

November 15, 2023

Mr. Todd noted that Staff have been working on decoupling the Detention Facility from the Courthouse per the Board's direction. The architects have provided a new schedule that has been vetted by County Staff and provided to Haskell/Cooper for review. The estimate is to be able to reduce the time-line on Detention by five month. Inflation does appear to be leveling out nationwide, but being able to procure items earlier should result in cost savings.

The architects are also beginning their work on strategies to reduce the scope of the Courthouse. Mr. Todd will work with the architects as well as Vice-Chair Edney and Commissioner Lapsley – who were previously tasked with this project - in the coming weeks as that work is being done.

Vice-Chair Edney questioned the HVAC systems that are being installed at the schools, and whether the bids include air purification systems such as have been installed at the Human Services Building and 95 Courthouse. Staff noted that we have generally followed the specifications from HCPS and BRCC, but can certainly accommodate the Board's wishes. *Vice-Chair Edney made the motion to include such systems, as an alternate, in future bids.* Following discussion, it was the consensus of the Board to get more information and have additional discussion at the next meeting, and Vice-Chair Edney withdrew his motion.

Selection for Engineering Services Clear Creek (Edneyville) Sewer Design

As directed by the Board with the allocation of funding, staff released a Request for Qualifications (RFQ) for engineering services to survey, design, acquire right of way, permit, bid, and administer construction for the collection system and possibly a wastewater treatment plant (WWTP). Services for the WWTP are contingent on NC Division of Environmental Quality approving the discharge permit. NCDEQ's decision on the permit should occur during the first quarter of CY2024.

In accordance with NC General Statute 143-64.31 (Procurement of Architectural, Engineering, and Surveying Services), staff developed a RFQ and on October 20, 2023, posted it on the County's website, and advertised on local newspapers. The responses were received by 1:00pm on November 2, 2023. The RFQ was compliant with the American Rescue Plan Act (ARPA).

Staff received a Statement of Qualifications (SOQ) from WGLA Engineering. Based on the SOQ and extensive experience with the firm, staff recommend the Board select WGLA Engineering for engineering services for the Clear Creek sewer collection system and WWTP. The SOQ for WGLA Engineering is available at the County's RFP/RFQ webpage and at the Office of the County Engineer.

Upon Board approval of selection, staff will negotiate an agreement with the firm and bring the agreement back to the Board for approval. Initially, an agreement for the collection system only will be presented to the Board for approval. With an approved discharge permit, staff will bring a supplementary agreement to the Board for the WWTP. The Board has allocated \$22,000,000 of ARPA funding to the project. The ARPA funding deadline is December 31, 2026 and will require an aggressive schedule; the firm has proposed a schedule to meet this deadline.

Approved:

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Clear Creek Sewer (Edneyville) Update

- 2017-2022: community impact study, public hearings, rate study, preliminary engineer reports
- June 2022- March 2024: National Pollution Discharge Elimination System (NPDES) permit application with State ARPA funds.
- October 2024: NPDES funding deadline revised to June 30, 2024.
- November 2023: Broad selection of engineering firm for WWTP and collection system design.

74

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74

Vice-Chair Edney made the motion that the Board approve the selection of WGLA Engineering, PLLC as the most qualified responding firm to provide engineering services for the Clear Creek sewer collection system and wastewater treatment plant, and direct Staff to negotiate a lean contract with them. All voted in favor and the motion carried.

County Comprehensive Plan Update

After receipt of the draft 2045 Comprehensive Plan from the Planning Board, on December 5th 2022, the Board of Commissioners has been conducting a thorough review of the draft plan. As part of that process the Board of Commissioners wish to review the Future Land Use Map.

The Board directed staff to breakdown the current draft map into smaller geographic areas for review. The Board of Commissioners will discuss each region of the county specifically as part of their review.

2045 Comprehensive Plan

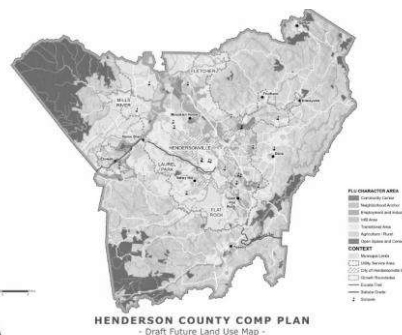
Henderson County Board of Commissioners
November 15, 2023

Future Land Use Map Exercise

- After the November 6th meeting, staff provided the Board with the inset maps with the proposed character areas to assist in the review process.
- Staff received the Dana area map from the commissioners.
- In review of those maps, it appears they are only a handful of suggested revisions.

Next Steps

- The changes the Board previously approved are incorporated into the current draft Future Land Use Map in a GIS layer.
- Request Board consensus on changes presented today for incorporation into the current draft map.
- If the Board is ready, staff will incorporate all changes and provide Board with an updated, physical map for approval and then can move forward with updating and adopting the draft comprehensive plan.



Approved: