

MINUTES OF THE TOWN OF SELBYVILLE
Mayor & Council Special Workshop
May 29, 2024

Mayor Duncan called the Special Workshop of the Mayor & Council to order at 3:30 pm. Councilwoman Dr. Carol Cary, and Councilmen Snader, Hudson, and Steffen were in attendance. Also in attendance were Town Administrator Stacey Long, Wastewater Supervisor Bettina Stern, Field Supervisor Frank Fisher, and Town Engineer Jason Loar with Davis, Bowen & Friedel.

The meeting was properly posted.

The first item on the agenda was to discuss the Coastal Villages Regional Pump Station. Mayor Duncan turned the meeting over to Town Engineer Jason Loar. He stated that the developer was to build a regional pump station on their property to serve Coastal Villages, Hickman/Downey, Kingfisher, East Selbyville, and any other future developments in the area. The developer would pay to build the pump station and the town would credit them EDUs in return. He explained that there have been some issues that are not allowing them to move forward. The pump station has been designed, approved, and had a contractor lined up to do the work. The developer is now requesting to relocate the regional pump station to the commercial area within the Atlantic Lakes development. The pump station for Coastal Villages would then only be designed to handle their development and the Hickman/Downey property, which would be constructed at their expense. If the council agrees to the regional pump station in this area, then the existing one would be replaced with the regional pump station. One matter that needs to be taken into consideration is that the Rt 54 Hudson Pump Station just had a considerable number of upgrades with new pumps, generator, and a control panel.

Should this move forward, the developer would like to temporarily tie the Kingfisher project into the Lighthouse Lakes Pump Station, which would then go to Rt 54 Hudson Pump Station, then to the Lighthouse Crossing Pump Station, then straight to the wastewater plant. The developer has stated that he would financially provide the town with assistance on the maintenance of these pump stations until the regional pump station is constructed and online. The basis for this is so the Kingfisher project can move forward and begin building. The pump station in Phase 2 of Coastal Villages should have already been constructed and online prior to Kingfisher beginning to build. Since this is not moving forward, this holds up the Kingfisher project. Changing the location of the regional pump station and temporarily tying into the existing Rt 54 Hudson Pump Station will allow the Kingfisher project to move forward with building.

The newly relocated regional pump station would replace the existing Rt 54 Hudson Pump Station and be turned over to the town. The town's financial portion of the regional pump station would be approximately 40%-50%. The town would not pay for this regional pump station out of pocket, they would just credit the Kingfisher project through impact fees with an additional percentage. The temporary solution will cause both Rt 54 Hudson Pump Station and Lighthouse Crossing Pump Station to run a little longer than normal, but that is only while the regional pump

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station is being constructed. Jason explained that these two pump stations are oversized for their current flow, so there should not be any issue in allowing the temporary connection from Kingfisher. The maintenance expenses will be higher because they are running more frequently, the electric bills will increase, and maintenance of the pumps and generator will increase. That is where they said they would pay the town \$20,000 per year to help offset these increased costs while waiting for the regional pump station to be constructed and put online. Rt 54 Hudson and Lighthouse Crossing Pump Stations are designed to handle all of the approved developments to date. They cannot handle any new developments that may be submitted to the town in the future. The regional pump station would be designed to handle that additional capacity for any new developments.

Mr. Loar explained the available options:

1. Require Coastal Villages Regional Pump Station to proceed and it is built big enough to handle Coastal Villages, Hickman/Downey, Kingfisher, and East Selbyville, which is all at their expense. However, this does not give the town any available capacity for future developments in the area.
2. Coastal Villages constructs a pump station that will only handle Coastal Village and Hickman/Downey, all at their expense. Then construct a regional pump station on the Atlantic Lakes commercial property and size it to handle Kingfisher, East Selbyville, Lighthouse Lakes, Saltwater Landing, and any future developments in the area. For the additional capacity for future developments, that would be the town's expense based on units.

Town Administrator Long stated that the Coastal Villages Regional Pump Station's design was approved when Phase 2 was approved. They would have to come back to Council to revise the design to only handle the two projects. After much discussion, it was decided that the Mayor & Council need additional information from the developer.

The next two items on the agenda are discussions on individual grinder pump stations for single family homes and small developments and reviewing the residential growth areas within the Comp Plan and the availability of utilities. Mr. Loar explained that if gravity lines are not available to a residence, then you would have to use a grinder pump to pump it to a gravity line, a manhole, or in some instances a forcemain. There are very few grinder pumps in town, however of those, the property owner has to maintain them. A small development on Lynch Road does not have gravity lines near the property. They have submitted plans to subdivide four lots off the property and retain the residual lands to develop at a later date. They are asking if they could install four grinder pumps on these lots. Mr. Loar said another option would be to permit individual wells and septic to these four lots with the condition that when utilities do become available, they would be required to connect at that time. After much discussion, the Mayor & Council agreed that they would allow the septic systems and wells on the four lots with

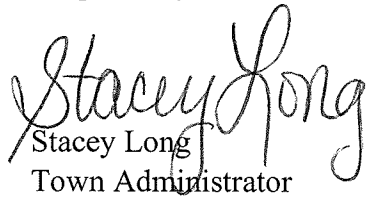
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an agreement in place that these properties are required to connect to town utilities when they become available. They then reviewed the areas within the Comp Plan that are designated for residential growth. This property is one of those highlighted. They would like to get a capital improvement plan in place on getting utilities available on Lynch Road.

The last item on the agenda is an update on the wastewater facilities plan. Mr. Loar stated that he is in the process of drafting the plan and looking at life expectancy for everything at the plant. He is also looking at options of upgrading to 2 million gallons per day and the permits involved with this. The plan will include recommendations on upgrades to the plant so that we can establish a capital improvement plan for the wastewater plant.

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

Respectfully submitted,


Stacey Long
Town Administrator