

MINUTES
WATER SEWER ADVISORY COMMITTEE
Thursday, September 6, 2007
7:00 PM Town Hall Barn

Members Present: Dan Barker, Paul Kimple, Cheryl Thomas and James Watts

Members Absent: Joe Phelps

Elected Officials: none

Staff: Will Baker, Jeff Mahagan and Julie Vance

Visitor(s): Marshall Gray and Tom O'Connor (applicants)

ITEM #1 Chair Mr. Barker called meeting to order at 7:02 PM.

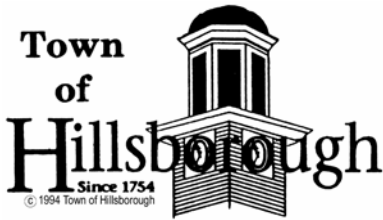
ITEM #2 Mr. Barker requested adding item 7A to discuss the two volunteer applicants.

ITEM #3 Marshall Gray and Tom O'Connor were both given an opportunity to introduce themselves and give reasons why they are interested in serving on the Water Sewer Advisory Committee. The committee members asked some more background questions and then thanked both men for their interest.

ITEM #4 MOTION: A **motion** was made by Mr. Kimple and seconded by Mr. Watts to accept the August meeting minutes as written. The motion passed unanimously.

ITEM #5 The September Engineering Status Report included briefing on the following by Mr. Baker:

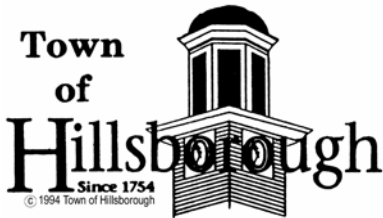
- WWTP is currently in compliance and the sludge disposal program is progressing normally. The upgrade study is complete.
- There have been no reportable sewer spills since the last meeting.
- The WFER is currently 3 feet low and Lake Orange is a little over 4 feet low which puts us in Stage 3 withdrawal restrictions, but we are not in usage restrictions.
- TTHMs results were elevated this quarter, which is common during higher temperatures, but we are still below our limit.
- The bi-annual flushing in September is being delayed due to the drought restrictions.
- A few lines have been replaced to improve unaccounted for water and a few more will be replaced later as time and money allows.
- The Mayo Street Pumpstation has been upgraded and we no longer have issues filling the South Tank due to the upgrade.
- The Town sent out a letter saying they are no longer responsible for PRVs for houses with increased water pressure as was past practice.
- GIS is still at 50% completion.
- Phase I Cates Creek Outfall is complete and fully operational.



- The Habitat and Talle outfalls are also now complete and operational.
- The Rural Water Association performed smoke tests on the collection system where odor is an issue and identified many problems. 75% of the issues have been repaired in the last two weeks. The remaining issues will be dealt with in the coming months. The solutions range from manhole rehabs to the addition of chemicals in the area.
- Lakeshore Drive Outfall funding should be in place within the month, so that we can proceed with its installation.
- Every Friday is now cleaning day when problem areas are jet washed as part of a preventative maintenance program.

ITEM #6 Planning Department Update:

- The Board of Adjustment denied the Asphalt Plant Application on 8/7/07.
- Corbinton Commons annexation has been approved and construction drawings are currently being reviewed in the Engineering Department.
- A lawsuit has been filed on the denial of Courtyard Condos.
- Waterstone single family is currently under construction.
- 3 permits have been issued for the Willowbend subdivision.
- Special Joint Meeting for Boone Collins Property
 - A five minute presentation was given on the proposed project by the developer, American Assets. They do not yet own the property.
 - None of the commissioners seem comfortable with the proposed density.
 - The commissioners were interested in how the project provides for a more connected Hillsborough between Waterstone and Downtown Historic Hillsborough.
 - All future unused water capacity will be accounted for if this development is approved.
 - They don't like the 70A connector that crosses the railroad tracks.
 - Margaret evaluated the property and gave three possible options of how the property could be developed. She also made the following points:
 - The Collins property has no public access and is not currently developable unless it is developed with the Boone property.
 - The commissioners should be sure they want to commit our remaining water capacity to this project.
 - It is the WSAC opinion that the commissioners are not enthusiastic about the current proposal.
 - The Commissioners were not comfortable coming to any kind of decision at this point. They told the developer what they liked about the project and what they did not like and it is now up to the developer to respond.



ITEM #7 The Planning Department is glad that current builders are moving towards using more Green Building Codes Standards; however they do not feel that the department has enough applicants to warrant a reward system of moving applicants forward in the review process when they use the Green Codes.

The WSAC believes that they are protecting the Town's water supply by encouraging more Green Construction. Below is a draft statement that will be forwarded to the Town Board for endorsement.

The committee is looking into incorporating Green Building Codes into the Review process. They see it as a way of finding near zero-cost ways to encourage green building as an easy, cost-effective way to influence future water capacity usage during Hillsborough's growth. In effect, they hope to stretch current water supplies by making the Town's capacity more effective. By stating that green plans get a priority or preference in the planning/approval process we can encourage more people to build green and postpone our immediate need for future water sources and thus keep our water rates lower for a longer period.

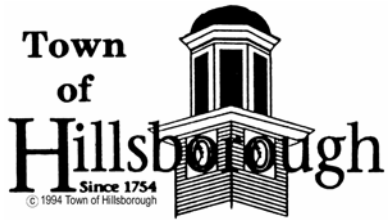
The implementation of green building standards is being tabled until the October meeting. After the Planning Department is consulted, a final statement encouraging support will be forwarded to the Town Board of Commissioners at a future meeting.

ITEM #7A MOTION: The applicants were excused from the meeting after they were thanked for their time and interest. Both applicants were discussed. A motion was made by Kimple and seconded by Thomas to recommend Marshall Gray as a new member of the WSAC. The motion passed unanimously. A motion was made by Thomas and seconded by Kimple to recommend Tom O'Connor as a new member of the WSAC. The motion passed unanimously.

ITEM #8 MOTION: The floor was opened for nominations by the Chair. Kimple made a motion to keep the chair and vice chair the same since both only served a partial term last year. Watts seconded the motion and it passed unanimously with Barker abstaining.

ITEM #9 The blank agenda item was not needed during this meeting.

ITEM #10 The Final Wastewater Treatment Plant Study will be discussed at the next months meeting and Jeff Mahagan was invited back to next month's meeting to answer questions.



ITEM #11 A **motion** was made by Mr. Watts and seconded by Mr. Kimple to adjourn the meeting
MOTION: and the motion passed unanimously. The meeting adjourned at 8:00 PM.

Respectfully submitted,

Julie E. Vance,
Secretary