

**AGENDA
REGULAR MEETING OF THE
VILLAGE OF CLEMMONS COUNCIL
SEPTEMBER 14, 2020 at 4:00 p.m.**

- I. Call to Order – Mayor Wait
- II. Business – Special Meeting – Stormwater Discussion

Business – Action Items

- A. Current CIP List (non-ranked) and Funding Analysis (**EXHIBIT A**)
 - 1. How long to complete what we have on the list?
 - 2. Cost to complete all of the projects on the list, in the timeframe decided.
 - 3. Stormwater Fee Requirements
 - 4. Outside funding mechanism
- B. Private Property Cost Share Program
 - 1. 50/50 cost share program for all projects outside of the right of way.
 - 2. Must meet a certain criterion to be an acceptable project (criteria to be created/ agreed upon by council).
 - 3. Whose accountable/liable for future damages/failures?
- C. Residential Permit Review Inspections
 - 1. Required by our permit to keep track of impervious area in all “low-density” neighborhoods within our city.
 - 2. Too many neighborhoods that were previously permitted as “low-density” are now going back and building above their approved limits set forth by NCDEQ. We are required to keep records and enforce.
 - 3. Allowing buildout of “low-density” neighborhoods without stormwater treatment will cause further downstream flooding.
 - 4. This program will cause a greater need for additional stormwater staffing.
- D. Consideration of Stormwater Inundation Zones
 - 1. Dry detention basins to be installed throughout Clemmons to offset downstream flooding.
 - 2. Requires private property acquisition, future ownership, maintenance, insurance, and accountability/liability.
- E. Stormwater Advisory Board (**EXHIBIT B**)
 - 1. Discussions regarding previous stormwater advisory board meeting and future responsibilities of the Stormwater Advisory Board.
 - 2. SWAB CIP recommendations and preliminary ranking.
- F. Ordinance Overhaul
 - 1. Current ordinances and UDO are dated and require an overall update.
- G. Future Development Stormwater Management Plan
 - 1. Consider decreasing quantity regulations to all sites that disturb 10,000 square feet or more. (Currently triggered at 20,000 square feet)
 - 2. Consider requiring the 100-year event to be mitigated. (Current mitigation requirements stop at the 25-year event)
 - 3. Consider disregarding all “grandfathered” or “prior-right” impervious area credits in development, and require all development/redevelopment to treat all quantity runoff for all impervious area on site, regardless of how long that impervious area has been there.

- III. Recess/Reconvene Regular Meeting

Village of Clemmons
Special Stormwater Meeting
Exhibit A



Preliminary Rankings 9/14/2020
Village of Clemmons Stormwater Management Program
Stormwater Capital Improvement Program - Preliminary Project Rankings

Ranking	Project #:	Project Name	Dependency ¹	CIP Rating	Cost Estimate	Bid Amount	Final Cost	Year Started	Year Completed
-	-	Roquemore		-	\$ 232,000.00	\$ 232,454.00	\$ 237,284.31	2010	2010
-	-	Knob Hill Drive (DS)		-	\$ 72,553.00	\$ 12,392.00	\$ 89,889.67	2011	2011
-	-	Quinn		-	\$ 95,185.00	\$ 29,850.00	\$ 33,276.97	2013	2013
-	-	Garden Spring		-	\$ 90,573.00	\$ 65,690.00	\$ 59,013.92	2014	2014
-	-	Lakefield		-	\$ 169,022.00	\$ 47,345.00	\$ 66,041.05	2019	2019
-	-	Harper Valley		-	\$ 410,272.00	\$ 142,331.52	\$ 132,517.14	2019	2019
-	-	Glenngariff		-	\$ 67,000.00	\$ 50,000.00	\$ 60,300.44	2020	2020
-	-	Springpath Trl		-	\$ 1,008,383.00	\$ 194,058.00	-	2020	-
-	-	Breckingridge		-	\$ 70,000.00	\$ 84,000.00	-	2020	-
-	-	Greenbrook		-	\$ 199,491.00	\$ 252,524.00	-	2020	-
-	-	Mendelssohn		-	\$ 225,475.00	\$ 243,075.00	-	2020	-
1	09-011	Springside North	Greendale	65.11	\$1,400,000				
2	09-015	Tanglebrook		53.93	\$437,699				
3	09-003	Doublegate	Tanglebrook	43.57	\$231,752				
4	11-036	Parkdale	Greendale,Springside,Brookland	42.90	\$256,268				
5	09-016	Greendale		42.44	\$496,268				
6	09-011	Springside	Greendale	38.87	\$367,948				
7	09-010	Brookland	Greendale, Springside	35.93	\$303,117				
8	09-001	Boyer	Knob Hill	34.47	\$327,375				
9	19-041	Springfield Farm		33.26	\$96,400				
10	09-006	Haywood		28.51	\$124,620				
11	10-024	Springvalley		25.81	\$150,107				
12	10-023	Tanglebrook 3		23.07	\$196,893				
13	09-018	Tanglebrook 2		18.56	\$254,027				
P-1	-	Knob Hill		TBD	\$271,285				
P-2	-	Lasater		TBD	\$395,535				
P-3	-	Glen Oaks		TBD	\$156,436				
P-4	-	Rolling Oak Court		TBD	\$101,600				
P-5	-	Moravian Heights		TBD	\$74,900				
R-1	-	Bridlepath		TBD	TBD				
R-2	-	Innisfail Ct	Innisfail Ln	TBD	TBD				
R-3	-	Innisfail Ln		TBD	TBD				

Total Project Costs on List (Unencumbered) (RED)	\$ 4,642,474.00
Total for Projects Under Construction (Encumbered)	\$ 773,657.00
Total for Previously Completed Projects	\$ 678,323.50
Total for Analyzed Future Projects	\$ 999,756.00

Some costs are dated and likely low.
Without contingency (15-20%) or engineering/surveying costs
Final costs per finance department

¹ Dependency - This indicates that a downstream project must be performed prior to the rated project. In some cases, verification that the downstream project will not be negatively impacted by the upstream project may remove this dependency.
R- : Under current review by third party consultant.

Assuming new employee(s), additional funds for 1-2 project(s) a year to be added to the list (not on current list), and current proposed future projects (yellow).

Years to Complete	Total Range Cost	Average Annual Cost	ERU Rate (Annual)	ERU Rate (monthly)
5	\$ 11,770,676.00	\$ 2,354,135.20	\$ 176.02	\$ 14.67
10	\$ 16,770,676.00	\$ 1,677,067.60	\$ 125.40	\$ 10.45
15	\$ 21,770,676.00	\$ 1,451,378.40	\$ 108.52	\$ 9.04
20	\$ 26,770,676.00	\$ 1,338,533.80	\$ 100.08	\$ 8.34
25	\$ 31,770,676.00	\$ 1,270,827.04	\$ 95.02	\$ 7.92
30	\$ 36,770,676.00	\$ 1,225,689.20	\$ 91.65	\$ 7.64

Assuming no change to the current program and acceptance of future projects on the list.

Years to Complete	Total Range Cost	Average Annual Cost	ERU Rate (Annual)	ERU Rate (monthly)
5	\$ 9,370,676.00	\$ 1,874,135.20	\$ 140.13	\$ 11.68
10	\$ 11,970,676.00	\$ 1,197,067.60	\$ 89.51	\$ 7.46
15	\$ 14,570,676.00	\$ 971,378.40	\$ 72.63	\$ 6.05
20	\$ 17,170,676.00	\$ 858,533.80	\$ 64.19	\$ 5.35
25	\$ 19,770,676.00	\$ 790,827.04	\$ 59.13	\$ 4.93
30	\$ 22,370,676.00	\$ 745,689.20	\$ 55.76	\$ 4.65

Assuming no change to the current program and no acceptance of any future projects.

Years to Complete	Total Range Cost	Average Annual Cost	ERU Rate (Annual)	ERU Rate (monthly)
5	\$ 8,170,968.80	\$ 1,634,193.76	\$ 122.19	\$ 10.18
10	\$ 10,770,968.80	\$ 1,077,096.88	\$ 80.54	\$ 6.71
15	\$ 13,370,968.80	\$ 891,397.92	\$ 66.65	\$ 5.55
20	\$ 15,970,968.80	\$ 798,548.44	\$ 59.71	\$ 4.98
25	\$ 18,570,968.80	\$ 742,838.75	\$ 55.54	\$ 4.63
30	\$ 21,170,968.80	\$ 705,698.96	\$ 52.77	\$ 4.40

Village of Clemmons
Special Stormwater Meeting
Exhibit B



Fiscal Year 2020-2021
Village of Clemmons Stormwater Management Program
Stormwater Capital Improvement Program - Project Rankings

9/14/2020 (PRELIMINARY-Pending Council Approval)

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