

PUBLIC WORKS COMMISSION
MEETING OF WEDNESDAY, JANUARY 10, 2018
8:30 A.M.

Present: Wade R. Fowler, Jr., Chairman
D. Ralph Huff, III, Vice-Chairman
Evelyn O. Shaw, Treasurer

Others Present: David W. Trego, CEO/General Manager
Jay Reinstein, Assistant City Manager
Johnny Dawkins, City Council Liaison
Jim Arp, City Council Member
Michael Boose, Cumberland County Liaison
Chancer McLaughlin, Hope Mills Development/Planning, Mgr.
PWC Staff
Media

Absent: Darsweil L. Rogers, Secretary
Melissa Adams, Hope Mills Town Manager/Liaison

Prior to calling the meeting to order, Chairman Fowler welcomed City Council Liaison Johnny Dawkins to the Commission meeting. He also thanked Council Member Jim Arp (former PWC Liaison) for several years of constructive and great relationship. Chairman Fowler also recognized Monica Venditoui from the Fayetteville Observer and County Commissioner and Liaison Michael Boose.

REGULAR BUSINESS

Chairman Fowler called the meeting of Wednesday, January 10, 2018, to order.

APPROVAL OF AGENDA

Upon motion by Commissioner Huff and seconded by Commissioner Shaw, the agenda was unanimously approved.

Chairman Fowler noted Commissioner Rogers is away celebrating his 60th birthday.

He thanked Mr. Noland and the Water Resources Department for their tremendous work during the extremely cold weather. There were many water main breaks and PWC personnel were out in the weather working on the mains, repairing them as quickly as possible.

He also thanked Ace May and the employees of the Butler Warner Generation Plant. The plant was dispatched during the cold weather and ran continuously, doing a very good job for the citizens of Fayetteville.

CONSENT ITEMS

Upon motion by Commissioner Shaw and seconded by Commissioner Huff, the Consent Items were unanimously approved.

A. Approve Minutes of meeting of December 13, 2017.

END OF CONSENT

FAYETTEVILLE/CUMBERLAND COUNTY ECONOMIC DEVELOPMENT CORP. UPDATE

Presented by: Robert Van Goens, FCEDC President and CEO

Mr. Trego presented Robert Van Goens, President and CEO of the Fayetteville/Cumberland County Economic Development Corporation.

Mr. Van Goens stated he is happy to come before the Commission. He stated the Fayetteville Cumberland County Economic Development Corporation is charged with being a unifying force. This unified leadership will unleash our community's potential through strong business recruitment, job growth and existing industry expansion with an innovative marketing approach.

Mr. Van Goens stated the FCEDC has five employees: President/CEO; Director of Business Development; Director of Existing Industry; Marketing Manager and an Office Administration Manager. He stated it has an eleven member Board of Directors comprised of voting members and ex-officio non-voting members. Their budget is approximately \$1 million, annually.

Their board has voted and is looking to expand their board membership. They will need to get approval from the City and County to go from three to four members. It is their hope to keep parity from an investment to representation per forma.

Their primary areas of focus include: business recruitment and development; existing industry retention and support; marketing and promotion; site identification and development; and collaborative partnerships.

Mr. Van Goens stated he believes success comes through partnership and we have had great success. His organization targets external marketing, trying to get the message out. They reach out to site selectors, real estate brokers, companies themselves, speaking on Fayetteville's workforce. He stated his only knock on this community is "we are our own worse critics". He stated if we saw the community from the outside, we would be blown away at the affordability, the accessibility and the opportunities in the workforce.

Mr. Van Goens went on to state the following facts about Fayetteville:

- There are over fifteen states around the country that do not have a city the size as Fayetteville (pop.)
- It is the 10th busiest airport in the Carolinas.
- Fayetteville is the 6th most populous city in the Carolinas.
- Fayetteville is the #1 metro in southeastern NC
- Fayetteville is NC's 2nd largest city (by land area)
- Fort Bragg is the #1 Military installation by population in the World
- #1 most affordable large housing metro in NC
- Youngest Metro in the Carolinas with an average age of 29.9

He stated though we did not get Project Zeus, we did win the Campbell Soup deal. He stated we are not competing against Raleigh; we are competing in the super region of the Southeast. We tell our story best, together.

Mr. Van Goens stated at the end of the day it is about results and accountability. He stated we had about 5 projects to come in the last week and three visits in this week alone. The YTD Announcements include 416 jobs and \$52,761,830.00.

Product Development Needs – He stated availability of skilled labor is first on the list. Next is highway accessibility, and then quality of life. Fourth on the list are occupancy or construction costs and fifth is availability of buildings. Mr. Van Goens pointed out potential industrial sites where we can possibly get resources to. He said there are some things they still need to get a better understanding on. He stated there is nothing they cannot package in advance in order to make property marketable. Yet, there are many things that can cause the property to be unmarketable after the fact.

Mr. Van Goens also updated the Commission on the Innovation Center and Potential Partnerships.

- In addition to FCEDC operations, they are using this space to anchor the new innovation corridor
- Hosting innovation focused events, attracting leaders in advanced technologies including: IOT, Smart Cities, Machine Learning, Next Generation Communication platforms and Virtual / Augmented Reality.
- Partnerships could include demonstration and implementation of Gig and Smart City technologies
- Serve as portal for showcasing innovation in Fayetteville and Cumberland County
- He believes there is great potential for partnerships with PWC to spur innovation and economic development

Mr. Van Goens gave examples of potential partnerships and test cases that can be embarked on. He mentioned test drones which can be sent out to respond to hypothetical situations. It can be an incredible story of real innovation and of alpha testing that can be deployed possibly here or around the world. He mentioned several more opportunities that can be embarked on. Discussion ensued.

Mr. Van Goens stated he believes we are beginning to turn the corner, yet it takes sustained commitment. We all have a network of contacts and relationships we can leverage to grow our local economy. Anything his organization achieves is because of support of leaders like

the PWC Commissioners and Senior Staff. He stated he appreciated the Observer and the article they did on him. He initially told them no, because it makes no sense to interview him if they do not have the county, city and the private sector at the table. He stated he doesn't control land, incentives or an inch of water line. It takes an entire team to get it done and we have to do it together.

He thanked the Commission for allowing him to be a part of their team. He stated product development and the innovation center are subjects he would like to dive deeper into. He also stated that PWC has one of the better networks of storytelling. Discussion ensued.

Chairman Fowler thanked Mr. Van Geons for the presentation.

STRATEGIC PLAN UPDATE - CUSTOMER PROGRAMS

Presented by: Mark Brown, Customer Programs Senior Officer

Mark Brown, Customer Programs Senior Officer stated he will give an update on the strategic plan initiatives that are the responsibility of Customer Programs.

Regarding Community Solar, we have selected a vendor to build the community solar. It is Dewberry. Their prime electrical contractor is located in Hope Mills and their primary civil and mechanical site contractor is Warren Brothers Construction. He stated approximately 70% of the people associated with this contractor are located in Cumberland County. He stated he expects the project to be completed by June 15th. We are still working on the details of the program and how it will work. He stated staff will schedule time to meet with the Commissioners regarding it. They are still determining the final costs.

He stated our group is working very closely the FCEDC to support them from a utility perspective when it concerns PWC's area. He stated PWC is working with FCEDC to look at the sites that they are marketing. We are evaluating the infrastructure to determine service capability now and also to determine our service capabilities within an 18 month timeframe. Mr. Van Goens will be able to respond quickly to prospective corporations coming into the city/county.

Mr. Brown also stated PWC is working with FCEDC in using our fiber assets to support their initiatives and also to support the City's effort of providing broadband access across the City. PWC cannot provide broadband service but we have a network which consists of at least 128 fibers. According to the City's policy they have access to approximately a half of the fibers which they can use in conjunction with a third party provider. If a party wanted to provide access to downtown or in a low income community we can support the city as well as FCEDC.

Mr. Brown stated we are reviewing our infill policy. Currently we have an economic development incentive where we waive the facility investment fees (FIF). It is separated into two tiers.

1. There is basically the core of the city where the infrastructure is already in place. If a development comes into that area and takes electric, water and sewer from us, we waive the FIF fees.

2. If it is in the rest of the city and the development extends the water main and sewer mains because it is not already in place, and take all three services from us, we will waive the FIF fees.

We are looking at the statistics to determine how effective this policy is. We are looking to determine what percentage of developments is actually taking advantage of this incentive. And what we can do to make this policy more effective.

We are also working with Mr. Noland's staff (Water Resources) to support the efforts with the County to get water down to the Chemours site and Grays Creek area. He stated PWC is working closely with the City to get water and sewer up Ramsey Street in the Fayetteville MIA. We are working with some sites north of Elliot Bridge Road where we have commitment to a property owner that if they give us a development within two years we will have facilities there. We are working on extending water in the areas of the county where it makes sense for economic development purposes. Discussion ensued regarding where PWC provides electrical service.

Mr. Brown stated there are four parcels of land north of Elliott Bridge Road in the Spring Lake MIA (in Cumberland County). We were approached by the property owners. They wanted PWC to provide water and sewer. We have been given permission from Spring Lake to extend water and sewer to these properties. Water Resources is already working on the plans. We have made a commitment that we will have it within two years once there is a commitment from a developer. It also extends our sewer line all the way up Ramsey Street.

We are also working with Don Broadwell on the property he owns south of Elliott Bridge to determine if we can serve the water and sewer needs of that development. He stated we are working pretty heavily around that corridor. His job is just to help coordinate with customers.

Commissioner Huff stated the only hold up on that is that the City has insisted that he be annexed. Mr. Noland stated we are having ongoing discussions with City staff to get the information to everyone who needs to look at it. Mr. Brown stated the issue with that property is that they have been planning for several years for that to be developed with Harnett County water without being annexed. They have invested approximately \$300,000 in that design. They are asking for Phase I that they take water/sewer from us and not be annexed. For the rest of the phases they are willing to accept City/PWC requirements. They are also willing to contribute to some of the costs of providing water and sewer to the area. Mr. Trego stated some of the material standards that Harnett County has is different than ours, and we are accepting their standards. Commissioner Fowler stated we would still be able to provide service the way we normally do. Discussion ensued.

Mr. Brown also stated we have had for approximately nine years a group of 100 customers who we installed equipment on their thermostat, hot water heater, HVAC system and pool pump (if they had one). This equipment allows them to remotely control their systems through the internet. It would also allow us to declare an event where we could control them for purposes of peak demand reduction. When the event is in effect, their thermostat would not run unless the temperature raised or dropped 4 degrees. This was no charge to the customer. The supplier has expressed they are no longer interested in supporting this effort and will end its support by January 31st. We have a new supplier on line (Smart Energy and

Water). This company can work with our electric and water. Because of the deadline given we have notified the customers that there may be a short disruption in the service as we transition. Once we know the timetable of installing the new equipment/software we will let the customers know.

Mr. Trego stated we have maintained this program for a small amount of customers because there are some limitations in our power supply contract regarding what we can do as far as demand response. We started this program before we began this contract with Duke so we wanted to maintain it until we installed the AMI meters and made a decision regarding Time of Use rates. We would continue to be grandfathered because we had the program before our contract with Duke. If we terminated it, we may be in a contractual argument with Duke regarding it which is why we maintained this pilot program for an extended period of time so if we wanted to integrate that as a program we would have the opportunity.

Mr. Brown stated once we get the equipment/software installed Customer Programs will work with Communications (Carolyn Justice-Hinson) to recruit more customers. He stated when we do it we will develop a program to more actively use this resource. More information will be communicated regarding it. Staff responded to questions from Commission and discussion ensued.

GENERAL MANAGER REPORT

Cold Weather

Mr. Trego stated for seven straight days the average temperature was 20 degrees below normal. He stated he saw a report in Raleigh that they had 171 consecutive hours below freezing. Basically the lows during that period averaged 14.5 degrees. We had over 50 main breaks as well as service lateral breaks, and we are continuing to see some breaks. When the ground freezes you have stresses and the ground moves. We are hoping that the trend is going downward but we are continuing to respond to them.

Mr. Trego stated on Saturday, we had 2, 12 inch lines to break. One of the lines was a stub coming of a 48 inch line. When you have a leak on a 48 inch line it has a significant impact on your distribution system. We issued a voluntary conservation notice because the levels in our tanks went down to a critical level. We began to have customers with low or no pressure. We issued the notice because we knew we would continue to have leaks. We also issued the voluntary boil advisory. He stated PWC coordinated with the State and they agreed we were taking the right approach. Even though we never lost flow, we had some customers with low pressure.

Mr. Trego stated there is a difference in the boil water advisory and the mandate to boil water. He stated you cannot issue a mandatory until you find bacteria in the water. You cannot find bacteria until you take a water sample and determine if there are bacteria in the water. You have to let the sample sit for 24 hours. We were fortunate, even though we thought we were in good shape, the rest results confirmed we did not have bacteria in the water.

Mr. Trego stated PWC had over 100 people to respond during this time; they included the Water Resources Group, the Call Center, Customer Programs and Communications. Mr. Trego stated we coordinated with the large customers, Ft. Bragg, Spring Lake and Aqua.

He stated the Butler Warner plant was dispatched by Duke. This represents the longest continuous run the plant has ever had. It ran 163 straight hours which beat the previous record of 66 hours. For a plant that is 40 years old, that is quite a feat. Mr. Trego stated PWC maintains the plant very well. We receive incentives for responding to Duke's request. We received a very nice thank you letter from Duke for responding to their request to run the plant. Duke approached their all-time peak on Sunday evening.

Mr. Trego stated we generated over 33,000 megawatt hours of electricity over that period and used 2.7 million gallons of oil. We were on restriction from natural gas. We could not get natural gas from Piedmont as they were running on peak time as well. Mr. Trego stated you could see the pride that Mr. May, the plant manager exhibited in running for quite a long time.

Commission Huff asked if PWC has made a statement regarding the Atlantic Coast Pipeline. Mr. Trego responded, yes. As soon as the Pipeline was announcement, the Commission issued a resolution that was submitted to FERC in support of the project. It would help the plant if we could get additional supply. Though we can operate very efficiently on oil; we meet or exceed the requirements for emissions when we operate on oil. We prefer to work on natural gas. It is a better fuel to be able to use. Council Member Arp stated this is a good example where the new pipeline would have been much beneficial in a scenario like this because we could have used gas instead of oil.

Mr. Trego stated the current path of the pipeline places it within five miles of the plant. We had preliminary conversations with Piedmont about putting in additional lines to help support additional use of natural gas. Once the pipeline is in place we will explore it, though the line is pretty much fully prescribed.

Ms. Justice Hinson stated we received 2,200 likes on Facebook. We did phone calls and reached over 125,000 customers. We also sent over 90,000 emails. Our Facebook reach was over 500,000; with over 66,000 engaged (they liked us, shared us or commented). She stated we also used Next-door. There were almost 200,000 views on our website during the cold weather period and the boil water advisory period.

Reduction in Corporate Tax Rate

Mr. Trego stated the Congress approved and the President signed the reduction in the corporate tax rate. This could potentially have an impact on PWC and we are evaluating it now. We have a power supply contract with Duke and we have a 16 page formula within that contract. We get a pro-rata portion of their corporate taxes as part of their expense structure. We also get charged for their deferred taxes. Duke has a significant amount of deferred taxes on their books that they assumed they would be paying at 35% that they now will be paying at 21%. We as well as Electricities of NC have asked Duke to recalculate what they believe the impact will be on our power supply contract so we can modify what we will pay them if there is significant savings.

He stated additionally the NCUC is taking up the same issue, realizing the same impact. Mr. West, PWC's General Counsel, stated the Utilities Commission is considering a statewide generic utility basis where they will make a rulemaking stating all utilities must do this. Because there is no flow through in the retail process like there is in the wholesale. Mr. Trego stated you may see a 'trickle down' impact of that corporate tax rate, not only impacting the rate we pay but potentially the rate that retail customers pay. This will all be part of the rate discussions we will have in the near future with the Commissioners. We may be delayed because we are waiting for the numbers from Duke. They have indicated they will have the numbers to us in a couple weeks.

United Way

Mr. Trego stated we have closed out our United Way campaign. We have collected over \$119,000. This is 4% over last year (\$114,000). Our employees gave and we have over 98% participation. Our employees continue to give and continue to be a part of this community. He said he couldn't be prouder of them. He said he foolishly agreed to match a couple of things, yet he was very happy to do it.

Grinding of the Greens

Mr. Noland stated the Grinding of the Greens is coming up this Saturday.

Council Liaison Comments:

City Council Liaison Dawkins thanked PWC for the extra efforts in the past week. He stated the City Council applauds PWC. Though a lot of businesses were unhappy with the breaks, Council Liaison Dawkins assured them that if they were to ride around town, they would see PWC out repairing the breaks. Council Liaison gave an update of his relationship with the City Council as well as with PWC.

He stated the City's most valuable asset is the PWC. He stated with Johnny Dawkins there is a lot of history. He is excited to work with the current administration.

Commission Liaison Comments:

County Commissioner Boose also thanked PWC for their extra efforts. He stated the entire county, not just the County Commissioners are very excited about the plans to head south on 87. He stated they are available if we need them.

REPORTS AND INFORMATION

The Commission acknowledges receipt of the following reports and information.

- A. Monthly Cash Flow Report – November 2017
- B. Recap of Uncollectible Accounts – November 2017
- C. Investment Report – November 2017
- D. Personnel Report – December 2017
- E. Position Vacancies

F. Approved N.C. Department of Transportation Encroachment Agreement(s):

- Encr. #18612 – install. of 6” RJDJ water lateral and 1” PE water lateral for Lafayette Funeral Home
- Encr. #18613 – water/sewer lateral @ US HWY 401 BYP (Pamalee Dr.) for Circle K Pamalee Dr.
- Encr. #18615 – sanitary sewer main install. @ SR 2550 (Lytteton Dr). for N. Fayetteville Sewer Outfall.
- Encr. #18616 – sanitary sewer main install. on SR1607 (Elliott Bridge Road) for N. Fayetteville Sewer Outfall
- Encr. #18617 – sanitary sewer main install. on SR1763 (Lakeview Street) for N. Fayetteville Sewer Outfall
- Encr. #18618 – sanitary sewer main install. nr. SR 2521 & Crystobal Road

ADJOURNMENT

There being no further business, upon motion by Commissioner Shaw, seconded by Commissioner Huff and unanimously approved, the meeting was adjourned at 9:47 a.m.