



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Nov. 13, 2023
Department: Utilities
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Environmental Engineering Supervisor Bryant Green, PE

ITEM TO BE CONSIDERED

Subject: Amendment to Town Code Section 14-6: Application for Service – Meter Setting

Attachments:

Ordinance amending town code Section 14-6

Summary:

The regulations associated with the town's permits to operate a water distribution and sewer collection system prohibit water and sewer systems from being placed in service until new infrastructure is installed per approved permits, existing statutes, and to best industry practices. The attached language further clarifies this existing obligation in the town's ordinances to provide further guidance to developers and contractors.

Financial impacts:

No financial impacts are anticipated with the proposed change.

Staff recommendation and comments:

Town staff recommends the proposed changes to ensure developers are aware that water meters will be held on new development until known issues with proposed infrastructure are addressed. "Holding meters," or not installing water meters in new meter boxes, prevents residential and commercial developments from receiving Certificates of Completion and being sold. On recent developments, town staff was willing to allow meters to be installed at new residential or commercial projects with verbal or written understandings by developers or guarantees by sureties that the known and obvious defects will be addressed at a later date. Town staff's past flexibility allowed Certificates of Completion to be issued more quickly by allowing water and sewer service to be established.

Unfortunately, this same flexibility created confusion in the development community as to whether the defects still need to be addressed while also undercutting the urgency to address the defects promptly. The amended ordinance will reinforce both the urgency of addressing known problems with proposed water and sewer infrastructure and provide additional clarity to impacted developments. This is one of the methods presented to the board regarding developments a few months ago and is supported by the town attorney as a leverageable method.

Action requested:

Adopt the revisions to the code as presented.