



SEWER EXTENSION POLICY

Options to Proceed:

1. Motion to approve the Sewer Extension Policy as presented
2. Motion to approve the Sewer Extension Policy as amended
3. Motion to table for further review and changes as discussed

Staff has reviewed the policy with Mayor Thomas and Mayor Pro Tem Litton (WS CIP Subcommittee) and have multiple meetings for community input.

SUMMARY

Our current ordinance around water and sewer ([Chapter 50](#)) outlines [extensions for service to in-town property](#), [developed property within town](#), [extensions to new developments](#), and [extensions outside of town](#). These first two sections are aimed at providing extensions to a single parcel. None of these sections address providing service to entire neighborhoods that are already built out.

There are numerous properties and developments within the town limits that have aging septic systems. Most of these were built during the moratorium on new connections to our sewer system in the early 1990s. These homes 'paid' for the septic systems through the purchase price of their home but did not pay for any infrastructure or connections to the Town system. If we applied the current policy of extending service to developed properties within the town, it means that the town will, in essence, provide those residents with free or much cheaper extension of service. This means those in newer or future developments bear the cost of extension twice, once in the increased price of their houses and once as taxpayers. Staff have developed the updated ordinance with this in mind and have attempted to balance financial "fairness" while still making the extension of sewer service an attractive and economically reasonable endeavor.

Staff reviewed several policies from other towns and consulted with the School of Government. In this final revision, Ms. Kara Millonzi from the School of Government provided edits. She is considered the foremost expert in policies such as these.

From this research, we have significantly changed Sec. 50.302 in six major ways. Those changes are outlined below, and the intent of these changes is meant to apply an assessment to the properties requesting service and allow for a lump sum payment or financing over a number of years. This assessment would be tied to the property and not the owners.

1. Petition required to request an extension of service. Must include 75% of parcel owners within 200ft of the project area (as determined by the CIP or with the assistance of Staff).
2. Town Clerk shall certify the sufficiency of the petition and Council shall determine the reasonableness of the project based on the information provided by residents.



3. Council shall contract with an engineer to conduct a review of the project, provide alternative sewer line routes, and estimate final total cost.
4. The Town Manager or their designee shall present the review to Council who will then determine the feasibility of the project. Once determined to be feasible, Council shall order a meeting of the Petition Review Committee (PRC). The PRC shall review the project and vote on preliminary approval or denial of the project.
5. Council will have one further opportunity to review the project and vote on final approval or denial of the project. Council will then pass a preliminary assessment resolution, hold a public meeting following Article 10 of the North Carolina General Statutes. Residents will be able to withdraw their proposal if 50% of the parcel owners sign a petition in favor of withdrawing. If this is not received, Council shall pass the final assessment resolution and the project be implemented.
6. Following completion of the project, and the calculation of final total cost, Council shall pass a preliminary assessment roll, hold a public meeting on the matter and make it available for the public to view. Council will then pass an assessment roll, confirming the residents for the special assessment to be levied against (in the same manner as property taxes for a period of 10 years or in a single lump sum).

MATERIALS PROVIDED

- Final Draft of proposed ordinance.