

AGENDA

**Public Services Committee Meeting
Tuesday, May 3, 2016, 9:00 A.M.
Boardroom, 2nd Floor, City Hall**

Committee Members: Chairman Ron Bratton, Jane Murphy, Scott Styers

Call to Order: Chairman Ron Bratton

Approval of Minutes: January 10, 2016

- 1. Consideration of 2016 Street Resurfacing List**
- 2. Additions/Updates**
- 3. Adjournment**

A quorum of the council may be in attendance, and may participate in the discussion, but not vote.

MINUTES

Public Services Committee Meeting
Tuesday, January 5, 2016, 10:20 A.M.
Boardroom, 2nd Floor, City Hall

Present: Mayor Raleigh York Jr; and Council Members: Ron Bratton; Neal Grimes; Joe Leonard; Jane Murphy; Wendy Sellers; Pat Shelton; Scott Styers; City Manager Kelly Craver; Public Services Director Morgan Huffman; and Barney W. Hill.

Chairman Bratton called the meeting to order. The minutes of October 6, 2015 were approved as presented.

1. Consideration of Outside Sewer Request **Ryan's Ridge Sub-Division**

No one was present at the meeting to represent Ryan's Ridge although Robin Russell was notified of the meeting.

Kelly reported that staff has some serious concerns about the infrastructure itself for this potential development; it is going to require an extensively long force main and pump station. The city currently owns and maintains 26 pump stations.

The development is platted for construction of 72 homes to receive sewer service at the outside rate. At average consumption the city should receive about \$7000 a month in revenue. Morgan said he had spoken with Robin Russell who said he planned to develop the property and turn it over to the Homeowner's Association for maintenance. The developers still insist that they can get a gravity system from the property to the nearest hookup on our system. Morgan said he has serious doubts that it can be a reality and he questions the viability of the whole project without a pump station for the city to treat the sewer. If they were to have to install a pump station and pump to us, that makes it more viable. In all probability, the developer and DOT may require a 3 way agreement which would give the city responsibility for maintenance of the lines. Morgan stressed major concerns over that possibility. By hooking onto the city sewer system the developer can decrease the lot size and build more houses. The county will not allow the lot sizes to be as small as they are unless they are hooked to our system for municipal treatment. The county has a minimum lot size of 40,000 square feet; they have reduced that number within the last 6 months to 20,000 square feet. In referring to the map, some lots are less than 20,000 square feet. There are questions as to whether a variance from the county would be necessary for lots of this size or would it be automatic if they have a sewer system.

Chairman Styers said his concerns are that we protect ourselves in the event of a pump station. The city should be aware that the state could become involved and look to us for responsibility of something that we never intended and the city needs a way to know

that the people who purchase these lots would be notified that there is a voluntary annexation agreement in place.

If the city chooses not to provide the sewer service, the homes may be built on the 20,000 square foot lots and serviced by septic tanks providing they perk. If the developer decides to build a pump station they are required to front all the expenses involved. City staff strongly believes they will want us to take ownership and maintenance responsibilities if they do build the pump.

If Council approves sewer service for this property, the owner can turn around tomorrow, sell it and use it for something else. Because it is outside the city we would have no control over the zoning.

After further discussion, committee decided that having had 2 meetings with no one present, they would like to have more information before coming to a decision.

The City Manager was directed to request engineering studies from the developer. The request was tabled until the information is made available.

2. Additions/Updates

None

3. Adjournment

With no further business to come before committee, the meeting was adjourned.

2016 Street Resurfacing List

Street Name	From	To	Cost per St
Russell St	National	change width	\$9,824.97
Lindsey Cir	Rebecca	cul de sac	\$11,020.56
Steel	Hinkle	Field	\$4,250.96
Old Julian	Julian	Randolph	\$17,051.50
Raeford St	Brookdale	Summer Ct	\$7,335.64
Terry Dr	Blair	Browning	\$17,009.49
High	Gail	End Maint	\$5,486.39
Polk St	Pennington	field	\$4,801.82
Culbreth Ave	Brewer St	Council St	\$27,117.41
Washboard Rd	Ball Park Rd	Von Logan Dr	\$50,468.47
Erin Ln	Rebecca Ln	cul de sac	\$13,063.38
North Robbins Dr	Ball Park Rd	cul de sac	\$33,262.62
Long St	W Guilford St	Price St	\$34,065.87
Red Oak Ln	Falling Creek Dr	cul de sac	\$4,329.46
Rosedale	English	Rapp	\$47,484.27
Culbreth Ave	High St	Cox Ave	\$18,012.03
Haywood St	Jones Ave	Finch Ave	\$15,963.26
Hunt St	Hasty Hill	Hidden Hills	\$8,053.20
Knollwood Ave	Oaklawn	Dogwood	\$53,409.76

TOTAL ESTIMATED COST OF RESURFACING

\$382,011.06