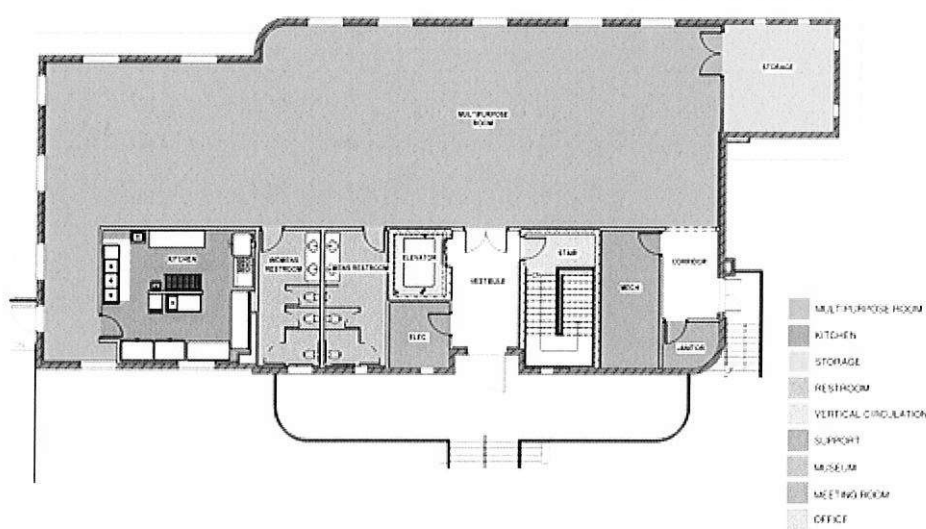
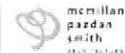


PROPOSED LEVEL 2



Accessible restrooms.
Code compliant interior stair.
Elevator
Assembly area for 120+
Catering/warming kitchen
Finish upgrades
New Furniture, technology



STATEMENT OF PROBABLE COST

\$3,532,363.00	Construction Cost (inclusive of Construction Mgmt & Contingencies)
\$75,000.00	HazMat Abatement Allowance
\$389,000.00	(FFE) (Inclusive of Kitchen Equipment, Furniture, Technology)
\$40,000.00	Owner Soft Costs (survey, testing, permits, etc)
\$212,000.00	Design Fees (6%)
\$4,248,363.00	Total Project Costs

Edneyville Elementary Sewer

The Board directed staff to perform a rate study for the Edneyville Sewer Project. WGLA Engineering with Raftelis Financial Consultants was retained to complete the study. Will Buie, with WGLA Engineering, and Will Kerr, with Raftelis Financial Consultants, presented the Board with the findings of the study.

Edneyville Sewer Summary

- ◆ County completed Preliminary Engineering Report with KCI in July 2021.
- ◆ Report identified numerous options for providing sewer service to the area ranging in cost from \$2 million - \$60 million +/-.
- ◆ State budget has allocated \$12.7 million in funding for the project.

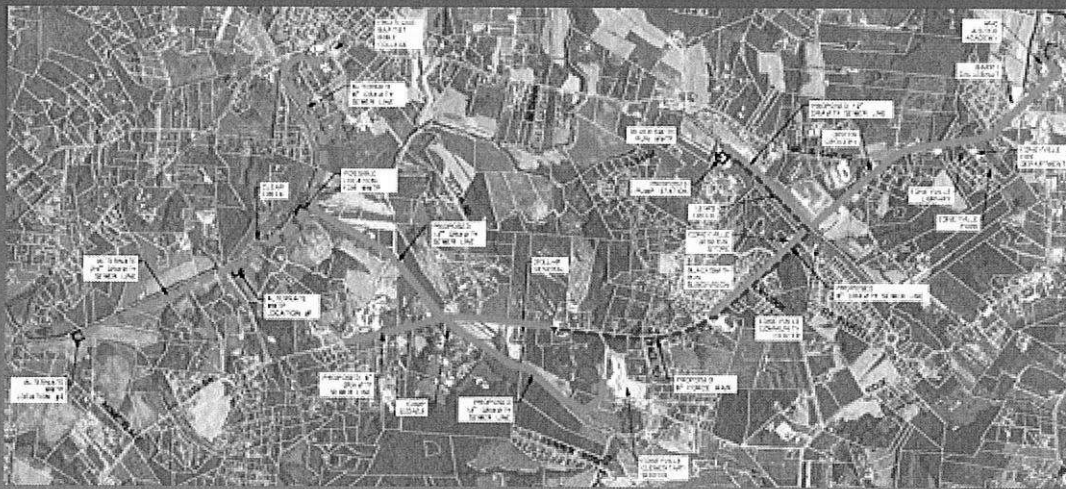
WGLA Engineering was engaged in late 2021 to:

- ◆ prepare updated project cost estimates and layouts for the KCI option 5A.
- ◆ identify likely users for the initial system.
- ◆ work with Raftelis (financial consultant) to prepare an initial rate study/analysis to financially support the proposed system.

Edneyville Sewer Study Area



Edneyville Sewer Option 5A (Alternate WWTP Locations)



Edneyville Sewer Estimated Costs

- ◆ Updated option 5A overall estimated project cost
-\$14.0 million
- ◆ Gravity Sewer Service to Fruitland
-\$1.3 million
- ◆ Updated option 5A with WWTP at Alternate Location #1
- \$17.6 million (includes gravity sewer to Fruitland)
- ◆ Updated option 5A with WWTP at Alternate Location #2
- \$20.6 million (includes gravity sewer to Fruitland)

Edneyville Sewer Likely Users

- ◆ List of Likely Customers: County/Public Facilities and Private Users
- ◆ Estimated Average Daily Flow: 71,253 GPD
- ◆ Peaking Factor for Flow: 106,880 GPD
- ◆ Account for Natural Growth (assume 1.5%/Year)
- ◆ Treatment Facility Would Likely Be 150,000 GPD Expandable in 150,000 Gallon Increments
- ◆ Discharge Permit Would Likely be 450,000 GPD

Edneyville Sewer Annual Revenue Requirement

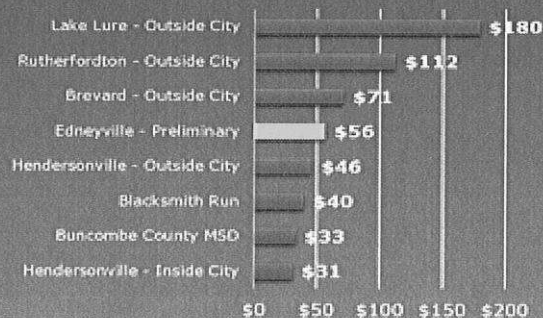
- **Operating Costs**
 - Annual recurring cost
 - Roughly \$100,000 per year
 - + 10% O&M Contingency
- **Capital Costs**
 - New system so immediate R&R needs should be low
 - Free cash flow and building a reserve are critical for financial sustainability
 - Proposed roughly \$50,000 annual reserve contribution
 - Can be used for unforeseen expenses or future R&R

Description	Annual Cost
Pump Station Maintenance (inspection, power, etc.)	\$ 20,000
Contract Operation of WWTF	30,000
WWTF Power, Chemicals, etc.	20,000
Inspections & Maintenance of Collection System	20,000
Annual Equipment Repairs & Maintenance	5,000
Billing Cost	10,000
O&M Contingency (10%)	10,500
Capital/Reserve Contribution	50,000
Total	\$165,500

Edneyville Sewer Rate Considerations

- Monthly fixed charge and volumetric charge
 - Volume charge based on water consumption
- Preliminary rate calculation
- *Key: Balance long term financial sustainability with impact to customers*

Local/Regional Sewer Service Benchmarking (4,000 Gal Customer)



Summary/Next Steps

- Commissioners select project scope
- Meet with NCDEQ to discuss a possible discharge permit to Clear Creek.
- Based on feedback from NCDEQ, officially request speculative limits for a new discharge to Clear Creek.
- Begin alternatives analysis and environmental studies necessary for permit application submittal.
- Submit NPDES permit request.

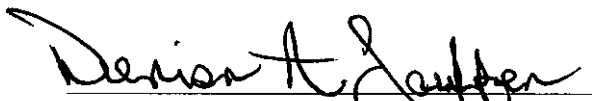
Chairman Lapsley emphasized that the decision this Board makes is a big decision for our community. Vice-Chair McCall asked the Edneyville residents that were members of the audience to make a statement. Fred Pittillo, an Edneyville Resident, stated that if the County does not do something regarding the sewer, he foresees the City of Hendersonville sewer creeping closer to Edneyville. He stated that Fletcher and Mills River are already taken care of with water and sewer availability. He feels this is a critical time now with what happens in those communities.

Vice-Chair McCall made the motion to move forward with the preliminary work required for County Engineer Jones to return to the Board with a proposed scope for an American Recovery Plan Act-compliant project using Option 5A as presented, using the Option 2 location for the treatment facility.

Chairman Lapsley stated that this was a big day for Henderson County.

Commissioner Discussion

ADJOURN



Denisa A. Lauffer, Clerk to the Board

William Lapsley, Chairman