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ORANGE WATER AND SEWER AUTHORITY

Quality Service Since 1977

February 27, 2002

Ms. Chris Berndt
Chapel Hill Planning Department
306 North Columbia Street
Chapel Hill, NC 27516

Dear Ms. Berndt:

RE: Sewer service and the Emily Road-Partin Road area

I'm writing to follow up on our discussion and your e-mail to Todd Spencer regarding extension of sewer service in the Partin Street area.

Background

Properties along Emily Road, Partin Street, Marcus Lane, Martha Lane, part of Apple Street and part of Piney Mountain Road do not have public sewer lines.

History

In past years, several property owners including Ms. Mildred Council have contacted us regarding their interest in receiving public sewer service. Ms. Council talked most recently with our Engineering staff in November, 2001, to find out the proximity of existing public sewers.

We have given information to Ms. Council and other property owners who contacted us about the policies related to extension of sewers with costs borne by benefiting parties and the assessment process including petition forms. As you know, the 1977 purchase and sale agreements among the Town, the University and OWASA require that benefiting parties pay for extension of service. Most sewer extensions in the Carrboro-Chapel Hill community occur as part of new developments, of course, with the costs fully paid by private developers.

We have pointed out to property owners that OWASA's sewer extensions through assessment projects have included the option of paying assessments over 10 years and that there are advantages in sharing costs among multiple property owners.

In addition, OWASA does not assess for certain engineering and legal costs that may occur in an assessment project and we offer reductions in availability fees for early connections and installment payment arrangements for availability fees.

Plans and costs

OWASA has had preliminary engineering analyses and cost estimates done for various existing neighborhood areas which are in the Chapel Hill-Carrboro urban services area but which do not have public sewer service.

Please see the attached excerpts from a report submitted in June, 1998 by a consulting engineering firm. This report included a rough estimate of about \$780,000 for almost 10,000 feet of pipe, an estimated 44 manholes and easement acquisitions. Today, the construction cost might be closer to about \$1 million. If divided among about 57 properties in the area, the construction cost per lot could be on the order of about \$17,000 per property, less any funding support by the Town.

However, we want to emphasize the following points about costs:

1. The estimate and related engineering work on a possible sewer layout design are preliminary and are not based on the detailed level of work that would be necessary before bidding and construction.
2. Under current policies as adopted by the Board of Directors, the assessments would be based on actual project costs (less any Town funding) as determined after completion of a project rather than based on an estimate.
3. Overall costs to a property owner also include OWASA's availability and connection fees and private plumbing expenses for connecting a home to the public sewer. These depend on various factors including house size (used to determine the availability fee) and distance of the house to the public sewer, etc.

If property owners are interested in neighborhood meeting about petitioning for sewers, we would be glad to do so as in the Morgan Creek/Mason Farm area.

Petitions for sewer extensions

To date, OWASA has done sewer extensions with assessments in response to petitions from a majority of the number of lots in a given area.

We have not changed our petition form in recent years.

Topography

We believe the topography is suitable for extending sewers. However, there may be a need to remove rock with related costs depending on the amount of rock, depth of sewers, etc.

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Morgan Creek/Mason Farm area with private septic systems

At this point, we do not have an active petition from this area for extension of sewers.

Thank you getting in touch with us. We appreciate the opportunity to respond to your questions.

Sincerely,

Greg Feller

Greg Feller, Public Affairs

Attachments:

1. Preliminary construction cost estimate
2. Map showing potential sewer locations (plan view only) based on preliminary analysis
3. E-mail with request for information