

**MINUTES OF THE TOWN OF SELBYVILLE**  
**TOWN COUNCIL WORKSHOP**  
**November 28, 2023**

Mayor Duncan called the workshop of the Mayor & Council to order at 4 o'clock pm. Commissioners in attendance were Dr. Carol Cary, Gary Steffen and Chris Snader. Commissioner Hudson was absent. Also in attendance was Town Administrator Stacey Long and Town Engineer, Jason Loar of Davis, Bowen & Friedel.

The meeting was properly posted.

First on the agenda was a discussion on the Coastal Villages Pump Station regarding the Kingfisher project. Mr. Loar stated that Coastal Villages phase 1 is currently under construction and phase 2 has been approved. Phase 2 is planned to begin construction next spring, which also includes the regional pump station. Most developments build their own pump stations for their project only. Coastal Villages plan on building this pump station so that multiple developments will pump directly to them and from there directly to the wastewater plant. This will open up capacity in other pump stations so that there could be additional growth. Currently there is no capacity in Rt 54 pump station. This would eliminate that problem. After all the developments that have been approved and constructed, there are approximately 1,000 additional lots that could potentially be built in that area. These additional lots are being taken into consideration with the Coastal Villages regional pump station. In the pump station, there is a wet well which has a volume requirement, electrical costs, generator, etc. All of that is being put in this regional pump station to accommodate multiple projects in the amount of 2,250 units. The pumps, however, that are being put in will only accommodate Coastal Villages project. Any development after that will be responsible for upgrading the pumps to accommodate their number of units. Preliminary figures have been run based on today's cost of construction; however, the actual cost will be based on construction costs at the time of construction. The developer is willing to pay for this now, however, they will want to be reimbursed for the additional costs for building a larger pump station with larger pumps to accommodate for other projects. The way they are proposing this be done is through impact fees. They are projecting Coastal Villages to be built in 8 years. Basically, they are holding a loan for the town, and each impact fee the town collects for sewer only, a percentage of that would be paid to the developer. In essence 2/3 would go to the developer and 1/3 would go to the town. This applies only to the Coastal Villages impact fees in the remaining phases, which equates to 427 EDU's. This loan would be paid back over an 8-year period at an interest rate of 8%. They are estimating the pump station, gravity line, forcemain, engineering, etc. will be approximately \$1,600,000 to serve Coastal Villages only. To add the additional capacity for future growth, it is estimated at an additional cost of \$900,000 for a total project cost of \$2,500,000. With an 8 year build out at 8% the total cost to be paid

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back to the developers through impact fees is estimated at \$1,222,000. The Mayor & Council all agreed that this is beneficial to the town. However, they also agreed 8% is high for an interest rate for something that benefits the developer as much as it does the town. If the town increases their impact fees over the next 8 years, the portion that will be paid to the developer remains the same and will not increase with any of the town's increases.

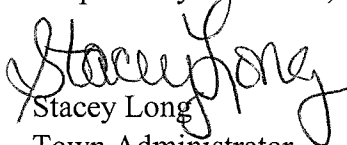
All agreed that this is beneficial to the town and likes the concept of a regional pump station. They also agreed that the interest rate needs to be negotiated at a lower rate.

Kingfisher is currently going through their final plan review. This project was intended to pump directly to Coastal Villages Pump Station, however that will not be constructed in time. Kingfisher plans to begin construction much sooner than phase 2 of Coastal Villages. Kingfisher has requested if they could temporarily connect to Lighthouse Lakes forcemain just until the regional pump station is completed. The pump stations on Rt. 54 could handle the extra flow on a temporary basis, but not on a permanent basis. The town would have to limit the number of homes that could be built so as not to cause additional wear and tear on our other pump stations due to increased flows. A benefit to the town would be this connection will always be there and if any time in the future we want or need to send some of Lighthouse Lakes flow to Kingfisher, then to Coastal Villages pump station and then directly to the plant and bypass the pump stations on Rt 54. If agreed, we would require Kingfisher to make all necessary upgrades to the pump stations so they can handle the additional flow including but not limited to annual maintenance on the pumps to be sure they are working properly.

This will be discussed at the December meeting for a general consensus of the Mayor and Council so the developer would know if they are good to move forward with what they need to on their end.

There being no further business, Councilman Snader made a motion to adjourn the meeting. The motion was seconded by Councilman Steffen and carried by all.

Respectfully submitted,

  
Stacey Long  
Town Administrator