



*Positively Life Changing*

Ryan Spitzer, ICMA-CM  
Town Manager  
Town of Pineville  
505 Main Street  
Pineville, NC 28134

RE: Waiver of Contribution in Aid of Construction Fees Associated with the Miller Farm Project

Dear Ryan,

We appreciate your willingness to present the Town Council our request for the waiver of the \$335,601.91 Contribution in Aid of Construction ("CIAC") fee.

We have executed the CIAC form, the service installation contract, and submitted a check in the full amount of the CIAC fee, so that ElectricCities may commence their installation of electric service to serve the project as soon as possible, and with the understanding that should the Town Council hear and approve our request for a waiver, that the fee will be refunded.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jay Colvin".

Jay Colvin  
Division President  
DRB Homes Charlotte  
227 W. Trade St.  
Ste. 400  
Charlotte, NC 28202

## ElectriCities of North Carolina Electric Service Installation Contract

I, DRB Group - Charlotte Division, have requested that ElectriCities of North Carolina (ElectriCities Regional Operations), acting as the electric system operator on behalf of the Towns of Huntersville, Cornelius, and Pineville, install an overhead ~~X~~ underground electric service at my home or business located at Miller Farm Subdivision, Hwy 51 Pineville NC. The estimated cost for construction (ciac) is \$335,601.91. The estimated cost for the lighting is: (upfront) \$ 111,316.92 and Monthly cost for lighting as shown (80) Granville's is \$ 2,170.82

In making this request I understand and agree to the following provisions:

- As property owner or developer, I am responsible for identifying the correct location of all underground objects that might be damaged by, or cause damage to ElectriCities or its chosen contractor's equipment during the process of installation. These include, but are not limited to septic tanks, drain lines, water lines, irrigation lines and systems, and customer owned electric or communications lines. If I am unable to locate, incorrectly locate, or fail to notify ElectriCities or its chosen contractor of customer owned underground objects, then I assume full responsibility to replace, or repair said objects at my own cost.
- Retaining walls or supporting geo-grid must be specifically identified. ElectriCities nor its contractor will accept responsibility for the future life of these structures. Any work required by the customer within 10 ft of these type structures requires additional design consideration and signed permission.
- Once so informed of the correct location of customer owned underground objects, ElectriCities and its chosen contractor will take every precaution to avoid damage to said objects.
- ElectriCities or its chosen contractor will perform the electric installation in a professional manner, and exercise caution when excavating near above ground objects or correctly identified underground objects.
- I understand the specific route of the proposed underground or overhead electric installation.  
*Exact placement of all facilities is directly communicated at the site location between ElectriCities personnel and the developer/builder. The placement will be flagged/staked prior to installation. Facilities that require relocation will be billed to the developer/builder. The path of the underground service lines to single family lots is assumed to be the most cost-efficient path based on site conditions from the source point to the permanent meter base. Obstructions to open trench installation created by the developer/builder that require additional materials or alternate installation methods will be billed to the developer/builder.*
- I understand that in the process of installing underground electric lines near trees, that there is a probability of root damage and that ElectriCities or its chosen contractor will not be responsible for the future life and health of any trees or other decorative landscaping.
- I understand that tire tracks may result from the use of machinery involved in the electric installation process.
- In the process of installation dirt may accumulate on finished asphalt and concrete surfaces. ElectriCities will only offer to scrape and broom this dirt, but no professional cleaning will be provided.
- ElectriCities will not replace or re-seed grass, plants, or flowers, nor will ElectriCities place straw in the trench path or replace gravel churned up during trenching. ElectriCities will not replace/repair asphalt or concrete disturbed by installation.
- I understand that if rock or other adverse conditions are encountered for greater than 20% of the total trench footage, a contribution in aid of construction may be required.
- I understand that to meet National Electric Safety Codes, the land must be within 6 inches of final grade before underground installation can begin.
- Current and future accessibility to the electric utilities facilities is the customer's responsibility to facilitate.
- By signing, I agree to and am financially responsible for the estimated/quoted cost (not to exceed) prior to work starting.
- Commercial installations: Actual load needs to be 50% of customer projected load. If not the cost for additional work and facilities will be applied to future billing for the customer.

Special site situation(s): \_\_\_\_\_

- I have read, and I am aware of the above stated provisions.

Owner/Customer Signature   
Stuart D. Britt Sr

Date 8/4/2025

7/30/2025

ElectriCities Representative Signature \_\_\_\_\_

Date \_\_\_\_\_

TOWN OF PINEVILLE, NC  
ELECTRIC LINE EXTENSION

CONTRIBUTION IN AID OF CONSTRUCTION  
CALCULATION WORKSHEET

Date: 7/22/2025 Project Name: Miller Farm  
Location: Hwy 51, Pineville  
Developer/Owner Name: DRB Group  
Address: 227 W. Trade St, Ste 400  
Charlotte, NC 28202

CIAC AMOUNT: \$ 335,601.91

Phone #: 704-608-4673  
Contact Name: Tim McGinnis  
Email: [tmcginnis@drbgroup.com](mailto:tmcginnis@drbgroup.com)

**Construction Costs (CIAC Portion)**

Total Materials Cost	\$	343,400.25
Total Labor Cost	\$	264,386.25
Subtotal Project Cost	\$	607,786.50
Sales Tax 7%	\$	42,545.06
Subtotal	\$	650,331.56
Contingency 10%	\$	65,033.16
Total Project Cost	\$	715,364.71

**Revenue Credit Calculation**

	Residential	Commercial
Average Annual Revenue per Customer	\$ 1,461.36	\$ 1,897.60
Less 85%	\$ (1,242.16)	\$ (1,612.96)
Credit per Customer	\$ 219.20	\$ 284.64
Number of Customers	340	5
Multiplier	5	5
Revenue Credit	\$ 372,646.80	\$ 7,116.00
Total Revenue Credit	\$ (379,762.80)	
Total Project Cost	\$ 715,364.71	

Total CIAC Due \$ 335,601.91



Preparer's Signature

7/22/2025

Date



Customer Signature

8/7/2025  
Date