

CITY OF MONROE
PUBLIC ENTERPRISE COMMITTEE
300 W. CROWELL STREET, MONROE, NC 28112
TUESDAY, FEBRUARY 7, 2023 - 4:00 PM
AGENDA
www.monroenc.org

1. Public Enterprise Committee Meeting Minutes of January 3, 2023
2. Water Resources New Programs and Initiatives
3. Sight Triangle Variance Request by R. Joe Harris & Associates, Inc. for Secret Commons Subdivision Entrance
4. City Council Public Hearing to be Held March 14, 2023 to Consider Infrastructure Agreement with Liquid Management, LLC for Rocky River Crossing Development
5. City Council Public Hearing to be Held March 14, 2023 to Consider Developer Agreement with Liquid Management, LLC for Rocky River Crossing Development

Public Enterprise Committee Minutes
January 3, 2023
City Hall Conference Room
4:00 p.m.

Members Present: Council Member Julie Thompson (Served as Chair), Council Member James Kerr

Staff: Mujeeb Shah-Khan, Robert Miller, Sarah McAllister, Cathy Nance, Rodrigo Diaz

Council Member Julie Thompson called the January 3, 2023 Public Enterprise Committee meeting to order at 4:00 p.m.

Item #1: Adoption of Minutes of the Meeting

Recommendation:

Council Member Thompson made a motion that the Minutes of the November 1, 2022 Public Enterprise Committee be approved.

Motion: Adopt November 1, 2022 PEC Meeting Minutes

Motion made by: Council Member Julie Thompson

Second: Committee Member James Kerr

Voting: **In Favor** - Council Member James Kerr and Council Member Julie Thompson
Opposed – None

Action: Motion adopted

Item #2. Staff Notes of Public Enterprise Committee Meeting of December 6, 2022 (Informational Only) – Acknowledged

Recommendations:

To acknowledge only as informational due to no quorum present on December 6, 2022.

Item # 3: Pinedale Avenue Culvert Replacement and Road Widening Capital Improvement Project

Recommendation:

Staff recommends the Public Enterprise Committee provide a positive recommendation to City Council for (1) additional design and permitting services required for the proposed Capital Improvement Project (SU1701) – Pinedell Ave Culvert Replacement and Road Widening and (2) authorization of the City Manager to execute the change order. Staff requests that this item be placed on the City Council consent agenda on January 10, 2023.

Presentation and Discussion:

Sarah McAllister said this is a project that was identified as a part of master planning for the Bearskin Creek Watershed back in 2009. In 2017 the project was created with contractor CDM Smith to start doing the design phase. They have identified that two residential parcels that have since been built, altering the project areas. Requires review and revision of design plans, including permitting due to 401/404 wetland delineation, jurisdictional determination and coordination with DWR that was not included in the previous scope. They are requesting a change order in the amount of \$45,000 to cover those changes. Sarah advised there are sufficient funds in the project account.

Motion: Approve and send to Council for Consent
Motion made by: Council Member James Kerr
Second: Committee Member Julie Thompson
Voting: **In Favor** – Council Member Julie Thompson, Council Member James Kerr
Opposed – None
Action: Motion is approved

Item #4. Other

Council Member James Kerr asked if there was other business to discuss. There was nothing presented.

Council Member James Kerr made motion to adjourn. Council Member Julie Thompson seconded the motion.

Recommendation: Adjourn meeting at 4:05 p.m.

Motion: Adjourn Public Enterprise Committee meeting
Motion made by: Council Member James Kerr
Second: Council Member Julie Thompson
Voting: **In Favor** – Council Member Julie Thompson, Council Member James Kerr
Opposed – None
Action: Motion is approved

There being no further business, the meeting adjourned at 4:05 p.m.

Freddie Gordon, Chair

Next Meeting – February 7, 2023 at 4:00 p.m.

NEW PROGRAMS AND INITIATIVES

TO ENHANCE SYSTEM RESILIENCY AND MAINTAIN OUR ASSETS

- ▶ **Smart Cover Program**
- ▶ **Hydrant Pressure Recorder Program**
- ▶ **System Issues/Resolutions Program**
- ▶ **Water System Hydraulic Modeling Program**
- ▶ **Trenchless Sewer Pipe Patch Program**
- ▶ **Anson County Connection Initiative**
- ▶ **Union County Connection Initiative**
- ▶ **Upcoming Projects (System Resiliency Driven Pipeline Projects, WWTP Expansion, John Glenn WTP Resiliency Improvements, Elevated Water Storage Tank, Hydrant Storz Retrofit Adapters)**



SMART COVER PROGRAM

SMARTCOVER[®]

WE'VE GOT IT COVERED™

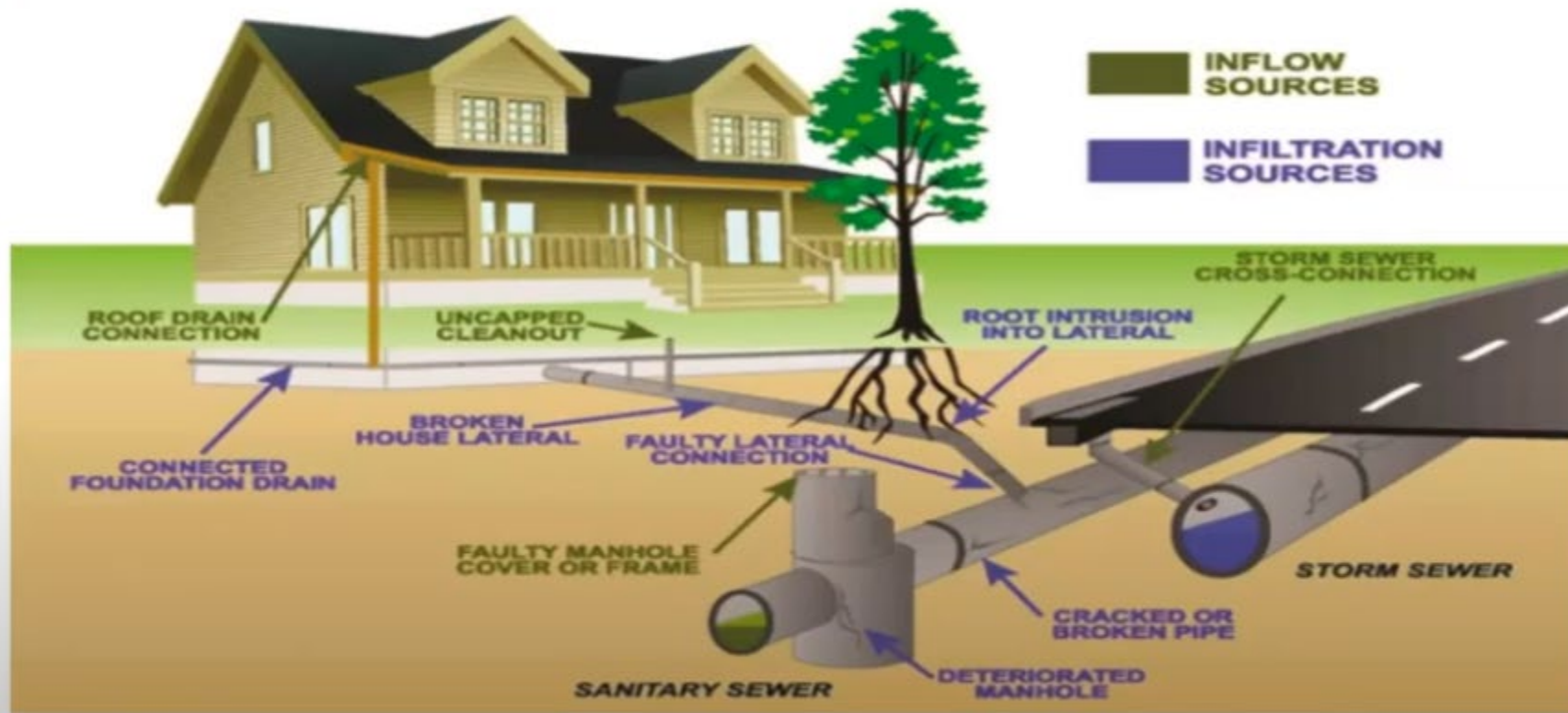
***Fighting I & I with
SmartCover IInsight[®]***

INTRODUCTION

WE'VE GOT IT COVERED™

SmartCoverSystems.com

OVERVIEW: I & I SOURCES



FINDING I&I: THE OLD WAY



- The old way – smoke testing and dye tracing
- Labor intensive
- Intrusive to the customers
- Not quantitative
- Can detect gross inflow sites – such as illegal parking lot drains
- Not effective on infiltration

MISSION: DETECT AND REMOVE I&I



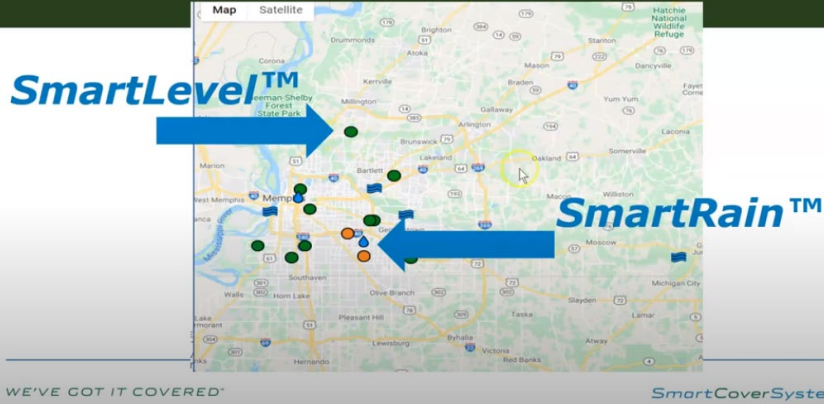
- Inflow and Infiltration cause excessive CapEx and O&M costs
- I&I can damage your collection system with eroded pipes, manholes and joints
- I&I can introduce grit and rocks to create future overflows
- I&I water must be processed with significant cost increases
- You can detect I&I at the WWTP, but identifying the source can be very difficult.
- I&I repairs can be expensive and must be prioritized for maximum ROI

FINDING I&I: THE SMART WAY

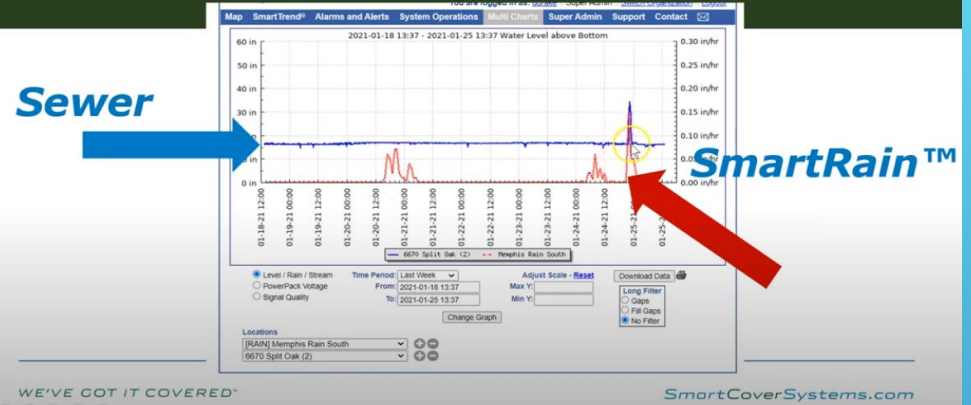


- Use existing SmartCover level sensing locations + one or more SmartRain sensors
- Run the SmartTrend I&I impact reporting tool and immediately inspect results and impact for IInsight®
- Gives you the location priorities and select sites for repair
- You can check for I&I in the last week, month or year
- Fast, low labor and accurate
- Creates a permanent written record

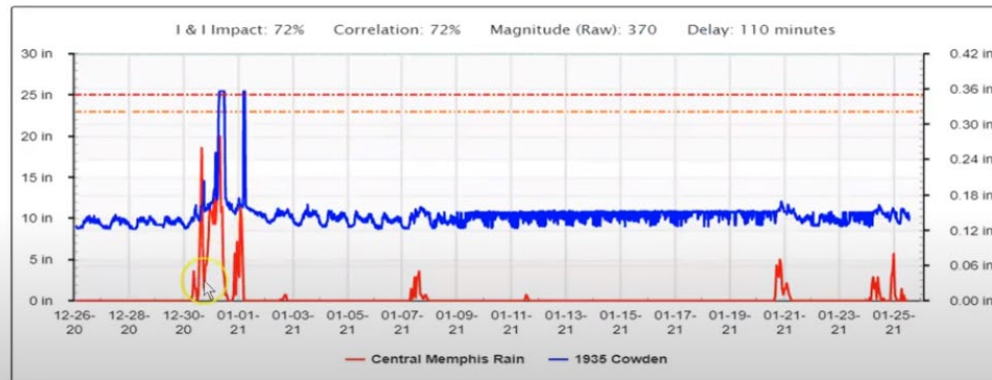
SYSTEM DEPLOYMENT



SYSTEM DEPLOYMENT: SEWER & RAIN



I&I IMPACT IInsight®



REMOTE PRESSURE MONITORS (RPM)

WATER PRESSURE DATA
THROUGHOUT THE CITY OF
MONROE CAN BE ACTIVELY AND
EFFECTIVELY MONITORED

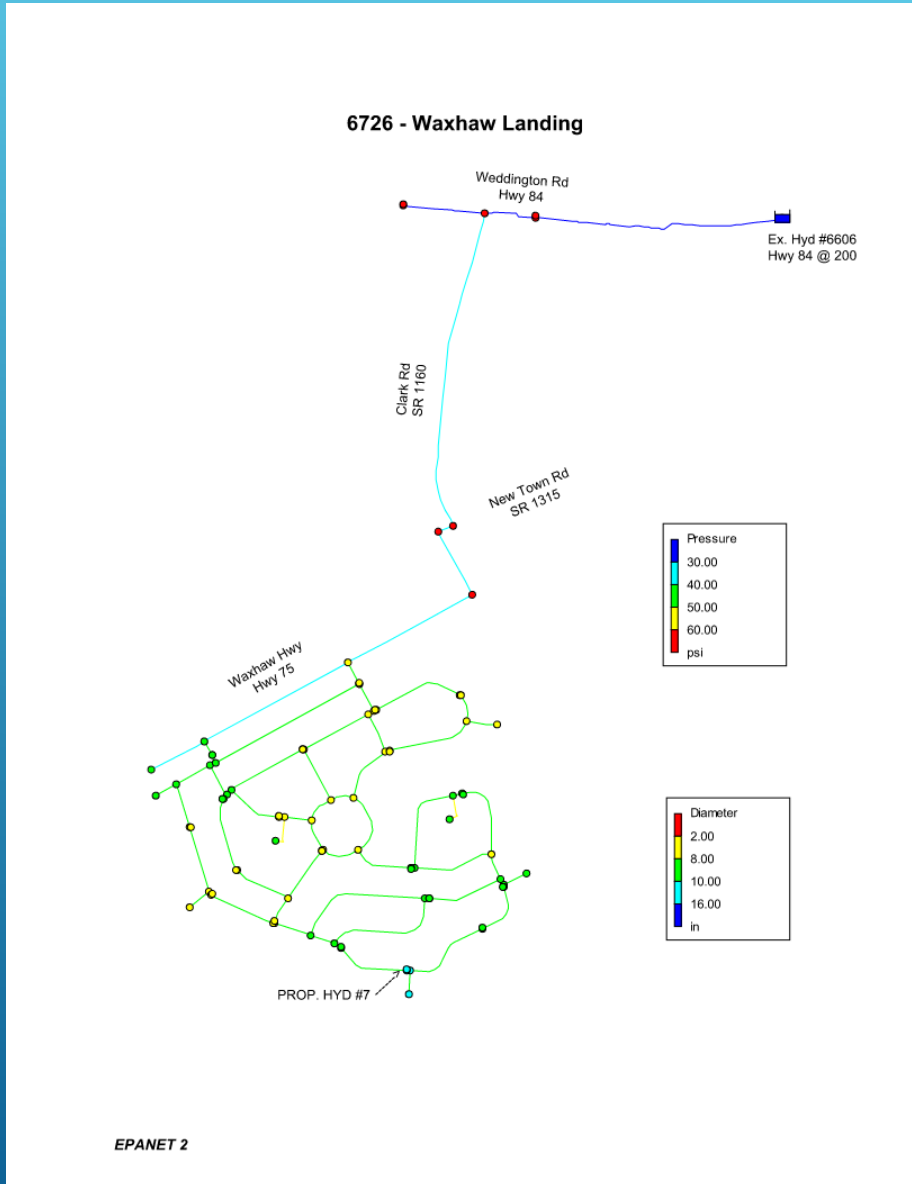


THE RPM IS INSTALLED ON FIRE
HYDRANTS ACROSS THE CITY TO
MONITOR AND COLLECT DATA.
THE RPM UNITS WILL ALLOW WR
STAFF TO MONITOR SYSTEM
PRESSURES FOR SUDDEN
CHANGES WHICH WILL AID IN
ISOLATING BREAK LOCATIONS.

WATER SYSTEM HYDRAULIC MODELING

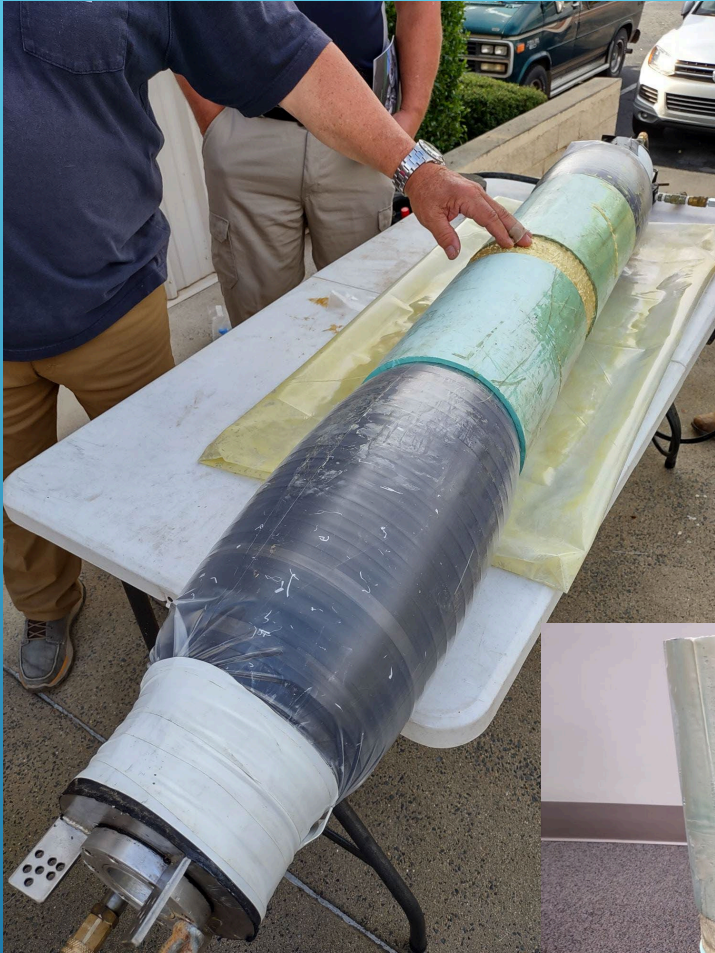
COMPUTER ANALYSIS OF THE CITY OF MONROE WATER SYSTEM TO BETTER UNDERSTAND THE OPERATIONS OF THE SYSTEM

THE WATER SYSTEM HYDRAULIC MODELING WILL TAKE INFORMATION AND DATA FOR THE ENTIRE WATER SYSTEM OF THE CITY OF MONROE AND CALCULATE SYSTEM OPERATIONS INCLUDING PRESSURES, FLOW, VOLUME AVAILABLE AND OTHER PARAMETERS. THIS INFORMATION CAN THEN BE USED TO DEVELOP PLANS, BOTH SHORT TERM AND LONG TERM, TO ENHANCE SYSTEM OPERATIONS. (THE EXHIBIT IS A SAMPLE OF A PART OF THE CITY'S SYSTEM THAT HAS BEEN MODELED.)



TRENCHLESS SEWER PIPE PATCH

SANITARY SEWER LINE REPAIR METHODOLOGY

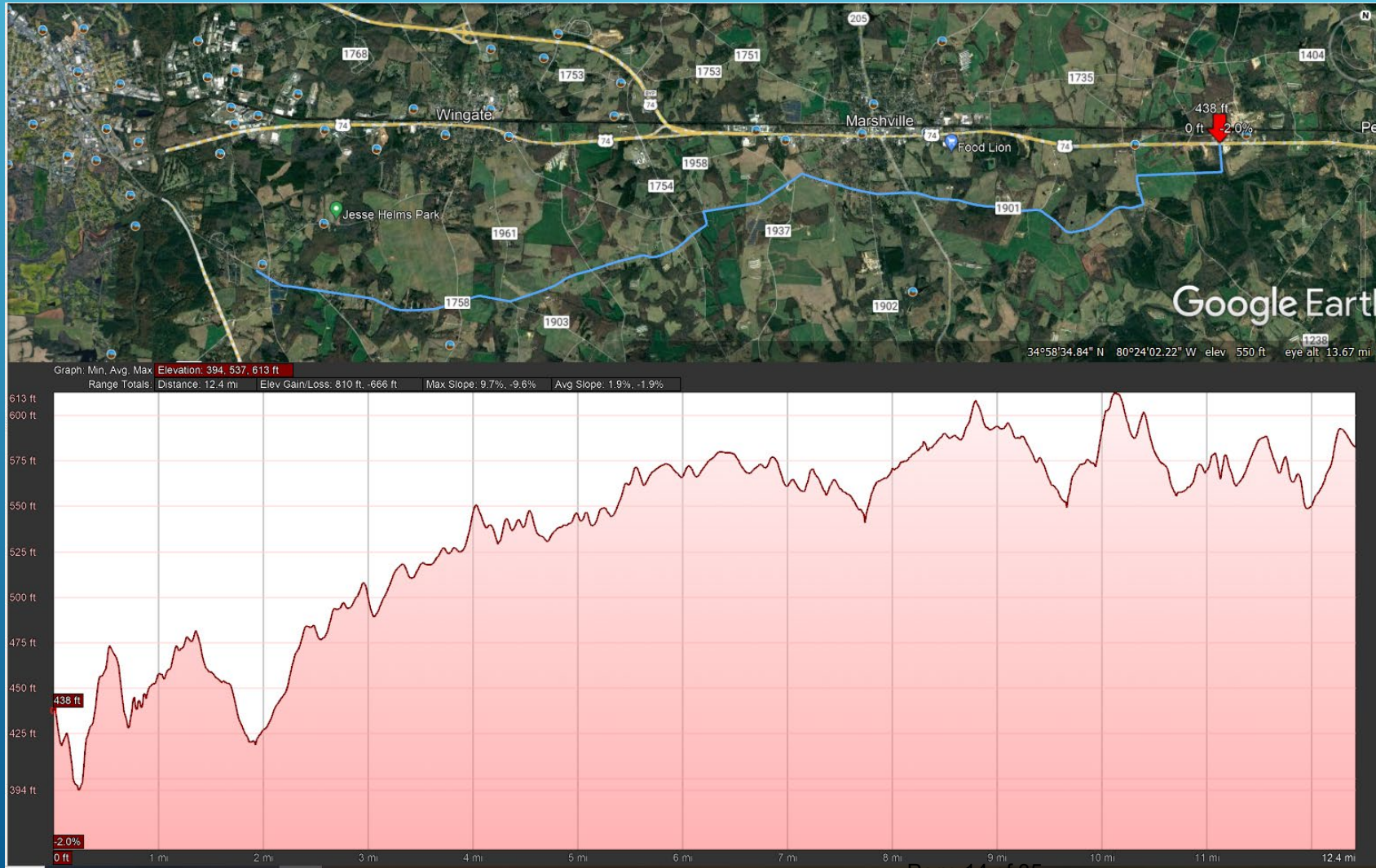


TRENCHLESS SEWER PIPE PATCH
ALLOWS FOR THE REPAIR OF SEWER
LINES WITHOUT EXCAVATION. THIS
METHOD CAN BE USED IN BUSY STREETS
OR EVEN UNDER BUILDINGS TO REPAIR
SEWER LINES AND NOT IMPACT THE
SURFACE ABOVE.

ANSON COUNTY CONNECTION INITIATIVE

CONNECTION TO THE EXISTING ANSON COUNTY WATER SYSTEM IN MARSHVILLE

CONNECTION TO ANSON COUNTY WATER SYSTEM WILL PROVIDE FOR UPWARDS OF 1.99 MILLION GALLONS PER DAY OF WATER. LINE FOR CONNECTION WOULD RUN FROM NEAR ROCK REST ELEMENTARY ON WHITESTORE ROAD TO THE EXISTING ANSON COUNTY WATER LINE NEAR THE ANSON COUNTY LINE.



UNION COUNTY CONNECTION INITIATIVE

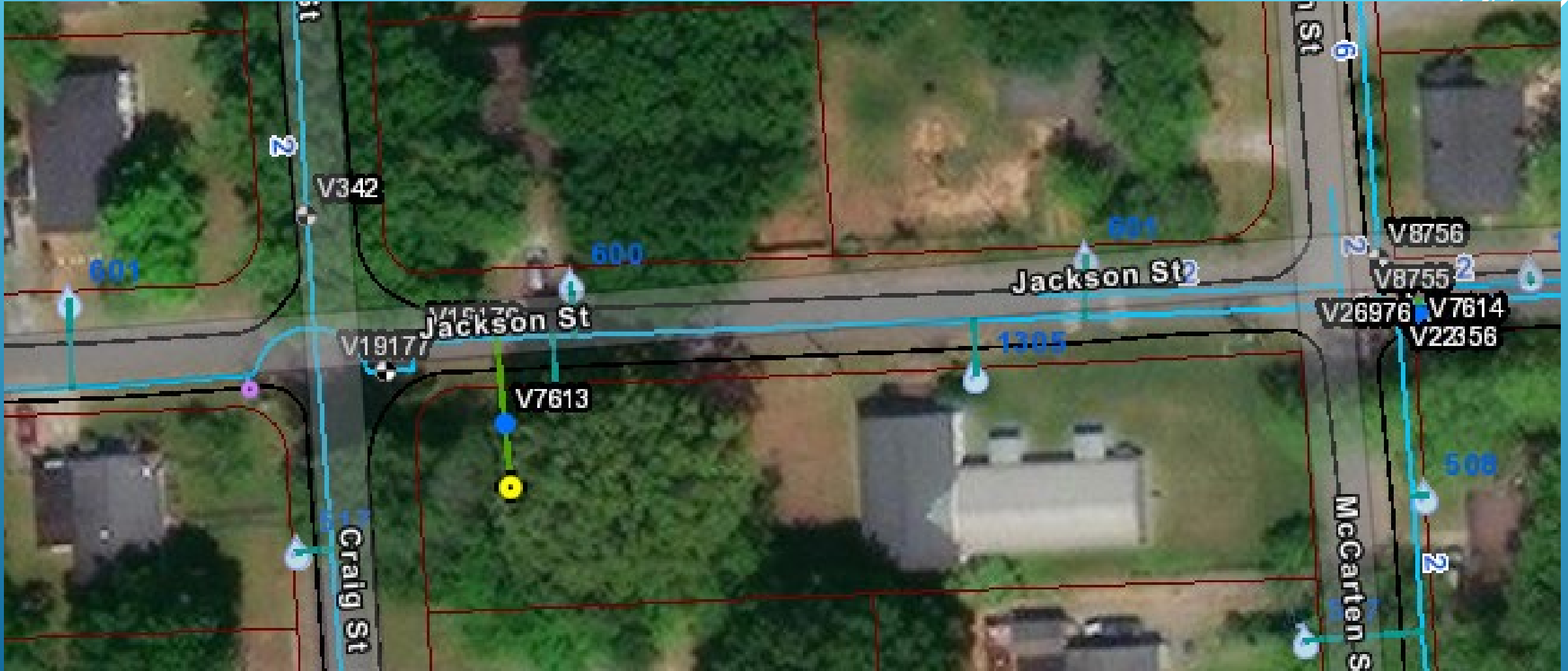
Union County Regional Water Treatment Plant



Ongoing feasibility discussions are being held between City of Monroe and Union County leadership. This future connection of 1.99 MGD (Million Gallons Per Day) must undergo an extensive technical and legal process formally known as the Interbasin Transfer (IBT) Certificate Process. The request will need to be reviewed and approved by the North Carolina Environmental Management Commission.

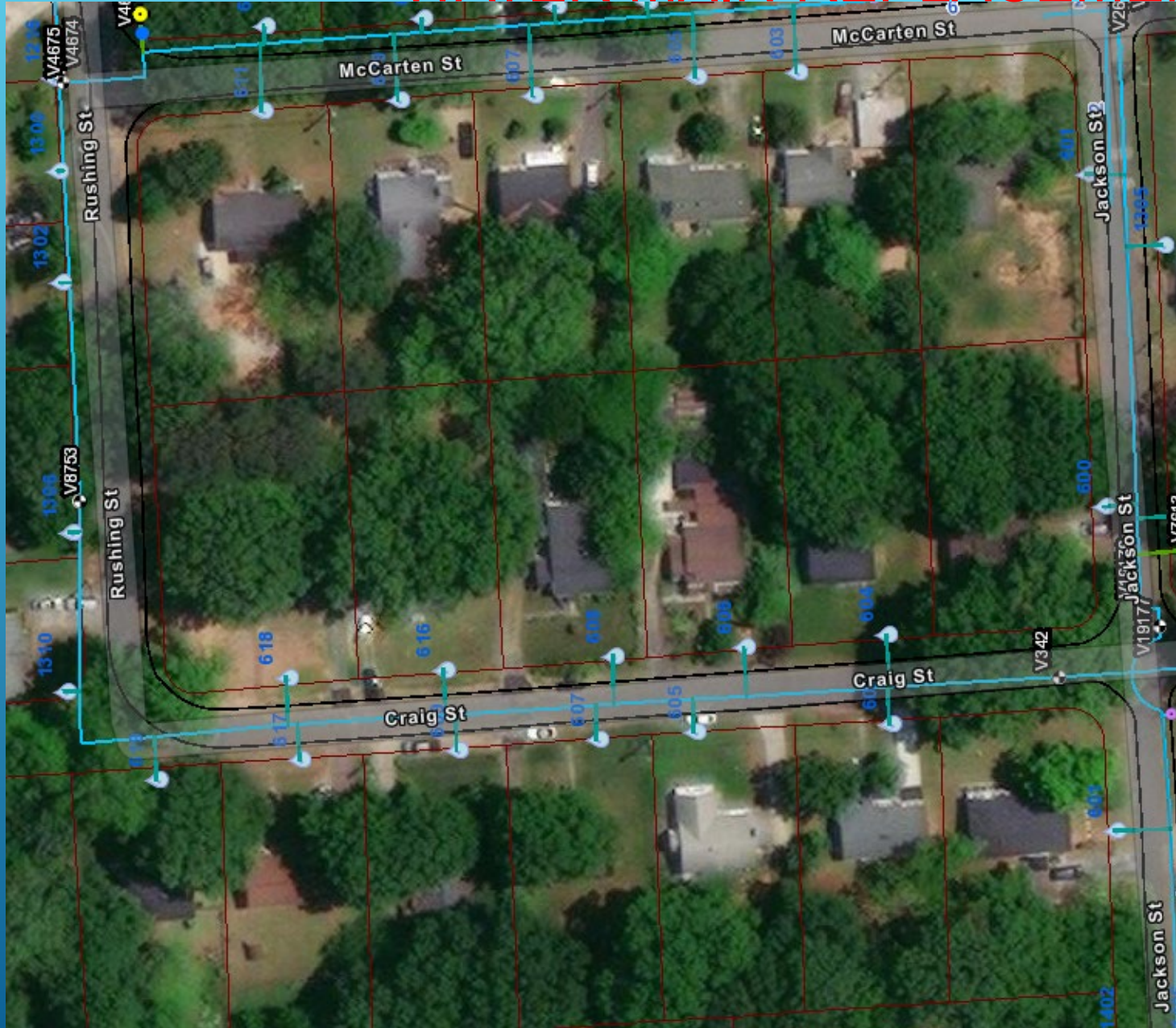
WATER MAIN REPLACEMENT

JACKSON STREET FROM CRAIG STREET TO McCARTEN STREET



321 LF OF 6-INCH CIP REPLACED WITH 6-INCH FPVC WATER MAIN

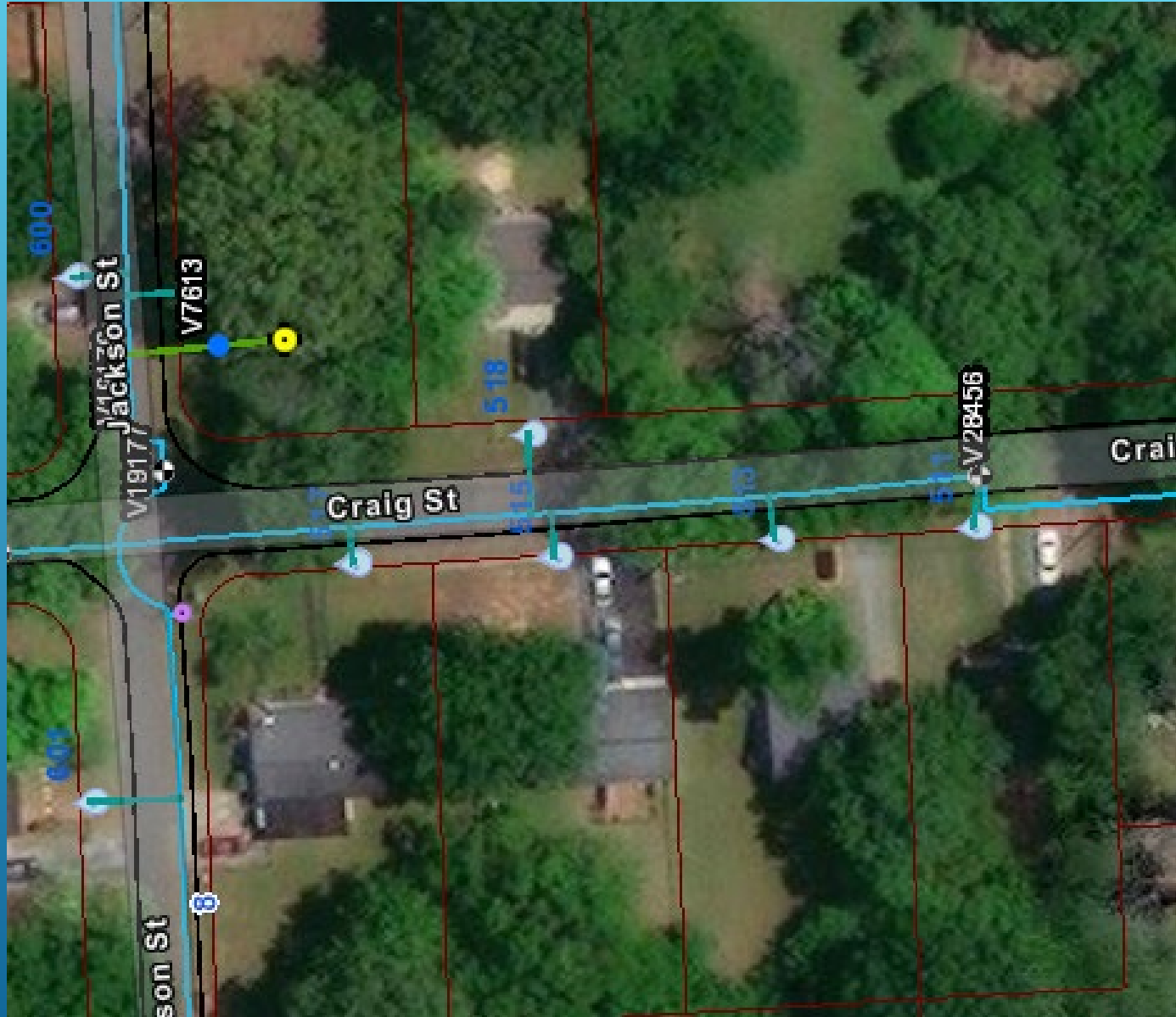
WATER MAIN REPLACEMENT



CRAIG ST FROM
JACKSON ST TO
McCARTEN STREET

634 LF 2-INCH HDPE REPLACING
2-INCH STEEL WATER MAIN

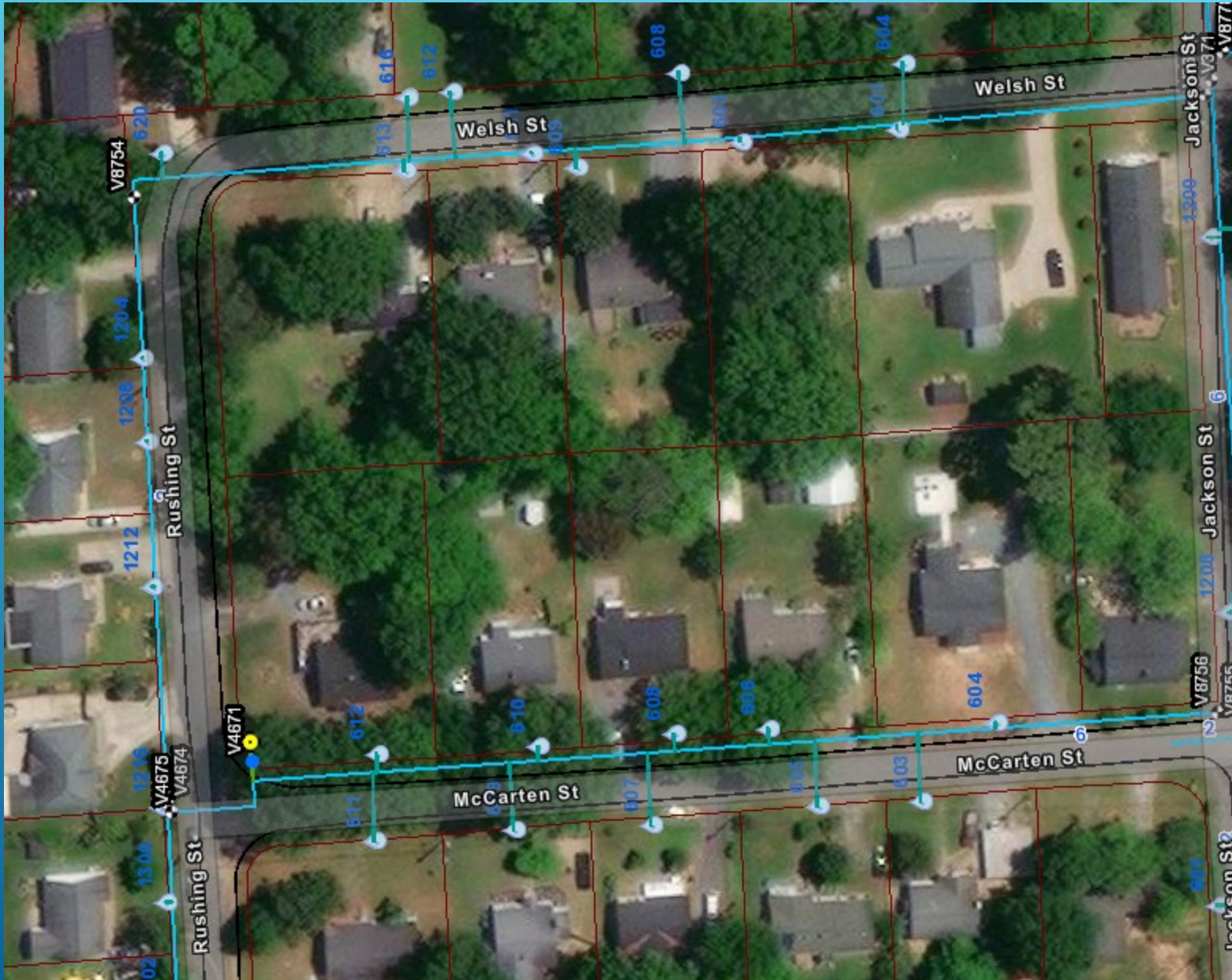
WATER MAIN REPLACEMENT



CRAIG ST FROM JACKSON
ST TO 513 CRAIG ST

263 LF 2-INCH HDPE REPLACING
2-INCH STEEL WATER MAIN

WATER MAIN REPLACEMENT



WELSH AVE FROM
RUSHING/McCARTEN
ST TO JACKSON ST

839 LF 2-INCH HDPE REPLACING
2-INCH STEEL WATER MAIN

WASTE WATER TREATMENT PLANT EXPANSION



Existing WWTP is in need of expansion to handle future flows resulting from the growth presently and anticipated for the City of Monroe.

CONSTRUCTION OF FACILITIES TO PROVIDE AN ADDITIONAL 3 MILLION GALLONS PER DAY TREATMENT CAPACITY

Expansion is anticipated to include 3 phases. Phase 1 will be for 3 MGD, phase 2 for an additional 3 MGD and the final phase will bring the new plant up to a treatment capability of 24 MGD. Depending on budgetary constraints, phase 1 and phase 2 may be combined.

Total Treatment Capacity by Phase:

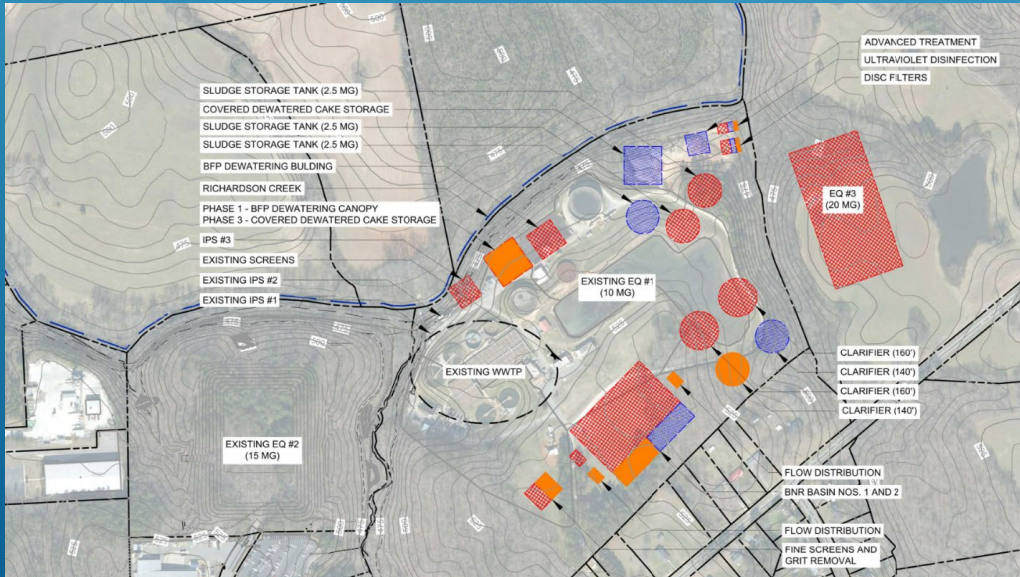
Existing – 10.4 MGD

Phase 1 – 13.4 MGD

Phase 2 – 16.4 MGD

Phase 3 – 24 MGD (existing WWTP to be decommissioned as part of this phase)

PROJECT TO INCLUDE EXISTING INFLUENT PUMP STATION UPGRADE AND BASICALLY A BRAND NEW WWTP, WITH ITS OWN EFFLUENT DISCHARGE, TO RUN CONCURRENTLY WITH THE EXISTING WWTP.



JOHN GLENN WTP RESILIENCY IMPROVEMENTS

INSTALLATION AND/OR UPGRADES TO MULTIPLE COMPONENTS CRITICAL TO THE OPERATION OF THE WTP

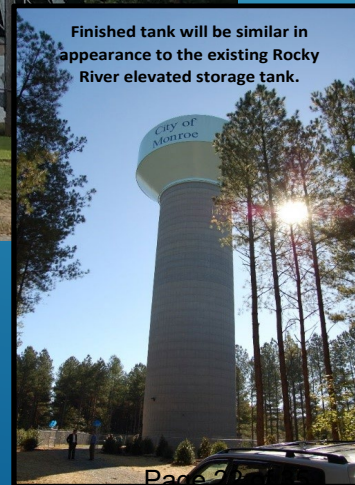


WTP 13.0 MGD=FILTER #4, CHEMICAL UPGRADE, BASIN LAUNDERER + PUMP #6 - CONSTRUCTION OF A 4TH FILTER BASIN TO INCREASE WTP CAPACITY FROM 11.0 TO 13.0 MGD. CONSTRUCTION OF ADDITIONAL CHEMICAL STORAGE CAPABILITY TO INCREASE CHEMICAL CAPACITY FROM 2 WEEK SUPPLY TO 30 DAY SUPPLY, INSTALLATION OF A 6TH FINISH WATER SUPPLY PUMP IN PUMP STATION 2 AND REPLACEMENT OF BASIN LAUNDERERS IN EXISTING BASINS. REPLACE FINISH WATER HIGH SERVICE PUMPS ELECTRICAL SYSTEMS.

NELSON HEIGHTS TANK REPLACEMENT

CONSTRUCTION OF A 1.5 MILLION GALLON ELEVATED STORAGE TANK

410 EAST SUNSET DRIVE
(INTERSECTION OF CHARLES ST.
AND E. SUNSET DR.)



Replacement of the existing Nelson Heights water tank which has reached the end of its workable life with a new 1.5 million gallons (MG) elevated storage tank. Tank replacement will also provide additional volume to the south part of the City as well as volume for future expansion of the City of Monroe to the south.

TASTE AND ODOR STUDY

Taste and Odor Study

- Seasonal water quality in the city lakes, specifically affected by high organic content, low alkalinity and high temperatures
- Nutrient over-enrichment in the lakes due to stormwater runoff
- Algae growth in the lakes, leading to periodic releases of taste and odor compounds such as MIB and Geosmin



COMPREHENSIVE STUDY OF SOURCE WATER AND EXISTING TREATMENT PROCESSES

STUDY WILL LOOK AT THE MAKE-UP OF SOURCE WATER (LAKE TWITTY) AS WELL AS EXISTING TREATMENT PROCESSES TO DETERMINE CAUSES OF TASTE AND ODOR ISSUES IN THE POTABLE WATER SYSTEM AND WHAT CAN BE DONE TO ELIMINATE IT.

RECENT T&O CONTROL EFFORTS

- Installed a lake aeration system
- In-lake treatment with copper sulfate
- Improved and expanded PAC feed system with new equipment
- Implemented a vegetative buffer maintenance program for all city lakes
- Formed a taste and odor panel

STORZ FIRE HYDRANT ADAPTERS

PROGRAM IN CONJUNCTION WITH CITY OF MONROE FIRE DEPARTMENT



STORZ FIRE HYDRANT ADAPTERS ARE DEVICES THAT ARE INSTALLED ON HYDRANTS THAT ALLOW FOR FIRE DEPARTMENT HOSE QUICK CONNECTION. THESE ARE GAINING WIDE USAGE IN THE US. THEY ARE THE SAME CONNECTION FROM FIRE DISTRICT TO FIRE DISTRICT AIDING IN ELIMINATING CONCERNS OF MIS-MATCHED THREADS.

Any Questions????





STAFF REPORT

TO: Public Enterprise Committee
VIA: Brian Borne, CMSM, MBA, BLA, City Manager
DATE: February 7, 2023
FROM: Sarah McAllister, P.E., Engineering Director
PREPARED BY: Sarah McAllister, P.E., Engineering Director
SUBJECT: Secrest Commons Request for Variance

SUMMARY STATEMENT

Patrick Murphy, PE, with R. Joe Harris & Associates, Inc. has submitted a variance request from the sight triangle requirements for the Secrest Commons subdivision entrance connection on North Carolina Highway 75. The variance request is allowed in accordance with Section 02.02.10 *Exemptions for Required Street Improvements* from the City of Monroe Standard Specifications and Detail Manual.

REVIEW

Patrick Murphy, PE, with R. Joe Harris & Associates has submitted a request for an exemption from the sight triangle requirements for the Secrest Commons subdivision entrance connection on North Carolina Highway 75. As part of their previously recorded plat for the commercial parcel located to the west of the North Carolina Highway 75 entrance, both the required 10’x70’ and the 35’x35’ sight triangles have been recorded. The developer would have to purchase easements from the adjacent property owner to obtain the required sight triangles on the east side of the North Carolina Highway 75 entrance. The offsite traffic improvements required by the North Carolina Department of Transportation (NCDOT) include a protected westbound left turn lane with concrete medians into the subdivision from North Carolina Highway 75. This turn lane and concrete medians make the exit onto North Carolina Highway 75 a right out only. Mr. Murphy’s argument for the variance is that the sight triangles on the east side of the entrance are not needed since vehicles will not be able to make a left turn and therefore, will only need adequate sight distance to see the oncoming east bound traffic which is protected by the recorded sight triangles on the west side of the connection. A map of the entrance to North Carolina Highway 75 is attached with notes regarding the variance request.

The requested variance has been reviewed by Engineering staff. Staff recommends the sight triangle variance for the east side of the North Carolina Highway 75 entrance be granted. No other deviation is proposed or recommended from the City of Monroe Standard Specifications and Detail Manual.

RECOMMENDATION

Staff recommends the Public Enterprise Committee concur with the variance request to waive the sight triangle requirement for the east side of the entrance onto North Carolina Highway 75 for the Secrest Commons subdivision.

Attachments:

Variance Request from Patrick Murphy, PE

Final Plat for 09-321-004-90 & 09-321-004-80

Map of Secrest Commons entrance on NC Highway 75



R. Joe Harris & Associates, Inc.

1186 Stonecrest Blvd., Tega Cay, S.C. 29708
(803) 802-1799

January 19, 2023

Attn: Sarah McAllister, P.E.
City of Monroe
Director of Engineering
300 W. Crowell Street
Monroe, North Carolina 28112

Re: Secret Commons - Tract 1
Hwy 75 Subdivision Entrance – Request for Variance
City of Monroe, North Carolina

RJH Ref. No.: 2818

Ms. McAllister:

On behalf of Forestar Group Inc., we would like to formally request a variance for our Secret Commons Tract 1 project, located southeast of the intersection of Hwy 75 & Hwy 200.

We have a subdivision entrance that connects north, out to Hwy 75, just east of the Hwy 200 overpass. As part of the standard City of Monroe design specifications, where the new R/W for the subdivision entrance road connect out to Hwy 75, a City 35'x35' sight triangle and an NCDOT 10'x70' sight triangle are required on both sides of the intersection, for the purposes of a vehicle exiting the subdivision to have a clear line of sight for eastbound & westbound approaching vehicles when making a left or right hand turn onto Hwy 75.

As part of the previously recorded plat for the commercial parcel located to the west of our Hwy 75 entrance (parcel #09321004E), both sight triangles already exist. A copy of that portion of the plat has been provided for reference. However, on the east side of our entrance road, we are up against the property line and the need for the sight triangles would require purchasing easements from the adjoining property owner.

We would like to request a variance to the requirement for the sight triangles on the east side of the entrance. An exhibit has been provided to help provide some illustration on the variance request. With the traffic improvements that are required along Hwy 75 associated with the approval of the subdivision, the work will result in concrete medians being installed in the middle of Hwy 75 in order to create a protected westbound right turn lane off Hwy 75 and into the subdivision. By virtue of having those medians installed, it will eliminate any ability for full traffic movement coming out of the subdivision. As a vehicle approaches Hwy 75, they will not be able to make a left hand turn out of the subdivision. The purpose of the sight triangles on the east side would be for that exiting vehicle to have visibility on the westbound approach before

making that left hand turn. Since the left hand turn will be rendered impossible due to the medians, we feel that the need for those sight triangles is no longer necessary.

It is for this reason that we would like to request a variance to allow the record plat for this project be allowed to move forward without the need for the sight triangles. If you should have any questions or require any additional information, please feel free to contact me at (803) 802-1799 or via email at pmurphy@rjoeharris.com.

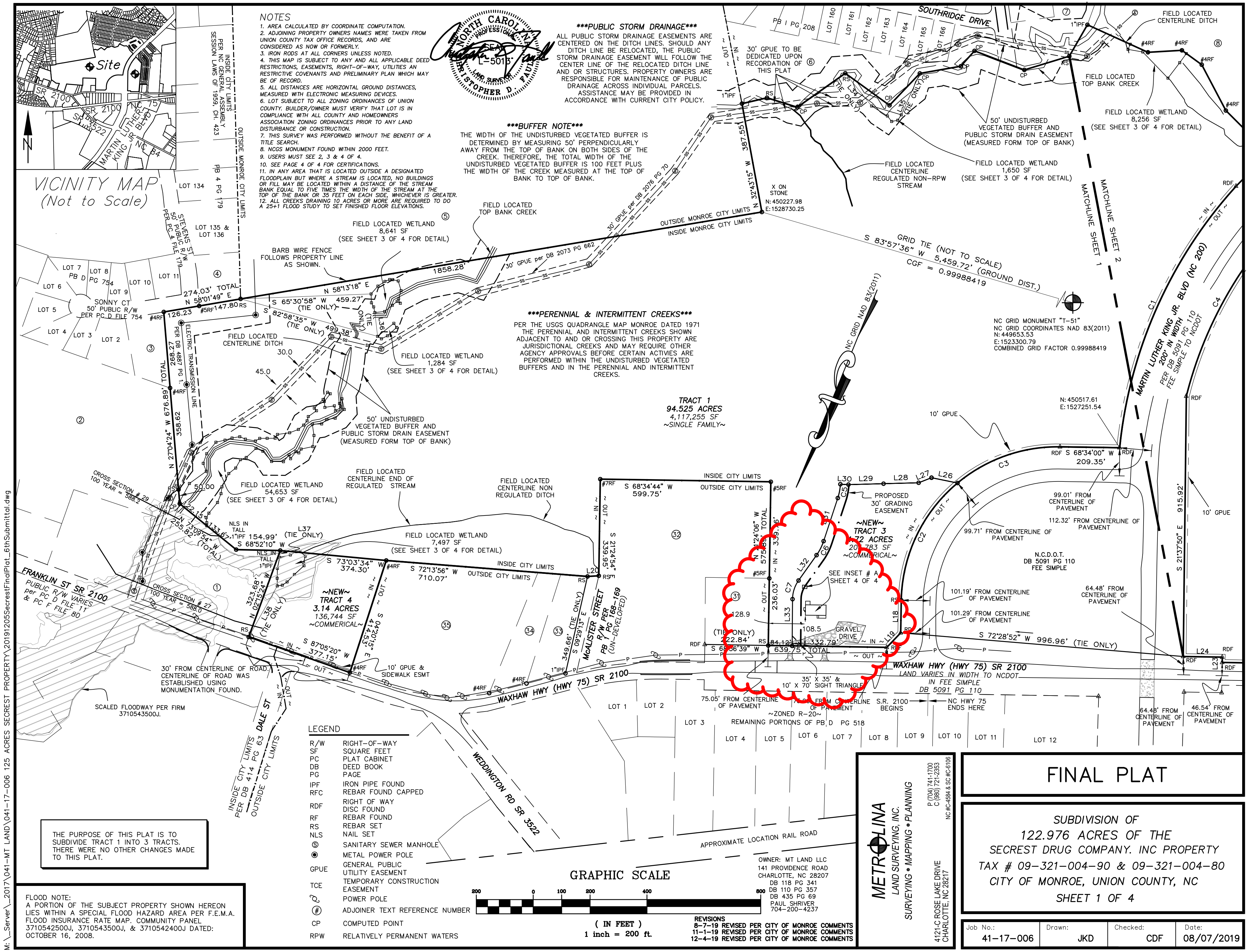
Sincerely,

R. JOE HARRIS & ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'P. Murphy', is written over the printed name below.

Patrick Murphy, P.E.

Engineering Department Manager



NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF UNION COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. USERS MUST SEE 2, 3 & 4 OF 4.
10. SEE PAGE 4 OF 4 FOR CERTIFICATIONS.
11. IN ANY AREA THAT IS LOCATED OUTSIDE A DESIGNATED FLOODPLAIN BUT WHERE A STREAM IS LOCATED, NO BUILDINGS OR FILL MAY BE LOCATED WITHIN A DISTANCE OF THE STREAM BANK EQUAL TO FIVE TIMES THE WIDTH OF THE STREAM AT THE TOP OF THE BANK OR 35 FEET ON EACH SIDE, WHICHEVER IS GREATER.
12. ALL CREEKS DRAINING 10 ACRES OR MORE ARE REQUIRED TO DO A 25+1 FLOOD STUDY TO SET FINISHED FLOOR ELEVATIONS.



*****PUBLIC STORM DRAINAGE*****

ALL PUBLIC STORM DRAINAGE EASEMENTS ARE CENTERED ON THE DITCH LINES. SHOULD ANY DITCH LINE BE RELOCATED, THE PUBLIC STORM DRAINAGE EASEMENT WILL FOLLOW THE CENTER LINE OF THE RELOCATED DITCH LINE AND OR STRUCTURES. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PUBLIC DRAINAGE ACROSS INDIVIDUAL PARCELS. ASSISTANCE MAY BE PROVIDED IN ACCORDANCE WITH CURRENT CITY POLICY.

*****BUFFER NOTE*****

THE WIDTH OF THE UNDISTURBED VEGETATED BUFFER IS DETERMINED BY MEASURING 50' PERPENDICULARLY AWAY FROM THE TOP OF BANK ON BOTH SIDES OF THE CREEK. THEREFORE, THE TOTAL WIDTH OF THE UNDISTURBED VEGETATED BUFFER IS 100 FEET PLUS THE WIDTH OF THE CREEK MEASURED AT THE TOP OF BANK TO TOP OF BANK.

*****PERENNIAL & INTERMITTENT CREEKS*****

PER THE USGS QUADRANGLE MAP MONROE DATED 1971 THE PERENNIAL AND INTERMITTENT CREEKS SHOWN ADJACENT TO AND OR CROSSING THIS PROPERTY ARE JURISDICTIONAL CREEKS AND MAY REQUIRE OTHER AGENCY APPROVALS BEFORE CERTAIN ACTIVITIES ARE PERFORMED WITHIN THE UNDISTURBED VEGETATED BUFFERS AND IN THE PERENNIAL AND INTERMITTENT CREEKS.

TRACT 1
94.525 ACRES
4,117,255 SF
~SINGLE FAMILY~

LEGEND

R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
IPF	IRON PIPE FOUND
RFC	REBAR FOUND CAPPED
RDF	RIGHT OF WAY DISC FOUND
RF	REBAR FOUND
RS	REBAR SET
NLS	NAIL SET
⊙	SANITARY SEWER MANHOLE
⊙	METAL POWER POLE
⊙	GENERAL PUBLIC UTILITY EASEMENT
GPUE	TEMPORARY CONSTRUCTION EASEMENT
TCE	EASEMENT
⊕	POWER POLE
#	ADJOINER TEXT REFERENCE NUMBER
CP	COMPUTED POINT
RPW	RELATIVELY PERMANENT WATERS

GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

VICINITY MAP
(Not to Scale)

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710542500J, 3710543500J, & 3710542400J DATED: OCTOBER 16, 2008.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1 INTO 3 TRACTS. THERE WERE NO OTHER CHANGES MADE TO THIS PLAT.

METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING

P (704) 741-1700
C (800) 721-2353
NC #C-4584 & SC #C-0105

4121-C ROSE LAKE DRIVE
CHARLOTTE, NC 28217

FINAL PLAT

SUBDIVISION OF
122.976 ACRES OF THE
SECRET DRUG COMPANY, INC PROPERTY
TAX # 09-321-004-90 & 09-321-004-80
CITY OF MONROE, UNION COUNTY, NC
SHEET 1 OF 4

Job No.: 41-17-006	Drawn: JKD	Checked: CDF	Date: 08/07/2019
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M:\Server\2017\041-MT LAND\041-17-006 125 ACRES SECRET PROPERTY\20191205\SecretFncalPlat_6thSubmittal.dwg

Location where additional sight triangles are being requested, which would result in needing an easement from the adjoining property owner. Sight triangles on this side would be for an exiting vehicle to see oncoming westbound vehicles before making a left-hand turn out of the subdivision. No left-hand movement is allowed due to the concrete medians and thus we do not feel the sight triangles on the right side of the entrance are warranted.

Blue area represents poured concrete medians as part of the Hwy 75 traffic improvements

Westbound vehicle

Vehicle making a westbound left turn into subdivision

Eastbound vehicle

HWY 75

DILL JAMES M
& DEBOLI HOLLY D
DB. 7362 PG. 0467
PARCEL # 09313013

Recorded sight triangles on existing commercial parcel

Vehicle exiting the subdivision needs sight triangles on the left to see eastbound approach vehicles in order to make a right-hand turn. Due to concrete medians, there are no left-hand turns allowed out of the subdivision.

COMMERCIAL PARCEL

Secret Commons subdivision entrance



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian J. Borne, City Manager

DATE: February 7, 2023

FROM: Scott E. Clark, Water Resources Director

PREPARED BY: Rich Riser, Water Resources Engineering Manager

SUBJECT: Call for Public Hearing to consider an Infrastructure Agreement (IA) with Liquid Management, LLC, owner and developer of the Rocky River Crossing development

SUMMARY STATEMENT

This is a request that the Public Enterprise Committee (PEC) approve a call for a public hearing to be added to the City Council February 14, 2023 meeting agenda. If approved, the public hearing will be held on March 14, 2023 to consider an Infrastructure Agreement with owner and developer of the Rocky River Crossing development, Liquid Management, LLC, for the Unionville Indian Trail pump station upgrade and force main to serve the development.

REVIEW

In 2006 staff developed a policy regarding developer funded off-site water and sewer main extensions to provide an opportunity for cost sharing and equity between developers and land parcels that might benefit from said extension. The policy was presented to the then Environment and Water Resources Committee, approved by City Council, and signed by the City Manager. This policy allows the City to enter into IAs with a developer who is extending off-site utilities to potentially recapture a pro-rated share of the costs. Payment between developers only occurs if undeveloped parcels subsequently develop, and voluntarily connect to or utilize the capacity in the installed off-site utilities. No city funds are involved in the agreement. To date the city has entered into two IA's and only one is still active (LGI Homes, Stratford Subdivision).

On 7/13/21 City Council approved rezoning to Conditional District Rocky River Crossing for the property located at 3626, 3730 and 3616 Lacee Paige Road. The Developer's approved conditional district rezoning is to develop 360 market rate apartments, a 150-room hotel and a 90,000 square foot climate controlled storage facility.

Staff is requesting that the Public Enterprise Committee approve a call for public hearing (to be held on March 14, 2023) be included as part of the City Council February 14, 2023 meeting agenda. The public hearing is to consider an Infrastructure Agreement with Liquid Management, LLC for the required Unionville Indian Trail pump station upgrade and force main.

RECOMMENDATION

Staff recommends that PEC approve a call for public hearing (to be held on March 14, 2023) be included as part of the City Council February 14, 2023 meeting agenda.



STAFF REPORT

TO: Public Enterprise Committee

VIA: Brian J. Borne, City Manager

DATE: February 7, 2023

FROM: Scott E. Clark, Water Resources Director

PREPARED BY: Rich Riser, Water Resources Engineering Manager

SUBJECT: Call for Public Hearing to consider a Developer Agreement for the Rocky River Crossing Development located at 3626, 3730 and 3616 Lacey Page Rd.

SUMMARY STATEMENT

This is a request that the Public Enterprise Committee (PEC) approve a call for a public hearing to be added to the City Council February 14, 2023 meeting agenda. If approved, the public hearing will be held on March 14, 2023 to consider a Developer Agreement to restrict the quantity of sewer permitting and water meter sets until all required Unionville Indian Trail pump station upgrades are completed by Liquid Management, LLC, the Developer, and certified for operation by all regulatory agencies.

REVIEW

On 7/13/21 City Council approved rezoning to Conditional District Rocky River Crossing for the property located at 3626, 3730 and 3616 Lacey Paige Road. The Developer’s approved conditional district rezoning is to develop 360 market rate apartments, a 150-room hotel and a 90,000 square foot climate controlled storage facility.

Liquid Management, LLC, the Developer, is requesting sewer service through use of the available reserve capacity existing at the Unionville Indian Trail pump station (a.k.a. Rocky River Road pump station) located at 2307 W. Unionville Indian Trail Road. The reserve capacity is being held for future service to single family residential sites that were in place at the time the pump station was permitted during the annexation of property during the 1999-2001 timeframe.

Terms of the Conditional District approval requires the Developer to participate in the next upgrades to the Unionville Indian Trail pump station to include providing full sewer service for the entire Rocky River Crossing development as rezoned on 7/13/21.

The Developer is requesting use of the existing reserve capacity of a flow of 23,688 gallons per day which is equivalent to 65.8 3-bedroom single family homes.

Staff is requesting that the Public Enterprise Committee approve a call for public hearing (to be held on March 14, 2023) be included as part of the City Council February 14, 2023 meeting agenda. The public hearing is to consider an agreement which will allow sewer permitting and water meter sets in two (2) phases as follows: Phase 1 - for any combination of up to 5 apartment buildings encompassing 12 1-bedroom and 12 2-bedroom units each and the service to the proposed amenity center for the development; and Phase 2- Unionville Indian Trail pump station upgrades must be completed and certified for operation to provide full service for the entire Rocky River Crossing development before the remainder of the Rocky River Crossing development can be permitted for sewer and water.

RECOMMENDATION

Staff recommends that PEC approve a call for public hearing (to be held on March 14, 2023) be included as part of the City Council February 14, 2023 meeting agenda.