MINUTES OF THE TOWN OF SELBYVILLE
TOWN COUNCIL WORKSHOP September 29, 2026

Mayor Duncan called the special workshop to order at 4:00 p.m. for the purpose of cost sharing discussions for the Woodwind Shores Regional Pump Station. Councilmen Hudson, Snader, Lindenberger and Steffen were all in attendance. Town Administrator Stacey Long, Assistant Secretary/Treasurer Mackenzie Culley, Town Engineer Jason Loar of Davis, Bowen & Friedel, and Daniel Bunitng, owner/developer of Woodwind Shores were also in attendance.

The meeting was properly posted.

Prior to discussions on the cost-sharing proposal, Mr. Bunting updated the Mayor & Council on the status of the forcemain that is to run through Coastal Villages Phase 1. The parts have been ordered, with installation planned for the following week. Letters have been sent out to Coastal Villages property owners informing them that a forcemain will be installed in the upcoming week in the town's utility easement area. Unfortunately, the developers had already sodded and irrigated the areas where the forcemain has always been proposed. This area has never changed location, however, D.R. Horton sodded and irrigated anyway. The letter includes that a landscaping company will be on site shortly behind the installation, and repair all irrigation and sod disruptions. The work is proposed to take approximately 1 week, weather dependent.

The regional pump station's long-lead materials have been ordered, and they plan to begin working on the pump station in November. The construction sequence has been adjusted to allow work to begin at the Hudson Road entrance and work back from there.

The first item on the agenda was to review and discuss the Woodwind Shores Regional Pump Station cost sharing proposal provided by Daniel Bunting, owner/developer of Woodwind Shores Phases 1, 2 & 3. Phase 1 is to include a regional pump station to handle future eastern development. This alleviates future developments by having to build individual pump stations, of which the town would be required to take over and maintain. The pump station is being designed to handle 2,250 EDUs, whereas, Woodwind Shores Phases 1, 2 & 3 and the Hickman Downey project only accounts for 573 EDUs. This allows 1,677 additional EDUs to flow through this regional pump station for future growth. The current estimates for the pump station and force main construction costs are $1,771,541.88. That total divided by the total allowed EDUs of 2,250, equates to $787.35 per EDU. The cost per EDU multiplied by the excess EDUs equals $1,320,890, which is what the town's cost share would be. In lieu of the town having to pay their share upfront, Mr. Bunting is proposing credit towards their 573 required EDUs as payment (interest free) towards the town's cost-share. With an excess of 1,677 EDUs at current cost of $4,500 per EDU, that could permit the town to collect a minimum of $7,546,500 in future impact fee revenue. That amount could increase more based on how much the impact fee is at the time of the development.

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This pump station also assists with taking additional downstream capacity off smaller pump stations, to allow for development where no capacity exists currently. The pump station will take approximately a year to become online. They propose pulling around 50 permits per year.

Mr. Bunting also explained an issue with receiving the credit for the impact fees at building permit application. The contract currently states that the developer is to pay for the impact fees at the time they apply for the building permit. If we move forward by giving the reduction at the permitting phase, the developer will be receiving the credit, not the owner (Daniel Bunting), who is the one who is paying for the construction of the forcemain and regional pump station. After further discussion, Town Administrator Long stated we will collect the full cost of the impact fee at the permitting stage (based on the current impact fee costs) and then set aside the $2,304.34 in another account. Mr. Bunting further stated that this would be preferable. The town will collect this money and issue a payment to Mr. Bunting on an annual basis from the account where this money is currently being held. Mr. Bunting confirmed that he will be the developer for the pump station, and NVR's developer would be responsible for the Hudson Road entrance and the building of the homes.

The pump station has its own dedicated lot within the Woodwind Shores Phase 1 section and it will be surrounded by a white vinyl fence, the same as Lighthouse Crossing & Lakes.

Town Administrator Long stated that she does not anticipate any downside to moving forward with this proposal. This gives the town additional capacity for future growth and would help alleviate future maintenance of several smaller pump stations in the future if parcels east of this area develop. It additionally takes some capacity off other pump stations such as Rt 54/Hudson Road and Lighthouse Crossing pump stations.

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

Respectfully submitted,

Mackenzie Cully

Mackenzie Cully
Assistant Secretary/Treasurer