

**MINUTES**  
**WATER SEWER ADVISORY COMMITTEE**  
**Thursday, April 5, 2007**  
**7:00 PM Town Barn**

**Members Present:** Paul Kimple, Joe Phelps, Cheryl Thomas and James Watts

**Members Absent:** Dan Barker and Jim Singleton

**Elected Officials:** Mike Gering

**Staff:** Will Baker and Julie Vance

**Visitor(s):** none

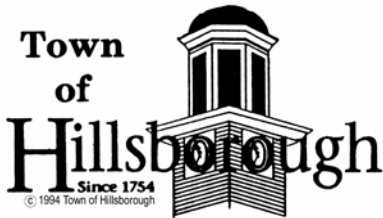
**ITEM #1** Vice-Chair Phelps called meeting to order at 7:01 PM, due to the excused absence of Chair Barker.

**ITEM #2** No changes were made to the agenda.

**ITEM #3** A motion was made by Mr. Kimple and seconded by Ms. Thomas to accept  
**MOTION:** the March meeting minutes as written. The motion passed unanimously.

**ITEM #4** The April Engineering Status Report included briefing on the following by Mr. Baker:

- WWTP in compliance. Investigating the contracting of sludge application with Synagrow.
- The Durham study results on public utilities will presented at the next Town Board meeting on April 9.
- There have been no Sanitary Sewer Overflows this calendar year.
- The West Fork of the Eno Reservoir is full with water overflowing through the spillway. Lake Orange is also full.
- The system remains compliant with TTHMs.
- Unaccounted for water is being tracked better by keeping up with flushings and water breaks.
- We continue to eliminate old galvanized lines throughout the town with pvc lines. Some fire hydrants have also been replaced.
- GIS is still at 50% completion.
- Cates Creek Outfall is almost finished with the exceptions of the bores underneath the interstate and the railroad. The last easement also has not been acquired yet, but both parties are in negotiations.
- Thalle Outfall construction has began with completion expected in June, 2007.
- Some sewer lines have been repaired, but more are in need of repair. We also hope to schedule a contractor to slip line some badly deteriorated manholes and sewer mains.
- We are waiting on the final approval from the State for Lakeshore construction so we can begin the bidding process. Construction is expected to last from June until September.



- Once Lakeshore is completed, the Elizabeth Brady upgrade process will begin.
- A draft water emergency water action plan has been prepared for the Town Board's approval at their April 9, 2007 meeting.

**ITEM #5**

Town Board Update

March 12<sup>th</sup> (Town Board Meeting) – The Water Pressure Recommendation and the Boone Collins Proposal were discussed, which is on the agenda for this meeting.

March 26<sup>th</sup> (Town Board Workshop) – The reverse 911 call center was implemented and discussed during the meeting with no water or sewer issues being discussed.

**ITEM #6**

The proposed Policy on Low Water Pressure, which was compiled by Kenny Keel using the recommendations from the Committee, was emailed to the members prior to the meeting for their continued recommendation. The following issues were asked:

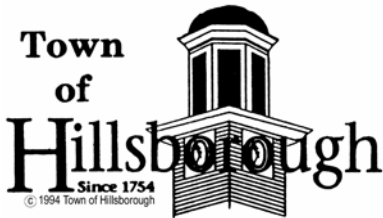
- When a house in the low pressure area of Town is sold and the realtor is aware of the issue, they are obligated to reveal the information as part of material fact concerning the property.
- The Town Attorney was concerned about attaching a statement to the deed about the low water pressure issue. He felt that the homeowner is responsible for attaching anything to a deed and the Town had no right to do so. It was also suggested that as part of the condition of receiving funds from the Town to fix the problem, the homeowner should be required to attach a statement to their deed so a future homeowner could not find the Town liable.
- Mr. Phelps volunteered to organize forwarding the information to the Multiple Listing Service informing everyone of the areas in Town that are known to have low water pressure to prevent Future Homeowners from purchasing a house unaware of the issue. An official letter with the areas listed would need to be compiled by either the Mayor or the Town Manager. The letter would then be forwarded to TMLS and placed on their common bulletin board.
- The committee had some concern about not allowing homes to participate in the policy if at the time of passage that had not been issued a certificate of occupancy. They felt that the all homes with a building permit should qualify. Staff was requested to check and see if any buildable lots existed in the low pressure zones.

**MOTION:**

At the end of the discussion, a motion was made by Mr. Watts and seconded by Kimple to recommend that the Town Board endorse the Low Water Pressure Policy as written, the motion passed unanimously.

**ITEM #7**

The Town Manger has suggested that one of the possible conditions for developing the Boone Collins property would be to require Green Building Standards. There was



concern about how that condition would raise the price of the houses in the development. It is hoped that over the long run that everyone in the community will benefit financially by lowering certain pollutant levels that will not have to be treated at the Wastewater Treatment Plant. It was also noted that only a percentage of the structures need to be constructed with the Green Building Standards for the development to be in compliance. After the Boone Collins presentation at the public hearing, staff was instructed to compile a list of suggestions and forward to the developer, County and Town to investigate before the next public hearing.

The Committee's concerns over future development remains with making decisions that will continue to keep Public Utilities financially solvent. They also recommend that when ever rate increases are necessary, that they be staggered over a few years, instead of one or two large increases. It was also asked if there was a trigger in demand that would require the construction of Phase II of the Reservoir?

- ITEM #8** A final edit of the Town Board Meeting Schedule with Ms. Thomas included will be emailed to the members. If there are conflicts with any of the assignments they are asked to make changes among themselves and then inform the chair and staff.
- ITEM #9** Blank agenda item was not needed for this meeting.
- ITEM #10** The Committee would like to finish the Irrigation Policy Recommendations during the May meeting.
- ITEM #11** Mr. Kimple made a motion to adjourn the meeting and Mr. Watts seconded the motion, and the motion passed unanimously. The meeting adjourned at 7:56 PM.

Respectfully submitted,  
Julie E. Vance  
Secretary