

**TOWN OF LELAND
SPECIAL COUNCIL MEETING
THURSDAY, JANUARY 11, 2007
9:00 A.M.**

ASSEMBLY

The Town of Leland Council held a special meeting on Thursday, January 11, 2007 at 9:00 a.m. at Leland Town Hall for the purpose of a sewer workshop.

Present were: Walter Futch, Mayor; Councilmen: Brenda Bozeman, Gordon Hobbs and Councilman Medlin.

Also present were: Bill Farris, Town Manager; Carol Ann Floyd, MMC, Town Clerk; Landon Barker, Executive Assistant; Jimmy Strickland, Public Works Director; Tim Evans, Chief Building Official and Steven Spruill, Planner I.

Absent was: Tommy Wallace, Councilman.

9:03:58 AM CALL TO ORDER & INVOCATION

Mayor Futch called the meeting to order at 9:03 a.m. Councilman Medlin gave the invocation. A quorum was present.

SEWER WORKSHOP

Mayor Futch thanked everyone for coming to the meeting today. Mayor Futch stated that he thought we needed to have this meeting. Mayor Futch stated that he really thought we needed this meeting and he wanted to make it clear it's really not about panic, but we need to look at what we need for the future.

**9:05:28 AM EXISTING SUBDIVISIONS AND PUDS
WASTEWATER TREATMENT NEEDS 2007-2010 & 2010-2015
PLANS & STRATEGIES TO MEET NEEDS
PRESENTATION BY BRUNSWICK FOREST DEVELOPERS ON WASTEWATER
NEEDS & ALTERNATIVES**

Tim Baldwin with McKim & Creed gave a presentation for Brunswick Forest Developers. Mr. Baldwin showed a flow chart that reflected their flow needs for the next twenty years. Jeff Earp stated that he wanted to point out that we can't wait until 2009 to address Brunswick Forest flow needs. Mr. Baldwin stated that this needs to be underway by May 2007 to have in place by December 2008. Mr. Baldwin stated that the state requirements have changed and that it would have to be a private project and could not be a municipal project due to the regulation changes. Mayor Futch asked about infiltration ponds. Mr. Baldwin stated that would be part of the on-site treatment and explained that concept. Mayor Futch asked if any other developers wanted to talk about their concerns. No other developers spoke.

**9:17:36 AM CURRENT SITUATION – NORTH BRUNSWICK PARTNERS INCLUDING
PRESENTATIONS BY NBSD & THE TOWN OF LELAND
EXISTING SERVICE AREA
EXISTING FLOW ALLOCATIONS
TRENDS IN ACTUAL DAILY FLOWS
CUSTOMER GROWTH TRENDS**

Melanie Trexler, Interim Director with NBSD gave their presentation. Mrs. Trexler stated that at the Northeast Plant that they are allocated 545,000 gallons and the Belville Plant is at 400,000 gallons with a permit of 800,000 gallons. Mrs. Trexler stated that their current flows from 2004-2005 was around 59,000,000 gallons through the Northeast Plant. Mrs. Trexler stated that for 2005-2006 they were around 64,000,000 gallons annually. Mrs. Trexler stated that was an increase of 7.6% between the 2 years. Mrs. Trexler stated that for the current year of 5 months they have flowed 31,000,000 gallons. Mrs. Trexler stated they are expecting an 18% increase over the course of the year. Mrs. Trexler stated that the Belville Plant's flow was 74,000,000 gallons for 2006. Mrs. Trexler stated that they are currently sending about 2,000,000 gallons a month from the Belville Plant to the Northeast Plant since about November. Mrs. Trexler stated that she thought everyone is concerned about their allocations. Mrs. Trexler stated that they have not met their flow to the plants, but if everything pans out they will be over capacity by 2009. Scott Lewis stated they are seeing a daily increase at the Belville Plant. Mrs. Trexler stated that they had a map, if anyone wanted to see it later, of their service areas. Perry Davis stated that they are in the process of construction of a pump station at the Belville Plant to divert the flow to the Northeast Plant. Mr. Davis stated that they will take the Belville Plant off-line in the interim so they can repair and get it up to grade.

Mayor Futch stated that we need to know who is sewerage what areas. Mayor Futch stated that he was concerned that we were all planning to sewer some areas and nobody is planning to sewer other areas.

Mr. Farris gave a presentation for the town's allocation projections that are on paper. Mr. Farris stated that the town's allocation into the plant is 749,600 gallons. Mr. Farris stated that the current paper allocation is almost 1.3 million gallons per day. Mr. Farris stated that would be 516,000 gallons over our flow allocation, which is 169% over what we are allocated. Mr. Farris showed spreadsheets of who has the allocations and how much. Mr. Farris stated that Landmark has a large share along with the various places in Waterford.

**9:38:41 AM NORTH BRUNSWICK PARTNERSHIP – JERRY PIERCE
EXISTING TREATMENT CAPACITY – FLOW ALLOCATION – AGGREGATE
CURRENT FLOWS & GROWTH TRENDS
PLANS & TIMELINES FOR EXPANSION OF TREATMENT PLANT
CRITICAL PATH ITEMS**

Jerry Pierce stated that the plant is working at 910,000 gallons, which is 55-60% of capacity today. Mr. Pierce stated that the state requires to start planning expansion when the plant is at 80%. Mr. Pierce stated that the partners have already started planning a plant expansion. Mr. Pierce stated that the biggest question is what size plant do we need. Mr. Pierce stated that discharge is continuing into the Cape Fear River, but they are also looking at alternate discharge facilities. Mr. Pierce stated that least cost is still discharging to the river. Mr. Pierce stated that the timelines are 1 year to design, 2 years to construct and 3-4 years to operation. Mr. Pierce stated that for non-discharge facility 1 year could cut off the construction timeline. Perry Davis stated that he is it's his understanding that Northwest will come on-line next year. Mr. Davis asked if any of that allocation is included in any of the figures today. Mr. Pierce stated that they are in negotiations with the Town of Northwest for them to purchase 175,000 gallons of county's 250,000 capacity. Mr. Pierce stated Northwest still has to build a collection system, so it may be 2 or 3 years down the road before actually seeing flow from the Town of Northwest, in his opinion.

10:03:24 AM PROJECTED TREATMENT NEEDS FOR TOWN BEYOND DEVELOPMENTS AS WE KNOW THEM PRESENTATION BY TOWN STAFF

Mr. Spruill gave a presentation on the town's current town limit needs. Mr. Spruill stated that the town's largest zoning district is PUD's and C-3 being the least based on acreage. Mr. Spruill stated that the town has a current density 2.58 units per acre that is taking into account all current lots that we know of and currently have in the planning process now. Mr. Spruill stated that since 2003 in the subdivision and site specific plan process the town has done approximately 448 acres of newly subdivided land a year and yielded about 1,192 lots. Mr. Spruill stated that if you throw the Master Land Use Plans in for PUD's rather than just the Site Specific's that takes it up to 2,100 acres of newly subdivided land a year and 2,834 lots. Mr. Spruill stated that from 2004 to present the building inspections department has issued an average of 1,265 new permits a year. Mr. Spruill stated that through the annexation process since 1997 the town has averaged about 1,100 acres a year on average. Mr. Spruill stated that the town has laid out the proposed annexation study area to define for the master planning they are working on, which pretty much follows the creeks. Mr. Spruill stated that within that proposed area there is approximately 22,489 acres of vacant land that could be developed. Mr. Spruill stated that if that land was developed to the current density of the town of 2.58 units per acre that would yield about 58,000 units in that area. Mr. Spruill stated that if we continue the same annexation rate it would take the town 20 years to annex that area and about 40 to 45 years to build out that area. Mr. Spruill stated that he would be happy to answer any questions.

10:11:07 AM ROLE OF THE NBSD TREATMENT PLANT CAPACITY CURRENT DISCHARGE

Mayor Futch stated that we had really already discussed these items.

10:46:37 AM ADJOURNMENT

Mayor Futch thanked everyone for coming and adjourned the meeting at 10:46 a.m.

Walter B. Futch Jr., Mayor

Carol Ann Floyd, MMC, Town Clerk

Approval Date: