

**River Bend Town Council
Work Session Minutes
March 14, 2024
Town Hall
7:00 p.m.**

Present Council Members: Mayor John Kirkland
Lisa Benton
Brian Leonard
Barbara Maurer
Jeff Weaver

Absent Council Member: Buddy Sheffield

Town Manager: Delane Jackson
Finance Director: Mandy Gilbert
Deputy Town Clerk: Jennifer Barrow
Town Attorney: Trey Ferguson
Police Chief: Sean Joll

Members of the Public Present: 17

CALL TO ORDER

Mayor Kirkland called the meeting to order at 7:00 p.m. on Thursday, March 14, 2024, at the River Bend Town Hall with a quorum present.

VOTE – Approval of Agenda

Councilwoman Maurer motioned to accept the agenda as presented. The motion carried unanimously.

Discussion – Cruddy Can Solid Waste Removal

Owners Shawn Stengle and Donny Moore of Cruddy Cans presented information about their company as a possible option for solid waste removal in the future.

Discussion – Town Council Rules of Procedure Amendment

The Town Manager explained that the last amendment to the Rules of Procedure was approved in 2018. Since that time, some of the laws affecting how the council conducts business have changed. A draft amendment was presented to the council. The council agreed to all changes. The proposal will be included in next week's agenda for the council to consider.

Discussion – Wastewater Treatment Plant Grant Funding

The Town Manager stated that the request for bids on this project was posted earlier today. He also stated that the agenda packet contains a copy of the original estimation of cost from Rivers and Associates, and an updated copy. The updated probable cost shows an increase of \$982,000. The manager emphasized that these are *probable* costs of construction, and the bids could come in under or above the funding level we currently have. The Town Manager stated that one option available to fund any overages would be to utilize some of the funds from the \$9.3 million dollar grant to build the water treatment plant. Since that money is a direct allocation from the state it can be used as needed for water, sewer, or storm drainage improvements. He said that the state has approved this funding option. Therefore, a portion of that money can be spent to supplement the ARPA grant in place for the wastewater treatment plant construction. The Manager stated that he already has an application going for two million dollars to augment the water project—one million to make up for the anticipated shortfall for the wastewater treatment, and an additional million to supplement the water treatment plant project if needed.

VOTE – Utilization of Water Treatment Plant Funds to Supplement Wastewater Treatment Plant Construction

Councilman Leonard motioned to allow the Town Manager and Finance Director to utilize some of the water treatment plant funds from the state to supplement for construction of the wastewater treatment plant, if needed. The motion carried unanimously. (see attached)

Discussion – Town Park Rules

The Town Manager presented proposed changes to Town Park Rules. He stated that the rules have not been updated in 23 years. Councilman Weaver stated that with the addition of lights being installed on the walking path, a change in park hours may be necessary. The hours currently state that the park is open from sunrise to sunset. Councilman Weaver suggested that language be added to allow the use of the walking trail at all hours since it will be illuminated, and leave the other areas restricted to use from sunrise to sunset. An updated proposal will be ready for Council's consideration next week.

REVIEW – Agenda for the March 21, 2024, Council Meeting

The Council reviewed the agenda for the March 21, 2024, Council Meeting.

CLOSED SESSION


Councilman Weaver moved to go into Closed Session under NCGS 143-318.11(a)(3)(5) to discuss the acquisition of real property located at 403 Old Pollocksville Road, owned by Robert Davis and Kimberly Dow for use as water treatment facility. The Council entered Closed Session at 8:17 p.m. The motion carried unanimously.

OPEN SESSION

Councilman Leonard moved to return to Open Session at 8:30 p.m. The motion carried unanimously.

ADJOURNMENT/RECESS

There being no further business, Councilman Leonard moved to adjourn. The motion carried unanimously. The meeting was adjourned at 8:30 p.m.



Jennifer J. Barrow
Deputy Town Clerk



ENGINEERS

PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

**Preliminary Opinion of Probable Project Cost
 WWTP Enhancements
 Town of River Bend, North Carolina
 December 14, 2023**

Updated

| Item No. | Description | Estimated Cost |
|---|--|----------------|
| Phase I - Initial Grading and Pre-load/Surcharge | | |
| 1. | Clearing and Grubbing w/Offsite Disposal | \$14,000 |
| 2. | Removal of Aggregate, Debris, Spoil Piles | \$13,000 |
| 3. | Muckout Ditches w/ Offsite Disposal | \$14,000 |
| 4. | Undercut Excavation w/ Offsite Disposal | \$9,500 |
| 5. | Offsite Select Borrw Material | \$22,000 |
| 6. | Offsite Borrow & Backfill for WWTP Structures | \$84,000 |
| 7. | Unclassified Excavation w/ Onsite Disposal | \$5,000 |
| 9. | Erosion Control | \$13,000 |
| 10. | Seeding and Mulching | \$5,000 |
| Phase II - WWTP Enhancements | | |
| 11. | Mobilization | \$257,000 |
| 12. | Demolition | \$30,000 |
| 13. | Sitework | \$65,000 |
| 14. | Yard Piping | \$430,000 |
| 15. | Influent Flow Meter and Vault | \$29,000 |
| 16. | Preliminary Treatment Unit | \$458,000 |
| 17. | Equalization Basin Renovations | \$150,000 |
| 18. | Treatment Unit #1 Rehabilitation | \$1,090,000 |
| 19. | Treatment Unit #2 Rehabilitation | \$1,075,000 |
| 20. | Positive Displacement Blower Package (TU #1-2, EQ Basin, Reaeration Basin) | \$150,000 |
| 21. | Alum Feed System | \$112,000 |
| 22. | Filter Feed Pump Station | \$200,000 |
| 23. | Methanol Feed System | \$48,000 |
| 24. | Tertiary Denitrification Filters | \$1,815,000 |
| 25. | Methanol Sample System | \$13,500 |
| 26. | Chlorine Feed System Modifications | \$50,000 |
| 27. | Chlorine Contact Tank/Reaeration Basin | \$200,000 |
| 28. | Dechlorination Feed System Modifications | \$3,000 |
| 29. | Non-potable Water System | \$42,000 |
| 30. | Aerobic Digester | \$785,000 |
| 31. | Positive Displacement Blower Package (Aerobic Digester) | \$100,000 |
| 32. | Instrumentation, Controls, Cellular RTUs | \$110,000 |
| 33. | Electrical Systems | \$1,128,000 |
| 34. | Utility Service Entrance Allowance | \$10,000 |
| 35. | Spare Parts Allowance | \$5,000 |
| 36. | Testing Allowance | \$8,000 |

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Updated, cont

| | |
|---|---------------------|
| Subtotal - Construction | \$8,543,000 |
| Contingencies @ 10% +/- | \$854,400 |
| Total Estimated Construction Construction Cost | \$9,397,400 |
| Technical Services: | |
| Study and Report Phase | \$20,000 |
| Preliminary and Final Design Phase | \$88,000 |
| Bidding or Negotiating Phase | \$32,000 |
| Construction Administration | \$190,000 |
| Resident Project Representation | \$260,000 |
| Environmental, Wetland and Construction Permitting | \$19,000 |
| Additional Boundary and Topographic Surveys | \$13,000 |
| Record Drawing Preparation | \$17,000 |
| Subtotal - Technical Services | \$639,000 |
| Wetland Mitigation Cost | \$54,600 |
| Total Preliminary Opinion of Probable Project Cost | \$10,091,000 |
| <u>Add Alternate:</u> | |
| 37. Remove & Dispose of Existing Blowers & Air Piping within Blower Building | \$15,000 |

Updated - December, 2023

Updated cost — \$10,091,000
Original cost — \$9,108,500
Difference — + \$982,500


Updated cost submitted to state, as required,
When we submitted our engineering plans and
specifications for review as part of our
construction. We received final permit
on Feb. 29, 2024

Original

| 8a. Project Budget (for Construction Projects and Pre-Construction Planning Grants only) | | | |
|---|-----------------------------------|--|--------------------------|
| | Division Funding Requested | Other Secured Funding Source(s) | Total Cost Amount |
| Indicate construction costs by line item (e.g., linear feet of different-sized lines) | | | |
| Construction Costs | | | |
| Contract I – Clearing & Intermediate Site Grading: | | | |
| 1. Mobilization | \$5,000 | \$0 | \$5,000 |
| 2. Clearing & Grubbing w/ Offsite Disposal | \$12,000 | \$0 | \$12,000 |
| 3. Removal of Aggregate, Debris, Spoil Piles | \$11,250 | \$0 | \$11,250 |
| 4. Muck out Ditches w/ Offsite Disposal | \$12,500 | \$0 | \$12,500 |
| 5. Undercut Excavation w/ Offsite Disposal | \$8,000 | \$0 | \$8,000 |
| 6. Offsite Select Borrow Material | \$20,000 | \$0 | \$20,000 |
| 7. Offsite Borrow & Backfill for WWTP Structures | \$80,000 | \$0 | \$80,000 |
| 8. Unclassified Excavation w/ Onsite Disposal | \$4,800 | \$0 | \$4,800 |
| 9. Erosion Control | \$12,000 | \$0 | \$12,000 |
| 10. Seeding and Mulching | \$2,200 | \$0 | \$2,200 |
| Contract II – WWTP Enhancements (* => 20 yrs old) | | | |
| 11. Mobilization | \$224,000 | \$0 | \$224,000 |
| 12. Demolition * | \$18,000 | \$0 | \$18,000 |
| 13. Sitework | \$60,000 | \$0 | \$60,000 |
| 14. Yard Piping | \$370,000 | \$0 | \$370,000 |
| 15. Influent Flow Meter & Vault | \$27,000 | \$0 | \$27,000 |
| 16. Preliminary Treatment Unit * | \$390,000 | \$0 | \$390,000 |
| 17. Equalization Basin Renovations * | \$140,000 | \$0 | \$140,000 |
| 18. Treatment Unit #1 Rehabilitation * | \$1,040,000 | \$0 | \$1,040,000 |
| 19. Treatment Unit #2 Rehabilitation * | \$1,025,000 | \$0 | \$1,025,000 |
| 20. Alum Feed System | \$107,000 | \$0 | \$107,000 |
| 21. Filter Feed Pump Station | \$195,000 | \$0 | \$195,000 |
| 22. Methanol Feed System | \$45,000 | \$0 | \$45,000 |
| 23. Tertiary Denitrification Filters | \$1,730,000 | \$0 | \$1,730,000 |
| 24. Methanol Sample System | \$12,000 | \$0 | \$12,000 |
| 25. Chlorine Feed System Modifications * | \$27,000 | \$0 | \$27,000 |
| 26. Chlorine Contact Tank/Reaeration Basin * | \$190,000 | \$0 | \$190,000 |
| 27. De-chlorination Feed System Modifications * | \$2,000 | \$0 | \$2,000 |
| 28. Non-potable Water System | \$40,000 | \$0 | \$40,000 |
| 29. Aerobic Digester * | \$750,000 | \$0 | \$750,000 |
| 30. Dual Positive Displacement Blowers/Piping * | \$103,000 | \$0 | \$103,000 |
| 31. Instrumentation and Controls * | \$75,000 | \$0 | \$75,000 |
| 32. Electrical Systems * | \$822,000 | \$0 | \$822,000 |
| 33. Water/Wastewater Sampling Lab Building/Site* | \$80,000 | \$0 | \$80,000 |
| <i>Contingency (10% of construction costs):</i> | \$763,750 | \$0 | \$763,750 |

3

Original, cont.

| | | | |
|---|--------------------|--|--------------------|
| Construction Subtotal: | \$8,403,500 | \$0 | \$8,403,500 |
| Engineering Costs | | | |
| Engineering Design Revisions | \$60,000 | \$0 | \$60,000 |
| Permitting Revisions | \$15,000 | \$0 | \$15,000 |
| Bidding or Negotiation (2) | \$40,000 | \$0 | \$40,000 |
| Construction Administration | \$248,000 | \$0 | \$248,000 |
| Resident Project Representation | \$241,000 | \$0 | \$241,000 |
| Record Drawing Preparation | \$17,000 | \$0 | \$17,000 |
| Engineering Subtotal: | \$621,000 | \$0 | \$621,000 |
| Administration Costs | | | |
| Engineering Report Preparation | \$20,000 | \$0 | \$20,000 |
| Environmental Documentation Preparation | \$10,000 | \$0 | \$10,000 |
| Wetland Mitigation | \$54,000 | \$0 | \$54,000 |
| Administration Subtotal: | \$84,000 | \$0 | \$84,000 |
| TOTAL PROJECT COST: | \$9,108,500 | \$0 | \$9,108,500 |
| <p>A Professional Engineer signature and seal for the estimate <u>must be provided</u> in the space to the right for the application to be considered complete.</p> | |  | |

Old cost estimate was from April, 2022 and included in our application in May, 2022.

6 months after application submission, we received our LOIF in October, 2022.

In December, 2023 we submitted an updated cost estimate.