Rayconda Dam
Public Meeting

July 31, 2017

Please note this is being recorded
55 Dams within City Limits – 45 Private
Introductions

- Elected Officials
- How Did We Get Here?
- Freese and Nichols
Agenda

• Current Dam Policy
• Funding Options for Private Dam Repairs
• Process and Schedule for Dam Evaluations
• Design and Construction Phase
• Next Steps
• Q & A (Comment and Question Cards)
Privately-Owned Dams Supporting City Streets:

a) The City of Fayetteville shall not be involved in the repair and improvements to privately-owned dams when a City street is supported by the dam, except in the event that said damage has resulted from a declared state of emergency or major disaster, .... Under these circumstances, improvements or repairs that are ineligible or not covered by for state or federal assistance, may be financed through a Special Assessment Project consistent with Section V.
Policy

b) If the lake is permanently drained, the City shall bear the cost to repair, replace or maintain the storm drain facilities necessary to safely maintain the embankment to support the public street.

c) If NCDEQ determines that major repairs are required for the dam to continue to impound water and the affected property owners desire to repair the dam, the City shall contribute an amount equal to 110% of the expense necessary to preserve the structural integrity of the street but not including emergency spillway facilities. The remaining cost may be funded through the formation of a Special Assessment Project consistent with Section V.
Funding Options

• Self Funded or Special Assessment

Special Assessment Projects:
1. Pursuant to Article 10 § 160A-216, the City is authorized to make special assessments against benefited property within its corporate limits for constructing, reconstructing, extending, and otherwise building or improving dams and drainage systems.
2. The City must establish the terms for the Special Assessment Project in accordance with the procedures set forth in Article 10, Chapter 160A of the North Carolina General Statutes. N.C. GEN. STAT. § 160A-216-232.
Process and Schedule

**HOA**
- Petition for Evaluation

**City Council**
- Vote to Fund Evaluation

**FNI / City Staff**
- Perform Evaluations
- Cost / Schedule Estimates

**FNI / City Staff**
- Define Special Assessment

**Benefitted Properties**
- Petition for Special Assessment

**City Council**
- Decision to Assess, Design, and Construct

- 8/31/17
- Up to 2 Months
- 2-5 Months
- 1-2 Months
- 1 Month
- Up to 2 Months
Design & Construction

**Designer Selection**
- Advertise RFQ, Review Proposals and Select Engineering Firm

**Design & Permitting**
- Complete Engineering Documents for Bid

**Contractor Selection**
- Advertise, Open Bids and Award Contract

**Construction**
- Issue Notice to Proceed
- Complete Project

- 3-4 Months
- 4-6 Months
- 2-3 Months
- 4-12 Months
Next Steps

• HOA Petition Template
  • Will be mailed to each HOA President
• HOA Submit Petition to City
  • Due by August 31, 2017
Questions and Answers

July 31, 2017

Videos and presentations can be found at www.FayettevilleNC.gov/Roads
Typical Design Schedule

90% Engineering Design
15 Weeks

- Kick-off
- Field, Lab, Desk Work
- 35-60-90 % Submittals

Environmental Permitting
12 Weeks

- Dam Safety
- NC DEQ
- FEMA
- US Army Corps

Final Engineering Design
2 Weeks

- Incorporate Comments
- Complete Bid Documents
- Finalize Design

Advertise, Bid, and Award
6 Weeks

- Formal Advertisement
- Bid Opening
- Council Award
- Execute Contract