



Hasell Water Tank Replacement

Capital Improvement Project (FY26-FY32)

Priority Rank

2

Category

Renovation, Remodel, or Replacement

Project Description

Replace Hasell Street Water Tank with a new elevated water tank.

Project Justification

The existing Hasell Street Water Tank was constructed in the mid-1930s and it is the oldest tank in the town system. It holds 200,000 gallons and is constructed of riveted steel. It is the controlling tank in the Central Pressure Zone (CPZ), where water is initially pumped from the Water Treatment Plant and then distributed to CPZ customers, as well as to the North Tank in the North Pressure Zone (NPZ) through a pumping station beside the tank, and to the South Pressure Zone (SPZ) from the Mayo pumping station located offsite from the tank. The small volume of the tank makes it difficult to manage water distribution, with customers near the tank experiencing more pressure fluctuations due to the quickly varying water levels of this tank style.

Development within the Central Pressure Zone (CPZ) has created additional water volume needs, and an elevated tank will enable use of the entire tank volume. The existing tank is a standpipe, with only about 40 percent usable volume. as the tank cannot drop more than about 30 feet of its 72 feet height. The proposed tank will be the same height, but the design will allow use of the entire tank volume. This will also help with water quality turnover and may improve operations at the plant where staff are continually filling tanks.

The new tank size will be much larger than the 200,000 gallon existing tank, ideally increased to 500,000 gallons or more and may be located near or on the same site as the existing tank. It may be that the town purchases the land adjacent to the current tank to construct the new tank or it is possible the preliminary engineering recommends a different site, but that is determined by topographical elevation.

Project Highlights

The tank structure is sound, and inspections are performed annually, so this project is slated for later in the CIP. Costs are based on the Waterstone tank, inflation and the current construction climate, in addition to other bid tabs for similar tanks in other locations. This project is semi-related but not codependent to the US-70 Business Water Main Improvements project as water from Hasell tank must get to the US-70A tank.

The town received a grant in the amount of \$40,000 from the State of North Carolina's Asset Inventory and Assessment (AIA) program for preliminary engineering of this project. The remaining costs of this project will be funded by a combination of leftover funds from completed projects and transfers from the Water & Sewer Operating Fund.

Funding Timeline

FY26 - \$25k - land acquisition

FY28 - \$450k - design
FY29 - \$240k - construction admin, \$15k - permitting & bidding, \$5.0M - construction

***Project is development driven and must be completed per the budgeted timeline.

Project Expenditures

Hasell Water Tank Replacement (Expenditures)

Object	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Hasell Water Tank	\$115,000	\$95,000	\$190,000	\$285,000	\$5,160,000	\$0	\$0
TOTAL	\$115,000	\$95,000	\$190,000	\$285,000	\$5,160,000	\$0	\$0

Object	2031-32	Total
Hasell Water Tank	\$0	\$5,845,000
TOTAL	\$0	\$5,845,000

Project Revenues

Hasell Water Tank Replacement (Revenues)

Object	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Installment Financing - Hasell Water Tank	\$0	\$0	\$0	\$0	\$4,780,000	\$0	\$0
Transfer From WSF - Hasell Water Tank	\$75,000	\$95,000	\$190,000	\$285,000	\$380,000	\$0	\$0
Grant - AIA	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$115,000	\$95,000	\$190,000	\$285,000	\$5,160,000	\$0	\$0

Object	2031-32	Total
Installment Financing - Hasell Water Tank	\$0	\$4,780,000
Transfer From WSF - Hasell Water Tank	\$0	\$1,025,000
Grant - AIA	\$0	\$40,000
TOTAL	\$0	\$5,845,000

Operating Budget Impact (Ramp-Up)

Hasell Water Tank Replacement (Operating Impact)

Object	2024-25	2025-26	2026-27	2027-28	Total
Transfer To Fund 69 - Utility Capital Improvement Fund	\$0	\$95,000	\$190,000	\$285,000	\$570,000
TOTAL	\$0	\$95,000	\$190,000	\$285,000	\$570,000