



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Jan. 27, 2025
Department:	Utilities, Community Services
Agenda Section:	Regular
Public hearing:	No
Date of public hearing:	N/A

PRESENTER/INFORMATION CONTACT

Utilities Director Marie Strandwitz
Assistant Town Manager Matt Efird
Engineering Services Manager Bryant Green
Planning & Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Update on Water and Sewer System Capacity

Attachments:

Draft PowerPoint Presentation

Summary:

Staff has been working on a comprehensive answer to the question of remaining water and sewer system capacity for new growth and development. The answer is complex, and it is not a static value. The attached presentation includes the various factors that define the system capacity, the current status of the system and plans for addressing near-term capacity constraints along with how they relate to planned growth.

Capacity is influenced by water supply, treatment plant capabilities, and the collection and distribution systems. Each of those primary factors also has several sub-factors driven by state/federal regulations, technology limitations, natural processes, type of project, etc.

The Comprehensive Sustainability Plan included recommendations to reduce the future water and sewer service area and focus growth to identified "Future Growth Areas" in favor of compact, denser development. To serve those Future Growth Areas, significant system upgrades must occur – primarily to the sewer collection system and pump stations although the water system is currently being studied. The adopted Fiscal Year 2025 Capital Improvement Program and proposed FY26 updates focus on the projects required to serve the Future Growth Areas between now and 2033. The town has invested since its knowledge of the collection system limitations in cleaning/lining pipes, technology upgrades, flow monitoring, alternative supply arrangements, monitoring nutrient limitations and other efforts to maximize sewer capacity in the current system while planning and pursuing funding for necessary construction projects. It has also invested in evaluating various aspects of the water system to determine limitations and a comprehensive model evaluation is underway for which water system improvements will likely be recommended.

Staff will present several options for board consideration on ways to expedite or accommodate growth that may not align with the 5- to 8-year timeline to construct additional system capacity, but the bottom line for the board and community to be aware of is that system capacity is currently limited for new development due to a variety of factors for the near term. Single-family infill and Accessory Dwelling Units can still be accommodated but major development/redevelopment opportunities cannot without capital improvements. The town has a plan and

funding strategy to address the capacity limitations in the Future Growth Areas, and if new development is to occur in those areas ahead of the current schedule it will require significant financial participation by the developer. Finally, though the presentation will focus on capacity for new growth and development, future funding plans will also need to continue to invest in maintenance of the existing system infrastructure for current customers.

Financial impacts:

N/A

Staff recommendation and comments:

N/A

Action requested:

Receive the presentation and provide feedback to staff.