MEMORANDUM

TO: Mayor and Town Council

FROM: Mark E. Biberdorf, Town Manager MEB

COPY TO: Heather Taylor, Assistant Town Manager

DATE: April 2, 2025

SUBJECT: Request from Duke Energy for Easement on Town Property for Landing at Meadowview Project

Duke Energy has approached the Town regarding a request for an easement for above ground power lines for the Landing at Meadowview project. Attached are two maps presenting this request. The 'Meadowview ROW map' shows all the work they would do to relocate the lines along the retaining wall for the new development. The 'Town of Fletcher' map shows what additional work they could perform in order to provide easier access to the property for future development. What they are asking for is the Meadowview map to be signed off on, and then the Fletcher map is extra/potentially beneficial for the town to consider but not necessary for the work Duke would like to perform.

To provide further explanation on why they cannot reroute the lines across the Meadowview property, see 'Meadowview Reroute.' The red lines indicate existing and the green as proposed relocation. The peach color shows where an existing UG gas line runs. They are not permitted to encroach on gas easements with overhead or underground lines, rendering any route that direction impossible. The reasoning behind not setting a pole above the retaining pond at "pole 1" is that they do not have bucket truck access to that area of the site, and these poles would be a integral part of the grid requiring 24/7 available maintenance when necessary. Along with those reasons, they also do not have ample space to dig in their lines into the complex from those areas as well. Their underground clearance would be 9ft, since they would have to run two cables 3 ft apart the whole length of the way. The spacing in between buildings along with water, sewer, and storm water would not allow clearance. All of that combines to give them a complex site to work with.

If Council should have any questions on this item prior to the Agenda Review meeting, please let me know.

MEB/meb