



Council Committee Notes - Water/Sewer

Date: March 3, 2010 **Time:** 8:30 AM **Location:** Town Hall **Chair:** Councilmember John Smith
Attendees: Councilmembers Smith, Randy Moubray and Rebecca Nunn, Town Manager Tom Saunders, Chief WWTP Operator Pat Chenoweth, Zoning Administrator/Planner Marshall Sebra, Field Superintendent James Seagle, Bill Rosenbaum – Progress Engineers

Visitors: John Davis, KDL Group; Ben Burton, Bay Design; Bill Warren, Partners for Lancaster County Schools

Notes on Discussions:

1. John Davis addressed the committee concerning a possible 118 unit subdivision he may develop on Boys Camp Road just outside of town. He would like the Town to supply water and sewer services for his development and in return he offers to pay for installation, full out-of-town connection and facility fees and an additional \$5000 per lot to fund future capital needs of Town utilities. The Committee indicated it would consider the request between now and its April meeting and hopes to be able to make a recommendation to Council at its April 19th meeting.
2. Bill Warren and Ben Burton, representing Mercer Place Apartments/Partners for Lancaster County Schools, addressed the Committee at length on their discoveries concerning the existing utilities on the north end of town and what it will cost them to extend same to their planned apartment complex north of St. Andrews Church. They handed out sketches and spreadsheets explaining their plans, the possible benefits to the town and the cost to accomplish it. They are asking for credit from the Town for their expenditures to upgrade water and sewer lines in the area as a reduction in their connection and facility fees. Mr. Warren stated that the project cannot raise any more money in the community and if they are required to bear the cost of extending the lines and paying the connection fees the project would be at a standstill. TM Saunders suggested that even if some reduction is made in the connection fees, via perhaps master meters, the apartments should pay regular water bills and Mr. Warren said his group would have no problem with that. The Committee agreed to present that request to Council.
3. Bill Rosenbaum advised the Committee that he continues to work on the CDBG project but hasn't yet heard if our preferred pump station location has been approved by the DHCD administrators in Richmond.
4. James Seagle and Pat Chenoweth stated that all is well with the water and sewer systems as of now, with nothing outside of normal wear and tear to deal with.
5. Marshall Sebra gave the Committee a PowerPoint presentation on a possible new town park or nature trail on land bordering Norris Pond on Route 3. Mr. Jones Felvey owns

the land and has expressed his willingness to donate the land to the Town if certain conditions can be met. Marshall has looked at the property and believes it will be a valuable addition to the Town's amenities at very little cost if a deal can be worked out with Mr. Felvey. Parking for the park would be next to the Town's existing Norris Pond pump station, which is within the purview of the Committee. No action was taken but the Committee expressed general support for the concept.

Recommendations to Council: Consider connection fee relief for Mercer Place Apartments/Partners for Lancaster County Schools based on the improvements they plan to make in the mains in that area and their non-profit status.

Recommended for further study: none at this time