

CUMBERLAND COUNTY POLICY COMMITTEE MINUTES
MARCH 16, 2000, 11:00AM
REGULAR MEETING

PRESENT: Commissioner Talmage Baggett
Commissioner Breeden Blackwell
Cliff Strassenburg, County Manager
James Martin, Deputy County Manager
Amy Cannon, Finance Director
Karen Musgrave, Staff Attorney
Bob Stanger, County Engineer
Marsha Fogle, Clerk to the Board

ABSENT: Chairman Ed Melvin

In the absence of the Chairman, Commissioner Blackwell called the meeting to order.

1. Approval of Minutes: February 10, 2000

MOTION: Commissioner Baggett moved to approve.

SECOND: Commissioner Blackwell

VOTE: UNANIMOUS

2. Consideration of water/sewer special assessment – Windridge Subdivision

The Engineering Department received a petition from property owners in Windridge Subdivision requesting the County extend public water and sewer. The subdivision is located adjacent to the new Hope Mills Middle School on Chicken Foot Road. The County Health Department has conducted an environmental well and septic tank survey and indicates this area would benefit from public water and sewer.

The proposed project involves installation of 3,900 LF of 16" water main along Chicken Foot Road, 5,250 LF of 8" water distribution lines within the subdivision, 3,740 LF of 12" and 2,440 LF of 8" sewer, and water and sewer service laterals. There are 81 lots in the subdivision and the estimated cost of the project is \$991,620. PWC has expressed a willingness to participate in the cost of the 16" water main on a 50/50 basis with the County. Assuming this is feasible, the cost of the project to the property owners is \$757,620 or \$9,354 per lot. In addition the property owners will have to pay Facility Infrastructure fees (FIF) to PWC which is about \$1,130 plus the cost to tie the water and sewer to their house, which is about \$1,000. The County could use some of its credits with PWC to offset the FFIF costs to the property owners. The average property value in Windridge Subdivision is \$86,290. The County has about \$370,000 in unobligated funds in our water and sewer fund.

This project ranks #2 on the County's updated water/sewer priority list. The cost of this project exceeds our fund balance in the water/sewer fund.

Mr. Stanger asked the Committee for some direction on this matter.

The Committee noted the cost of \$11,000 per lot may make this project cost prohibitive for the property owners. It was noted that total payback over a ten year period including interest would cost the owners about \$20,000.

Commissioner Baggett inquired if the residents might be interested in getting water, but no sewer. Mr. Stanger noted the first petition he received was just for water. However, he received a second petition asking for both. Mr. Stanger noted there are septic tank failures in the area and that the extension of water would simply be a short-term remedy. Another option for the neighborhood to consider is to petition the Town of Hope Mills to annex them.

MOTION: Commissioner Baggett moved to authorize the County Engineer to talk with the two contact people on the petition informing them of the cost of the extension of water and sewer, the cost of just extending water and the option of them petitioning the Town of Hope Mills to annex them. The contact people will relay the information to the other property owners for a decision about how they want to proceed.

SECOND: Commissioner Blackwell

DISCUSSION: Once the residents decide which option would be better for them, the County can determine the next step in the process.

VOTE: UNANIMOUS

MEETING ADJOURNED.