

MINUTES

City Council Public Works & Utilities Committee

Wednesday, August 7, 2019 – 5:30 PM
Administrative Conference Room at City Hall

Members Present: Mac Morrow, Chair, Council Member
Maurice Jones, Vice-Chair, Council Member
Jim Fatland, City Manager
Emory Owen, WWTP Director
Dennis Richardson, WTP Director
David Lutz, Public Works Director

Absent: Clay Sykes, Citizen Member

Staff Present: Interim Planning Director Paul Ray
Denise Hodsdon, Executive Assistant

Guests: Mary Roderick, Land of Sky
Jeffrey Brown, Brown Consultants

A. Welcome and Call to Order

Committee Chair Mac Morrow called the meeting to order at 5:35 pm.

B. Certification of Quorum

Executive Assistant Denise Hodsdon certified that a quorum was present.

C. Approval of Minutes from April 16, 2019 Meeting

Motion by Mr. Jones, seconded by Mr. Owen to approve the minutes of the April 16, 2019 meeting as presented. Motion carried unanimously.

D. CDBG Grant – Azalea Neighborhood

Mr. Fatland explained that the Azalea Neighborhood is a housing development in our ETJ and many of the homes are on septic systems that are failing. He said the City has looked at this project before and we would like to revisit it. Interim Planning Director Paul Ray explained that our current policy says that water is available to residents of the ETJ but sewer is not. He introduced Mary Roderick of the Land of Sky who is helping the Planning Department look into the potential for

CDBG funding to extend wastewater to the Azalea Neighborhood. He said there is up to \$2,000,000 available for the project but there are a lot of conditions and stipulations with the grant. Ms. Roderick noted that Jeffrey and Harlow Brown have looked at this over a number of years and she has reviewed their reports. She said the State will give money to Brevard to put sewer in the ETJ, however if it is Brevard's policy to not provide sewer in the ETJ, they will have to be voluntarily annexed, which will make this complex and it is a stumbling block that we need to figure out before moving forward.

Ms. Roderick said that according to a survey done by DEQ in 2005 they visited 102 sites and actually surveyed 51 homeowners. They identified 16 violations, which at 31% is a high percentage. She explained that normally they would find 18-20%. She feels there is a high likelihood that there are even more failures now and that those previously identified failures were not fixed. The CDBG grant program will require all low to moderate income households and most of the homes connected to the system. We have to get all of them to agree unless we document that their system is not failing. If you can document that their system is not failing then they do not have to connect. We have this added layer of not only do they have to agree to connect, they have to agree to be annexed.

Mr. Fatland asked if the grant would cover the entire cost. Jeffrey Brown of Brown Consultants recalled that they had done a cost estimate in 2010 in anticipation of extending sewer at that time, but due to lack of a majority of homeowners who wanted to annex, the project did not happen then. He said that cost estimate would need to be updated. He noted that Brevard has been proactive with infrastructure projects that have been constructed in order to get ready when the homeowners are ready to connect. Ms. Roderick said there are very distinct parameters for the CDBG grant and it has to be exactly what is in the project scope for sewer to serve the homes. She added that one of the first steps would be a new PER as part of the application. Mr. Brown thought we could get close to the \$2,000,000 amount as some of the work in the 2010 estimate has been done, but we would need to define any conflict points for stormwater, water lines, etc. upfront as best we can.

Mr. Ray pointed out that the grant money can be used to run the sewer line up to the home, but asked if that is only for low to moderate income occupants. Ms. Roderick said that is correct and she would have to do door-to-door income surveys and document it. She said she would want to be prepared to answer questions about what it would cost the homeowners/occupants. There was discussion about voluntary annexation and the need to get authorization of all property owners. Mr. Ray explained that if we could not get agreement for voluntary annexation, there is

the option of involuntary annexation where it goes on a ballot and the residents who are registered voters would vote on it, which may be tenants living at the property and not necessarily the homeowners if they live outside of Brevard.

Mr. Jones asked what would be the timeline to complete the project. Mr. Brown thought it would be a 10 to 14 month construction project, but the CDBG side will take at least two years. Ms. Roderick explained that we will not make this year's CDBG funding round, so it will be September, 2020, which would give us time to get the preliminary work done. She has conducted an initial analysis using the CDBG priority scorecard and the project would score 64.48, which is high enough to qualify for funding. She noted that every household would need to be documented by the Health Department as well. The first step would be to interview the residents and do an income survey to verify that at least 51% of the households in the project area fall into the low to moderate income category. Ms. Roderick and Mr. Brown advised that the interview process and health department surveys are time consuming activities and if we want to proceed with this project it would be great to get started now.

Motion by Mr. Fatland, seconded by Mr. Jones to authorize Staff to put together a work plan and get a cost estimate to extend sewer to the Azalea neighborhood and to take to City Council on August 19th with a recommendation for approval. The motion carried unanimously.

E. Stormwater

This item was postponed until the next meeting on September 12, 2019.

F. Gallimore Road Sewer Rehab Project

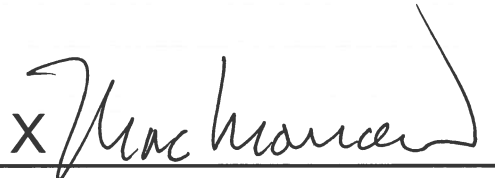
Mr. Fatland reported that the City received funding for the Gallimore Road Sewer Rehab Project, which included a \$500,000 grant and a 20-year \$1,500,000 no-interest loan. Mr. Lutz said with the Gallimore Road station, our whole goal has been to improve how much we discharge. He noted that at one event, we had 8.17 inches of rainfall and we discharged 135,000 gallons, which is a great improvement compared to five years ago. He said if you go back through the records, you will see 550,000 to 700,000 gallons. He said we still have issues when the rain events are so intense that we can't hold it. A lot of times though, we are not spilling now when Waynesville or Hendersonville are spilling because we have the EQ tank and it is sending it down there. He added that we have saved approximately 57,000,000 gallons from going into the river.

G. Set Date for Next Meeting

The next meeting of the Public Works & Utilities Committee was set for Thursday, September 12, 2019 at 5:30 pm.

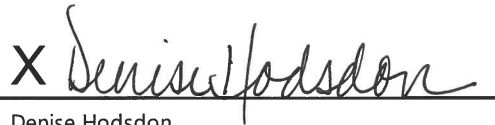
H. Adjourn

There being no further business, Mr. Fatland moved and Mr. Jones seconded to adjourn the meeting at 6:31 pm.

X 

Mac Morrow
Chair, Council Member

Minutes Approved: 9/12/2019

X 

Denise Hodsdon
Executive Assistant