



# Pender County

## Agenda

**Budget Retreat Meeting**  
**Friday, March 15, 2024 @ 9:00 AM**  
**Hampstead Annex**  
**15060 Highway 17, Hampstead, NC, 28443**

	Presenter	Page
1. BREAKFAST AND OPEN DISCUSSION 9:00AM-9:30AM		
2. CALL TO ORDER		
3. FY 2024-25 THROUGH FY 2028-29 CAPITAL IMPROVEMENT PLAN (CIP) 9:30AM-10:30AM		
3.1. Pender County Utilities	Colon	3 - 38
<ul style="list-style-type: none"> <li>• Scotts Hill Water Tower</li> <li>• US 421 Sewer Extension</li> <li>• Water Treatment Plant</li> <li>• Western Pender Water Distribution Expansion</li> <li>• Pender Commer Park Wastewater Treatment Plant Expansion</li> <li>• Raw Water Purchase from Lower Cape Fear Water Authority</li> <li>• PCU Office and Warehouse Facilities</li> <li>• Meter Change-outs</li> <li>• Convenience Center Upgrades</li> </ul>		
<a href="#">Pender County Utilities - Pdf</a>		
4. 5-YEAR FINANCIAL FORECAST 10:30AM-12:00PM**		
4.1. General Fund	Davenport and Associates	
5. 5-YEAR FINANCIAL FORECAST 12:00PM-2:00PM		
5.1. Pender County Utilities	Davenport and Associates	
6. FEDERAL AND STATE LEGISLATIVE AGENDA 2:00PM-3:00PM		
6.1. Enter into Closed Session Pursuant to NCGS § 143 318.11(A)(3) Attorney Client Privilege	Andrews, Buffkin	
7. ADJOURNMENT		

\*\*Working Lunch





## Pender County Pender County Utilities

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**TO:** Board of County Commissioners  
**FROM:** Anthony Colon  
**DATE:** March 15, 2024  
**SUBJECT:** Pender County Utilities

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**SUMMARY:**

Pender County Utilities

- Scotts Hill Water Tower
- US 421 Sewer Extension
- Water Treatment Plant
- Western Pender Water Distribution Expansion
- Pender Commer Park Wastewater Treatment Plant Expansion
- Raw Water Purchase from Lower Cape Fear Water Authority
- PCU Office and Warehouse Facilities
- Meter Change-outs
- Convenience Center Upgrades

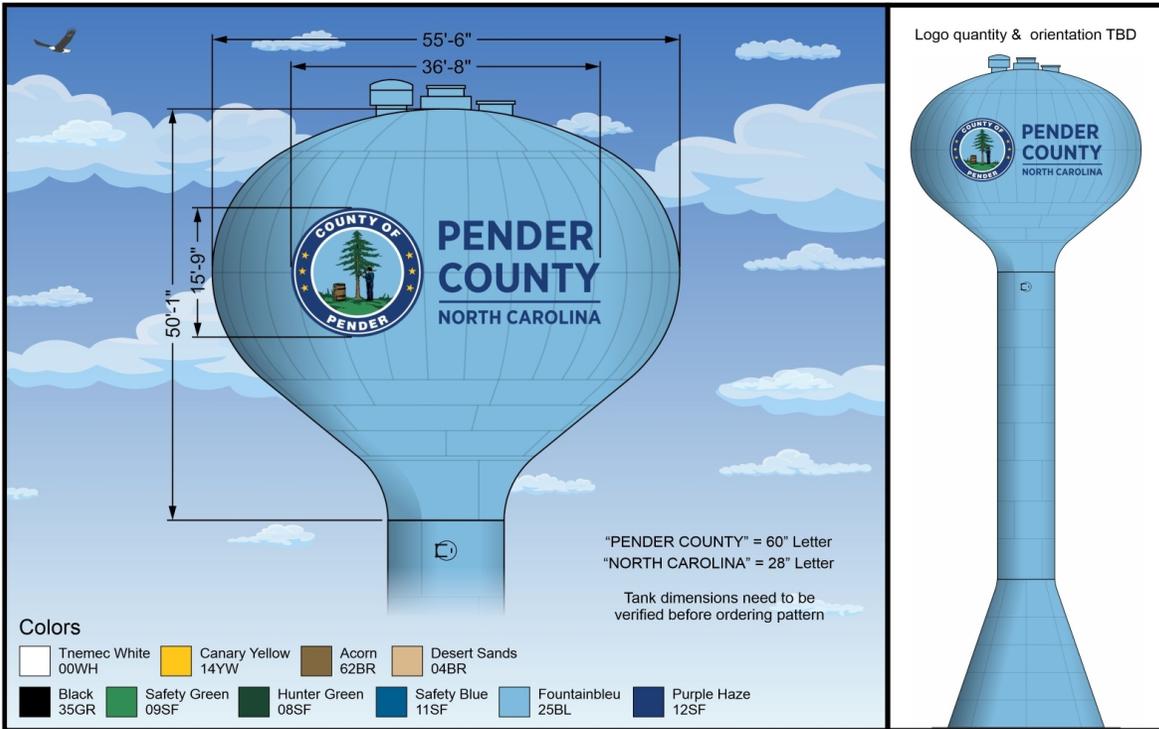
# Current Major Projects

Utilities: Current Projects > \$1 million

- Scotts Hill Water Tower
- US 421 Water and Sewer Extension
- Membrane Plant

# Scotts Hill Water Tower- Summary

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- This project consists of 3 wells and 1 elevated tank. As of March 13, 2024, all wells are considered substantially complete. Once NCDEQ signs off on the permits, the wells will be operational.
- The elevated tank will be in use once the wells are operational.

**LAS**  
LAKE AREA SIGN CO., LLC

Danny McKinney / Owner  
1375 N. Beglis Pkwy  
Sulphur, LA 70663  
(337) 625-4179  
(337) 794-1564  
dannymc@lakeareesignco.com

Client: Phoenix Fabricators & Erectors  
Design: 3904 - Hampstead, NC (Draft 5)  
Designer: Timothy Goodeaux  
Date: 12/4/2023

Date: \_\_\_\_\_  
Signature: \_\_\_\_\_  
 Approved  Resubmit

**Notice:**  
Colors shown are close approximations. Printer and media variations may distort colors from actual paint colors slightly. Renderings are approximate and are provided for a visual aid. Field verify tank shell height before installing patterns.

# Scotts Hill Water Tower- Timeline

- Notice to Proceed was issued on 1/13/2023
- Construction crew moved on-site 4/11/2023
- Elevated tank erected late August 2023
- All wells have substantial construction completion as of 3/13/2024
- Once NCDEQ approves permits, the tank and wells will be operational.

# Scotts Hill Water Tower- Project Costs

- Total cost of the project construction is \$13,450,740
- Three wells: \$8,020,000 (\$2,673,333 per well)
- Elevated Tank: \$3,000,000
- Engineering Fee: \$2,430,740

# Scotts Hill Water Tower- Funding & Debt

- State Revolving Funds (SRF) for \$ 13,450,740
- Loan: \$13,450,740
- .18% interest on loan amount over 20 years (interest payment of \$24,211 a year)
- With principal, total payment per year is \$672,537

# US 421 Water & Sewer Extension- Summary

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This project includes a 0.75 MGD Pump Station and approximately 8.5 miles of water and sewer pressure mains.

- Will allow Western Pender access to county water and sewer
- Expansion in the area will become more feasible once project is complete

# US 421 Sewer Extension- Timeline

- Approval of construction bid on the BOCC agenda for 3/11/2024
- Project should be complete by October 2025

# US 421 Sewer Extension- Project Costs

- Total Estimated Cost
  - \$12,819,186
  - Construction Cost: \$12,223,986
  - Engineer Services: \$595,200

# US 421 Sewer Extension- Funding & Debt

- American Rescue Plan Act (ARPA) funding \$ 12,248,666
- \$262,000 grant in Fund 86- Project # 6963
- \$308,520 from Fund 72

# Membrane Plant- Summary

- Pender County has closed on 795 acres of land for the membrane plant with an estimated capability of treating 3 million gallons per day, expandable up to 6MGD.



# Membrane Plant- Timeline

- Estimated Date of Operation Fall 2028
- Engineering firm is working on utility right-of-ways and sanitary sewer
- Sanitary sewer will be shared with the K-8 Elementary School on Hwy 210.
- First production well will be constructed in the next 6 monthsA

# Membrane Plant- Project Costs

- Total Cost Estimate: \$110,000,000
- Land- \$10,350,000
  - Closed on 795 acres
  - Includes Discharge Line
- Engineering Cost: \$10,250,000
- Estimated Construction Cost: \$89,400,000

# Membrane Plant- Funding & Debt

- \$73,750,000 in funding secured from NCDWIA
- DWSRF loan of \$53,750,000
  - \$5,000,000 in grant
  - Loan interest rate of .18%
- Additional Supplemental Appropriations for Disaster Relief Act of 2019 (ASADRA) loan of \$20,000,000
  - 25% of the loan has principal forgiveness (up to \$5,000,000)
  - Interest rate of .10%
- Applying for further funding of \$ 36,250,000 – EPA Grant Loan

# Future Funded Projects

## Utilities: Future Projects > \$1 million

- Raw Water Purchase from Lower Cape Fear Water Authority
- Meter Change-outs
- Convenience Center Upgrades
- PCU Offices & Warehouse Facilities

# Raw Water Purchase from Lower Cape Fear Water Authority- Summary

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- By the year 2028 Pender County Utilities will need to purchase its remaining 6 MGD Raw Water Capacity from Brunswick County to ensure enough flow from the Lower Cape Fear Water and Sewer Authority.

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# Raw Water Purchase- Timeline

- Purchase needs to be made by 2028

# Raw Water Purchase from Lower Cape Fear Water Authority- Project Costs

- Total Cost: \$ 4,000,000

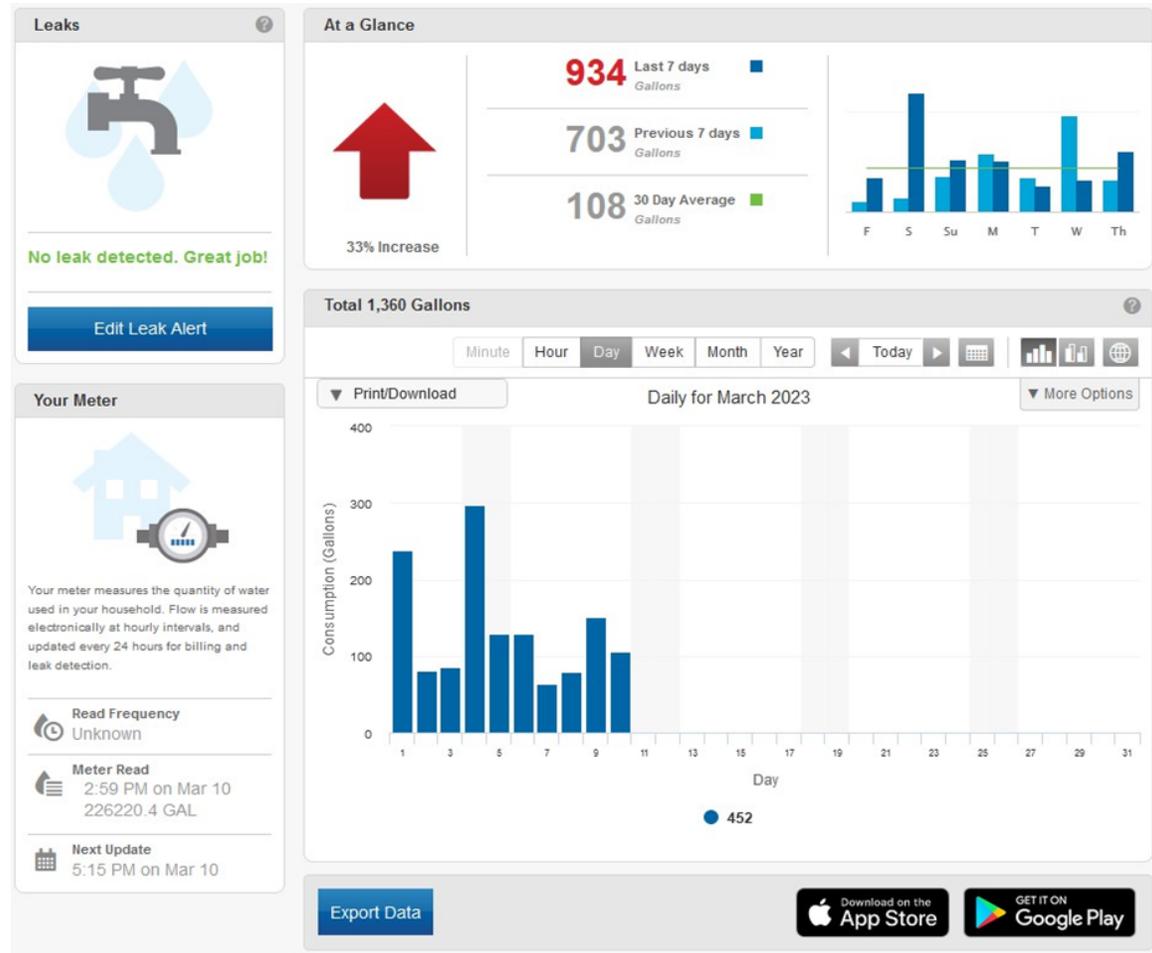
# Raw Water Purchase from Lower Cape Fear Water Authority- Funding & Debt

- Covered entirely by water revenues

# Meter Change-Outs-Summary

Current meters need to be changed out due to age and related build-up of minerals that slow the nutating disk resulting in inaccurate reads.

- The current reading is personnel intensive and a safety concern.
- Installation of meter-reading antennas to help reduce leaks.A



# Meter Change-Outs- Timeline

- RFQ has been published with intentions to award in the new fiscal year.
- Pender County Utilities is starting with Maple Hill District to install and integrate 360 meters, 4 collectors, and the software application.
- Completed by a contractor over 3-6 Months

# Meter Change-Outs- Project Costs

- Total Estimated Cost
  - \$700,000 for Maple Hill
  - \$140,000 per year for 5 years
  - Includes maintenance and services for 15 years

# Meter Change-Outs- Funding & Debt

- Financing through vendor to be paid out with water revenues

# Convenience Center Upgrades A Summary

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12 convenience center sites in total. Concrete is to be laid at each site that Pender Solid Waste owns. A

- 6 leased
- 5 owned
- 1 with perpetual usage at no cost



# Convenience Center Upgrades- Timeline

- Pender Solid Waste will partner with GFL to improve the Convenience Center Sites
  - GFL will be responsible for laying concrete at one site per year with a contract of 10 years with Pender Solid Waste.
  - Pender Solid Waste will replace all fences at each site with a black iron fence.
  - Pender County Utilities and GFL are still in negotiations on the contract.

# Convenience Center Upgrades- Project Costs

- Each Site total Estimated Cost
  - \$63,000

# Convenience Center Upgrades- Funding & Debt

- Funded with Solid Waste revenues
- No additional debt

# Office & Warehouse Facility- Summary

A warehouse is needed to provide a staging/storage area for pipes and other materials. PCU has seven 53 ft containers throughout the county storing parts. A central facility will allow for a quicker response time and increased efficiency of operations.



# Office & Warehouse Facility- Timeline

- Pender County Board of County Commissioners approved of the property on February 5th in closed session.
- A letter of intent was sent to the Pender County Board of Education on February 9th.
- An RFQ for architectural design has been published.

# Office & Warehouse Facility- Project Costs

- Total Budgeted for Design in FY24
  - \$500,000
- Total estimated for construction in future years
  - Not funded at this time
  - \$2,000,000

# PCU Office & Warehouse Facility- Funding & Debt

- \$500,000 in current project fund

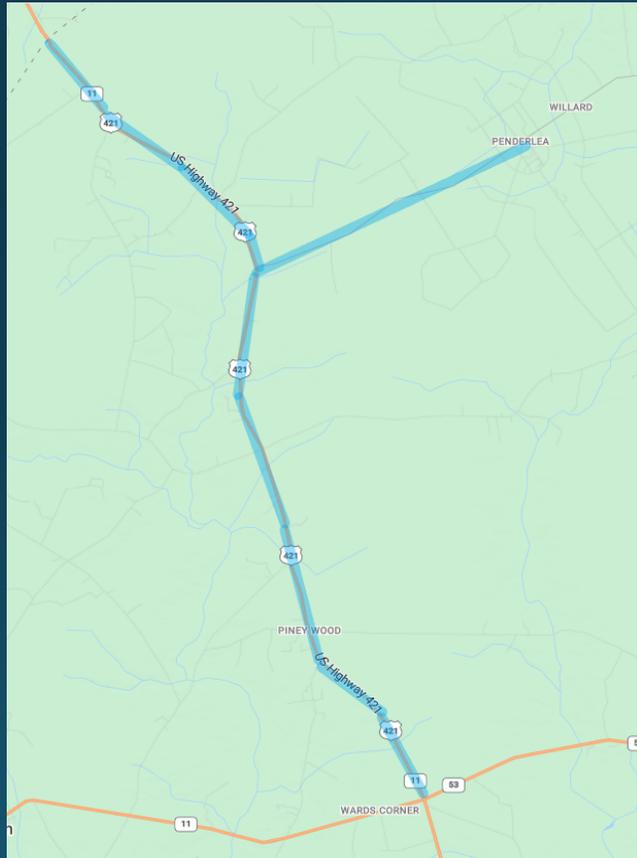
# Future Projects

## Researching Funding Options

Western Pender Water Distribution Expansion

# Western Pender Water Distribution Expansion- Summary

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An interconnection with the Town of Harrells on US 421 will provide an emergency water supply for both PCU and Harrells and supply water to Pender County residents along US 421 that currently use private wells.A

# Western Pender Water Distribution Expansion- Timeline

- Planning to go to bid once funding is secure

# Western Pender Water Distribution Expansion- Project Costs

- Total Estimated Cost
  - \$35,000,000

# Western Pender Water Distribution Expansion- Funding & Debt

- Funding Sources
  - State Revolving Funds (SRF)
  - Community Development Block Grants (CDBG)