the widening of Highway 200 or Morgan Mill Road North. They will install a double left on eastbound 74 and then it will take the two lanes all the way to Sutherland Avenue. That is an upcoming project that they have recently made us aware of, but they are in right of way now and hope to let it next summer.

Council Member Anthony asked the timeframe for the project.

Ms. McAllister advised that they are in right of way now and hoping to let next summer.

Council Member Gordon stated that he knows we have a system set up for repaving, but it had been a long time since Council had any direct contact with the Department of Transportation. He is aware of their situation and knows that it is frustrating to everyone, but there is a gateway called Concord Avenue and it seems that due to a lot of construction being done on the sidewalks, it has made so many ruts that it needs a topping off or something.

Ms. McAllister advised that it will be resurfaced and included on the next resurfacing list from Charlotte Avenue to the bridge. We have been planning to resurface that for some time but have been waiting on the sidewalk project to be completed.

Interim City Manager Borne stated that the intent was to complete all the construction and then resurface.

Council Member Gordon stated that Charlotte Avenue north is also in bad shape. A thoroughfare to our City is not only an inconvenience to us on a daily basis, it is embarrassing for people that are coming into our City. A lot of people do enter on those two streets. It is a very negative affect on the appearance of our City.

Ms. McAllister stated that she believes we have emailed David Gillette several times because it is more of a maintenance issue, but she will email him again.

City Attorney Shah-Kahn stated that staff would like to thank the members of this Committee since this is the last official meeting of the three of you combined. He also thanked Franco McGee, Chairman, for his leadership and Council Member Anthony for her leadership and perspective and Council Member Gordon. As Council Member Gordon will remain on the Council, he is not aware of what the Mayor Elect has in mind for his assignments.

Council Member Gordon stated that he has enjoyed serving with the other members on this Committee.

Council Member Anthony stated that she has enjoyed serving on the Committee as well.

Council Member McGee stated that he appreciated the opportunity and thanked everyone on the Committee for a job well done. He has always enjoyed working with the staff we have with the City and thinks everyone does a great job. Keep up the good work.

Council Member Anthony stated that she has also enjoyed working with City staff and with Council and can see the fruit of their labor and has no reason to think that it will not continue.

Council Member McGee asked if there were any other comments. If not, he would entertain a motion to adjourn.

Council Member Anthony made a Motion to adjourn.

**Recommendation:** Adjourn the meeting at 4:20 p.m.

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| **Motion:** | Adjourn the Public Enterprise Committee meeting |
| **Motion made by:** | Council Member Surluta Anthony |
| **Second:** | Council Member Freddie Gordon |
| **Voting:** | **In Favor –** Council Member Surluta Anthony, Council Member Freddie Gordon and Council Member Franco McGee<br>**Opposed –** None |
| **Action:** | Motion is approved |

There being no further business, the meeting adjourned at 4:20 p.m.

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Freddie Gordon, Chair

**Attachment (Presented by David Lucore, Energy Services)**

**City of Monroe Energy Services Department**

LED Street Lighting Initiative Projected Expenses and Return on Investment

**Updated November 15, 2021**

### Cost Savings

| 100% Replacement Annual Savings | | | |
|---|---|---|---|
| Cost to General Fund | Qty | | Cost/Year |
| Existing (HPS) Lights | 4433 | $ | 364,472.91 |
| New LED Lights | 4433 | $ | 256,887.62 |
| | **Annual Savings** | **$** | **107,585.29** |

| 50% Replacement/Year Annual Savings | | | |
|---|---|---|---|
| Cost to General Fund | Qty | | Cost/Year |
| Existing (HPS) Lights | 2217 | $ | 182,236.46 |
| New LED Lights | 2217 | $ | 128,443.81 |
| | **Annual Savings** | **$** | **53,792.65** |

| 25% Replacement/Year Annual Savings | | | |
|---|---|---|---|
| Cost to General Fund | Qty | | Cost/Year |
| Existing (HPS) Lights | 1108 | $ | 91,118.23 |
| New LED Lights | 1108 | $ | 64,221.91 |
| | **Annual Savings** | **$** | **26,896.32** |

### 2020 Cost

| Cost to Implement 100% Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 1,238,564.00 |
| Stranded Cost of Existing Lights | $ | 63,744.32 |
| **Total Cost/Year** | **$** | **1,302,308.32** |
| Years to ROI | | 12.10 |

| Cost to Implement 50%/Year Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 619,282.00 |
| Stranded Cost of Existing Lights | $ | 31,872.16 |
| **Total Cost/Year** | **$** | **651,154.16** |
| Years to ROI | | 13.10 |

| Cost to Implement 25% Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 309,641.00 |
| Stranded Cost of Existing Lights | $ | 15,936.08 |
| **Total Cost/Year** | **$** | **325,577.08** |
| Years to ROI | | 15.10 |

### 2022 Cost

| Cost to Implement 100% Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 1,610,133.20 |
| Stranded Cost of Existing Lights | $ | 63,744.32 |
| **Total Cost/Year** | **$** | **1,673,877.52** |
| Years to ROI | | 15.56 |

| Cost to Implement 50%/Year Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 805,066.60 |
| Stranded Cost of Existing Lights | $ | 31,872.16 |
| **Total Cost/Year** | **$** | **836,938.76** |
| Years to ROI | | 16.56 |

| Cost to Implement 25% Replacement | | |
|---|---|---|
| New LED Fixtures, Labor and Disposal | $ | 402,533.30 |
| Stranded Cost of Existing Lights | $ | 15,936.08 |
| **Total Cost/Year** | **$** | **418,469.38** |
| Years to ROI | | 18.56 |

| | 2020 Cost | 2022 Cost |
|---|---|---|
| LED Fixtures, Installation & Disposal of C | $ 1,238,564.00 | $ 1,610,133.20 |
| Stranded Cost of Existing Lights | $ 63,744.32 | $ 63,744.32 |
| Total Cost of Implementation | $ 1,302,308.32 | $ 1,673,877.52 |

**STAFF REPORT**

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|---|---|
| **TO:** | Public Enterprise Committee |
| **VIA:** | Brian Borne, Interim City Manager |
| **DATE:** | February 15, 2022 |
| **FROM:** | Russell Colbath, Water Resources Director |
| **PREPARED BY:** | Richard Riser, Water Resources Engineering Manager |
| **SUBJECT:** | Outside City Service Requests |

## ***SUMMARY STATEMENT***

The Public Enterprise Committee is requested to consider an outside City service request as shown below.

## ***REVIEW***

Water Resources Department Staff has received a request for outside City services as shown on the attached exhibit as follows:

Michael Wilfong is requesting water service for the existing single family home at 1508 Airport Road. Mr. Wilfong has concerns about his drinking water well contamination. No sewer is available to this parcel.

In speaking with the Planning Department staff, this property is a candidate for future annexation upon the redevelopment of the site to other than a single family home. Therefore, voluntary annexation is not being pursued at this time. However, Staff recommends Mr. Wilfong sign an agreement requiring future voluntary annexation as a condition of continued water service should the property be re-developed and/or combined with the adjoining parcel, for any use except the existing single family home.

All outside City service requests require both City Council approval, and Union County Board of Commissioner (UCBC) approval pursuant to City Ordinances and the Water and Sewer Master Agreement with Union County. The UCBC approved this request at their January 18, 2022 meeting.

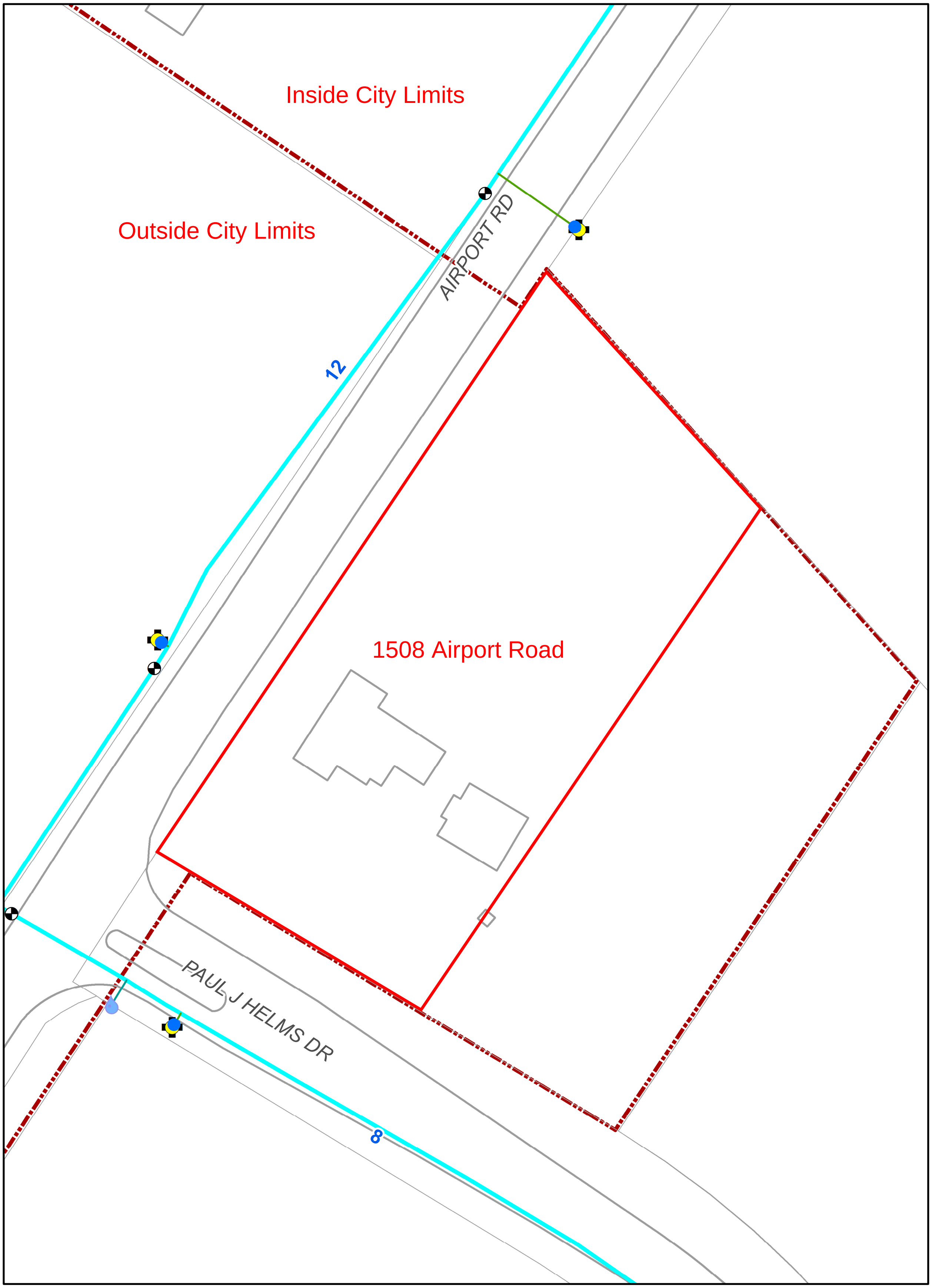
As a matter of policy, outside city water and sewer customers pay double tap fees and double monthly customer base charges on their City accounts.

## ***RECOMMENDATION***

It is the recommendation of Staff that the Public Enterprise Committee take the following action:

Motion to approve the request for outside City water service to the single family home at 1508 Airport Road, contingent upon Mr. Wilfong entering into an agreement as specified above.

# 1508 Airport Road Vicinity Map



**STAFF REPORT**

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|---|---|
| **TO:** | Public Enterprise Committee |
| **VIA:** | Brian Borne, Interim City Manager |
| **DATE:** | February 15, 2022 |
| **FROM:** | Russell Colbath, Water Resources Director |
| **PREPARED BY:** | Richard Riser, Water Resources Engineering Manager |
| **SUBJECT:** | Outside City Service Requests |

## ***SUMMARY STATEMENT***

The Public Enterprise Committee is requested to consider an outside City service request as shown below.

## ***REVIEW***

Water Resources Department Staff has received a request for outside City services as shown on the attached exhibit as follows:

Jerry Myers is requesting water service for two existing single-family homes at 2819 and 2823 Helms Pond Road and five future new single-family homes on lots resulting from the subdivision of 2909 Helms Pond Road. No sewer is available. In speaking with the Planning Department, they did not feel these lots were good candidates to require voluntary annexation.

All outside City service requests require both City Council approval, and Union County Board of Commissioner (UCBC) approval pursuant to City Ordinances and the Water and Sewer Master Agreement with Union County. The UCBC approved this request at their January 18, 2022 meeting.

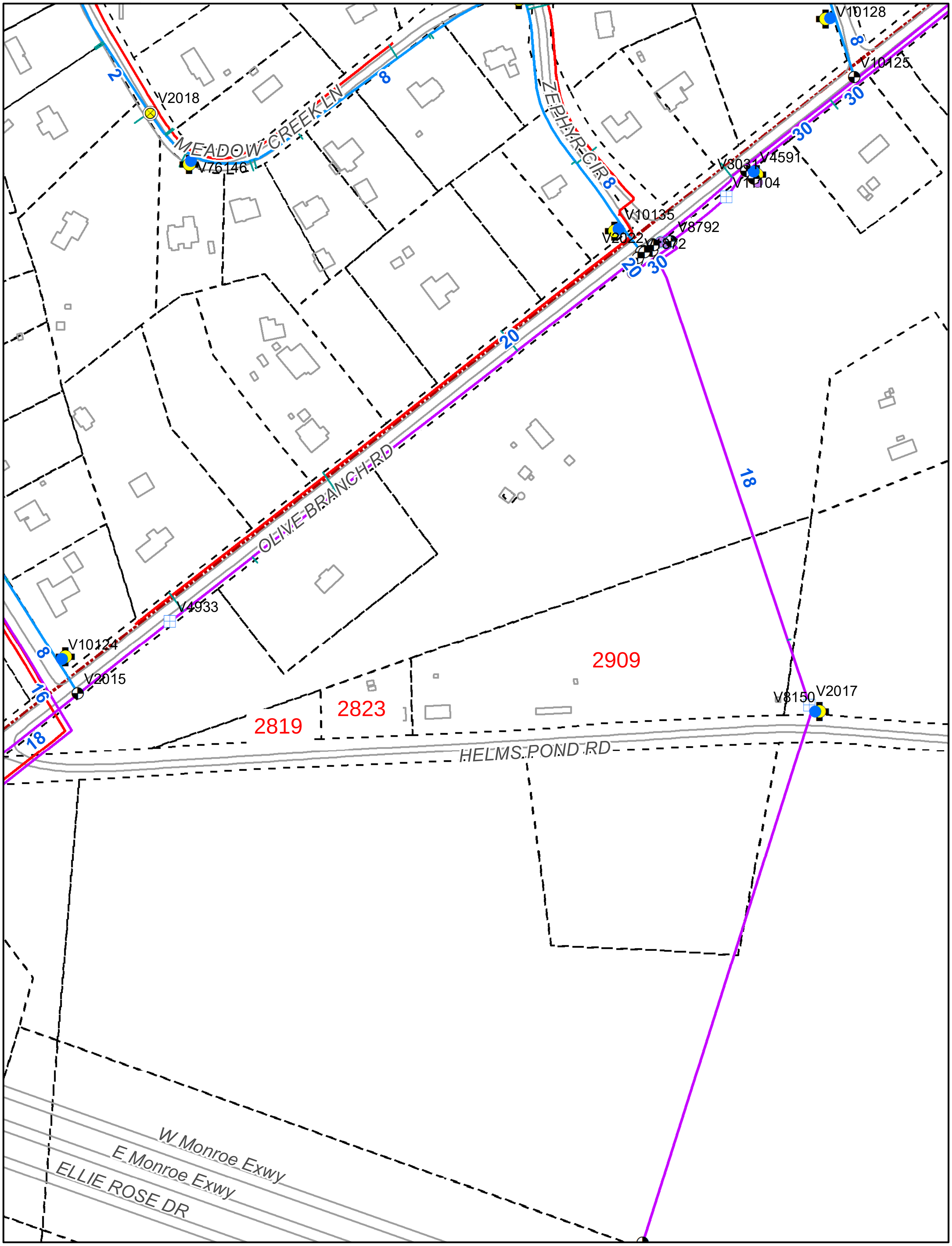
As a matter of policy, outside city water and sewer customers pay double tap fees and double monthly customer base charges on their City accounts.

## ***RECOMMENDATION***

It is the recommendation of Staff that the Public Enterprise Committee take the following action:

Motion to approve the request for outside City water service to 7 lots, 2819 & 2823 Helms Pond Road and 5 lots resulting from the subdivision of 2909 Helms Pond Road.

# 2819, 2823 & 2909 Helms Pond Road - Vicinity Map



**STAFF REPORT**

| | |
|---|---|
| **TO:** | Public Enterprise Committee |
| **VIA:** | Brian Borne, Interim City Manager |
| **DATE:** | February 15, 2022 |
| **FROM:** | David Lucore, Energy Services Director |
| **PREPARED BY**: | Cathy Nance, Administrative Services Supervisor |
| **SUBJECT:** | Discussion of Regular Meeting Date and Time |

## SUMMARY STATEMENT

The Public Enterprise Committee is requested to consider changing the Regular Meeting Date to comply with Mayor Marion Holloway's request to have all committee meeting meetings at the first of the month.

## REVIEW

The committee is invited to discuss scheduling the regular monthly meetings at a time earlier in the month.

## RECOMMENDATION

Staff recommends the committee discuss and approve a meeting date earlier than the third week of each month and come to a consensus to begin the new meeting schedule in March 2022.

**PUBLIC ENTERPRISE COMMITTEE**
Regular Meeting Notice

The following motion was duly adopted at the February 15, 2022 meeting of the Public Enterprise Committee:

> "That the ___________________________ of the City of Monroe establishes the time and place of its regular meeting as the __________ of _________ at __:__ _.m. at City Hall located at 300 W. Crowell Street in Monroe, North Carolina. The Chairman or Vice Chairman, if the Chairman is not available, may cancel any meeting. A written notice of cancellation should be posted on the door of the meeting room."

_____________________________________________
Freddie B. Gordon, Chairman