



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: Jan. 13, 2025
Department: Utilities
Agenda Section: Consent
Public hearing: No
Date of public hearing: N/A

PRESENTER/INFORMATION CONTACT

Utilities Director K. Marie Strandwitz, PE

ITEM TO BE CONSIDERED

Subject: Acceptance of Water Mains at UNC Hospital in Waterstone/Adjustment of Prior Acceptance Action

Attachments:

1. Letter of dedication
2. Revised recorded easement
3. Revised easement plat

Summary:

There are two items within this consent agenda item for action:

1. The University of North Carolina (UNC) Hospitals Hillsborough Campus water and sewer mains and associated appurtenances were originally constructed over ten years ago with a more recent water and sewer extensions completed for bed tower 2 only a few years ago. In gathering acceptance documentation from the owner for the recent expansion, we discovered there is no prior evidence that the original assets were ever formally accepted by the town. Thus, in March 2024 these assets from the original construction and subsequent expansion (both water and sewer extensions) were presented under consent agenda for acceptance at the Board of Commissioners regular meeting. However, it was later discovered that the abstract/action presented was incomplete and contained erroneous information related to another development project. An action by the board on this agenda item would void any prior acceptance action (these assets were not entered/valued in the town's asset registry, so no financial adjustments are required from that perspective).
2. Meanwhile in discussion with UNC about the assets to be accepted, it was subsequently agreed by UNC and the town that the town has no reason to own or maintain the sanitary sewers on this single owner parcel that serve only the hospital (this is our current standard if the project were to be submitted today). However, this was not the case for the water mains as they will eventually be looped and also go to and from our Waterstone water tower so they cannot be isolated in the same manner. An adjustment of prior recorded easement documents and plats for the water and sewer on the parcel was undertaken by UNC's legal team in conjunction with the town's attorney to separate the water and sewer combined easement into public and private easements. Revised analysis was undertaken to value the "to become public" water system assets and acceptance documentation was collected from UNC. An action by the board on this agenda item would provide town acceptance of the water mains identified in the easement plats as those within the identified public easements. There are portions of water mains behind backflow assemblies that have been and will always remain private.

Financial impacts:

The value of the water assets to become under town ownership is \$284,576 for approximately 2,000 linear feet of water mains. The town will cover operation and maintenance in its operations budget and incorporate such in annual rate setting.

Staff recommendation and comments:

The town appreciates the cooperative effort and spirit of UNC hospitals and their legal team to work with us on what makes sense for public ownership and for clearly delineating such in revised recorded documents.

Action requested:

Motion to void any prior acceptance of this infrastructure and accept these revisions for the plat-identified public water mains and appurtenances into the town system for operation and maintenance.