

MINUTES
PLANNING BOARD
BRUNSWICK COUNTY, NC

6:00 P.M. Monday
May 11, 2015

Commissioners Chambers
David R. Sandifer Administration Bldg.
County Government Center
Old U.S 17 East

MEMBERS PRESENT

Eric Dunham, Chair
Joy Easley, Vice Chair
Cynthia Henry
Troy Price
Chris Stanley
Randy Ward
Michael Polychrones

MEMBERS ABSENT

None

STAFF PRESENT

Michael Hargett, Director
Helen Bunch, Zoning Administrator
Connie Marlowe, Admin. Asst.
Marc Pages, Land Planner
Bryan Batton, Asst. County Attorney

OTHERS PRESENT

John Hankins
Terry Pope, State Port Pilot
Joe Johnson, Alternate

Lewis Dozier
Jerry Pierce, Director of Public Utilities
Jeff Malpass

I. CALL TO ORDER.

Mr. Dunham called the meeting to order at 6:00 p.m.

II. INVOCATION/PLEDGE OF ALLEGIANCE.

Mr. Dunham said a prayer. He asked everyone to stand and face the U.S. Flag to say the Pledge of Allegiance.

III. ROLL CALL.

There were no members absent.

IV. OATH OF OFFICE – Michael Polychrones.

Ms. Marlowe administered the Oath of Office to Michael Polychrones. The Chair and other Board members welcomed Mr. Polychrones to the Board.

V. ELECTION OF CHAIR.

Mr. Dunham asked for nominations for Chair. Mrs. Henry made a motion to nominate Eric Dunham as Chair. Ms. Easley seconded the motion and the motion was unanimously carried. With no further nominations, Mr. Polychrones made a motion to close the nominations. The Board voted unanimously for Mr. Dunham to be Chair.

The Chair asked for nominations for Vice Chair. Mr. Stanley made a motion to nominate Ms. Easley as Vice Chair and Mr. Ward seconded the motion and the motion was unanimously carried. With no further nominations, Mr. Polychrones made a motion to close the nominations. The Board voted unanimously for Ms. Easley to be Vice Chair.

VI. CONSIDERATION OF MINUTES OF THE 13-APR-15 MEETING.

Mrs. Henry noted a correction on page 2, second sentence of the second paragraph should say, “She stated that she was surprised about the number of endangered species in ~~Brunswick County~~ North Carolina as a result of the patterns of development that do not practice green growth.” Mr. Ward made a motion to approve the minutes with the noted correction and the motion was carried with Mr. Polychrones abstaining from voting as he was not a member during that time.

VII. AGENDA AMENDMENTS.

The Chair moved the Public Hearing for Windermere Estates Reestablishment of Vested Rights before Presentations. He further stated that Item A (FEMA Flood Maps Update) under Presentations has been deleted and will be presented at the June 8, 2015 meeting.

VIII. PUBLIC COMMENT.

There were none.

IX. PUBLIC HEARING AND CONSIDERATION OF THE REESTABLISHMENT OF VESTED RIGHTS – WINDERMERE ESTATES PUD (SE-191).

Mr. Pages addressed the Board. He stated that Windermere Estates Planned Unit Development (PUD) was previously approved on 10-May-10 and the master plan consisted of 51 single-family lots and 42 townhome units on a gross site of 18.28 acres. Mr. Pages said no lots have been recorded, but some site work has occurred. Due to the lack of further activity on the site and the

absence of written request to extend the project, the development approval period expired on 01-Jan-15. He stated that applicant is requesting vested rights, but no development has occurred.

Mr. Pages said Mr. Jesse Malpass has submitted a request per Section 9.5 of the Brunswick County Unified Development Ordinance (UDO) to reestablish vested rights for Windermere Estates PUD. He provided a map of Windermere Estates PUD displayed on an overhead projector.

Mr. Jeff Malpass, authorized agent for Windermere Estates PUD, addressed the Board. Mr. Malpass stated that the site has been cleared and an approved North Carolina Department of Transportation (NCDOT) driveway has been installed. Mr. Malpass said public water and sewer have been stubbed into the site and a stormwater easement has been acquired from the adjacent property owner.

The Chair asked staff the period of the extension request? Mr. Pages said three years with an option for two additional years upon request from the applicant.

With no further comments, Mrs. Henry made a motion to extend vested rights for a period of three years for Windermere Estates and the motion was unanimously carried.

X. PRESENTATIONS.

A. Water and Sewer Expansion Plans – Jerry Pierce, Director of Utilities

Mr. Jerry Pierce addressed the Board. Mr. Pierce stated that the County did not have sewer prior to 2003, but the water system has been in operation since 1984. He stated that the County has spent approximately \$280 million dollars upgrading the water system and building a sewer system to meet customer demands. Mr. Pierce said the County currently provides public water to 7 municipalities (Carolina Shores, Calabash, Sunset Beach, Boiling Spring Lakes, Varnamtown, Bolivia, and Sandy Creek) and the County anticipates adding Caswell Beach to the water system in the fall of 2015. He further stated that the County provides water to several unincorporated areas. There is over 1,050 miles of water mains and approximately 600 miles of sewer mains throughout the County. Mr. Pierce said the County provides water treatment to 10 wholesale customers as well as wastewater treatment, which consists of 11 million gallons of treatment capacity.

Mr. Pierce discussed the current and future projects involving water and sewer availability provided by the County via a power point presentation (attached). He stated that the County has the ability to treat wastewater at several different wastewater treatment plants in the County to minimize capacity building cost. He said the County utilize measures to increase capacity through aquifer storage and recovery, which puts water underground in the aquifer and pulls the water out during the peak period so a water treatment plant does not have to be expanded. He further stated that they are exploring a raw water reservoir that provides an emergency supply of water in the event there is a malfunction at the pump station or through the County's other means of providing water. Mr. Pierce proceeded to discuss other programs that are very successful as well as future projects for public water and sewer.

The Vice Chair asked Mr. Pierce if there is an assessment for the property owner regarding enterprise fund program? Mr. Pierce said there is a connection fee. The Vice Chair asked Mr. Pierce the maximum assessment charged to the Carolina Shores property owners for sewer accessibility as he previously discussed in his presentation? Mr. Pierce replied, \$6,700. She asked if that will move forward in the near future? Mr. Pierce said the Board of Commissioners

have approved it and the Request for Proposal (RFP) has been written for Mr. Bill Pinnix, Director of Engineering and he has assured Mr. Pierce that the RFP will be distributed this week. He further stated that the schedule outlines potentially awarding the engineering contract at the Board of Commissioners regular meeting 06-Jul-15 with construction beginning early 2016 and sewer availability in the summer or fall 2016. The Vice Chair asked Mr. Pierce about House Bill (HB) 516, which addresses Counties Dissolving Certain Sanitary Districts. Mr. Pierce said a referendum would be required by the County and the Bill would require the County to develop a plan of how the County would provide service and meet the obligation of any bond holders. He stated that the County has acquired 4 municipal systems and several private systems.

Mr. Stanley asked Mr. Pierce if they are looking at other regional areas as a model for aquifer storage? Mr. Pierce stated that this is proven technology as Grand Strand has 18 aquifer storage areas that are in operation, but it is location dependent. He stated that there is a process that determines the feasibility of such occurring. Mr. Pierce said there are a few aquifer storage areas (Greenville Utilities and Cape Fear Public Utilities Authority) in the State, but they are not in production at this time.

The Chair asked Mr. Pierce if the County has connected to and provide sewer and water services to Ocean Isle Beach? Mr. Pierce said the County acquired the Ocean Isle Beach Wastewater Treatment Plant (OIB Plant). He stated that the County agreed to provide additional capacity at the plant via a pump station with a force main that will send the flow up to a 24" force main that runs it up to the West Brunswick Treatment Plant (West Brunswick Plant). He further stated that, once the capacity at the West Brunswick Plant is used up, the OIB Plant will be expanded so additional flow from the south end of the County can be diverted to the OIB Plant. The Chair asked if the County also purchased Ocean Isle Beach spray fields and Mr. Pierce concurred.

Mrs. Henry asked Mr. Pierce how the water coming from Bladen County is treated? Mr. Pierce said chemicals are added to adjust the pH to recommended levels, coagulants are added into the water to remove organic matter, chemicals are added to remove the color, and physical properties are used to settle the sediments and filter it through. Mrs. Henry asked Mr. Pierce if there are any other methods utilized to conserve water? Mr. Pierce said the County has the most capacity that is non-discharge in the State. He said only 3 million gallons of the 11 million gallons of water is discharged to a river and the rest is sprayed on golf courses and common areas. He further stated that the County has a groundwater recharge system.

Mr. Polychrones asked Mr. Pierce the current total water and sewer capacity per day? Mr. Pierce said 30 million gallons per day for water and just under 11 million gallons per day for sewer. Mr. Polychrones asked if the County is serving the current population or above capacity? Mr. Pierce said an average day in the water system is approximately 14 million gallons with a peak day at 25.9 million gallons, which occurred during a drought in 2012. He further stated that they are working on expanding the water plant and 3 wastewater plant expansions within the next decade. Mr. Polychrones asked Mr. Pierce to elaborate on the grinder pump program. Mr. Pierce said grinder pump customers pay an additional \$5 per month on their sewer bill that covers maintenance costs and/or grinder pump replacement, when necessary. With no further comments, the Board thanked Mr. Pierce for his presentation.

Mr. Hargett added that the County's utility systems have received awards for large system operations, competing against areas such as Mecklenburg and Wake Counties. He added that Mr. Pierce was instrumental in the section of the UDO that addresses reclaimed water. He stated that the Board of Commissioners passed a resolution in support of House Bill 516, but the outcome is uncertain as this time.

B. Transportation Update – Helen Bunch, Zoning Administrator

Ms. Bunch addressed the Board. She stated that the County has 3 transportation jurisdictions (Greater Wilmington Metropolitan Planning Organization [MPO], Grand Strand Area Transportation Study [GSATS], and Cape Fear Rural Planning Organization [RPO]). Ms. Bunch discussed different areas of transportation (i.e., bike and pedestrian, aviation, public, ferries, and rail) available in the County. She stated that unfunded and new projects will be addressed in the next few months in anticipation of the next prioritization for transportation projects. She stated that the prioritization process is devised by the North Carolina Department of Transportation (NCDOT). Ms. Bunch said some of the projects on the list are large projects, which are sometimes difficult to receive funding. However, the County is looking at segmenting projects so the County will be in a better position to receive funding. Ms. Bunch said Commissioner Williams is the RPO Chair and a Transportation Advisory Committee member for Greater Wilmington MPO and he sees the need for local officials to be involved in the decision-making process so the County's immediate needs are met. Ms. Bunch said projects are based on a priority ranking and the projects should be submitted for scoring by October 2015. Once the projects are ranked, the County has another opportunity to see if something was not considered if a project did not make the ranking system. She further stated that the County is competing for funding with other counties in the State. Ms. Bunch explained how the funding is dispersed once awarded.

The Chair asked Ms. Bunch if there are rail lines in southern Brunswick County? Ms. Bunch said there are rail lines beside Hwy 74/76 and at Sunny Point Military Ocean Terminal. The Chair asked the status of I140 extension? Ms. Bunch said NCDOT is working on the bridges and the last stretch of highway that is scheduled to open 2016.

Mr. Hargett interjected that the project ranking system is a complicated process and further compounded by the fact that the County is working with 3 different entities. However, the County has a good working relationship with all 3 entities as well as NCDOT. He stated that the County was successful in advocating for the inclusion of factors such as seasonal traffic and hurricane evacuation routes were to be included in the priority ranking system. He reiterated that the participation of local jurisdiction has been beneficial in County projects being funded.

XI. OTHER BUSINESS.

There was none.

XII. ADJOURNMENT.

With no further business, Ms. Easley made a motion to adjourn and the motion was unanimously carried.



BRUNSWICK COUNTY PUBLIC UTILITIES

BRUNSWICK COUNTY PUBLIC UTILITIES PROVIDES RETAIL SERVICE TO

- Most of the Unincorporated Area (700 Sq Miles)
- Town of Carolina Shores
- Town of Calabash
- Town of Sunset Beach
- City of Boiling Spring Lakes
- Varnamtown
- Town of Bolivia
- Town of Sandy Creek
- Town of Caswell Beach (proposed)

BRUNSWICK COUNTY PUBLIC UTILITIES PROVIDES WHOLESALE TREATMENT AND TRANSMISSION TO THE FOLLOWING UTILITIES

WATER TREATMENT AND TRANSMISSION

ALL OF TEN OTHER UTILITIES IN THE COUNTY

SEWER TREATMENT AND TRANSMISSION

Brunswick Regional (H2GO)	Holden Beach
Leland	Oak Island
Northwest	Shalotte
Navassa	Southport
Ocean Isle Beach	

CURRENT PROJECTS

- NORTHWEST WATER TREATMENT PLANT EXPANSION PHASE 2
- WATER BOOSTER PUMP STATIONS 8 AND 9 UPGRADES
- DANFORD ROAD 24" WATER TRANSMISSION MAIN
- OCEAN ISLE BEACH WWTP PUMP STATION AND FORCE MAIN
- AQUIFER STORAGE AND RECOVERY FEASIBILITY STUDY
- RAW WATER RESERVOIR PRELIMINARY ENGINEERING REPORT
- ENTERPRISE FUNDED-WATER MAIN EXTENSION PROGRAM

FUTURE PROJECTS

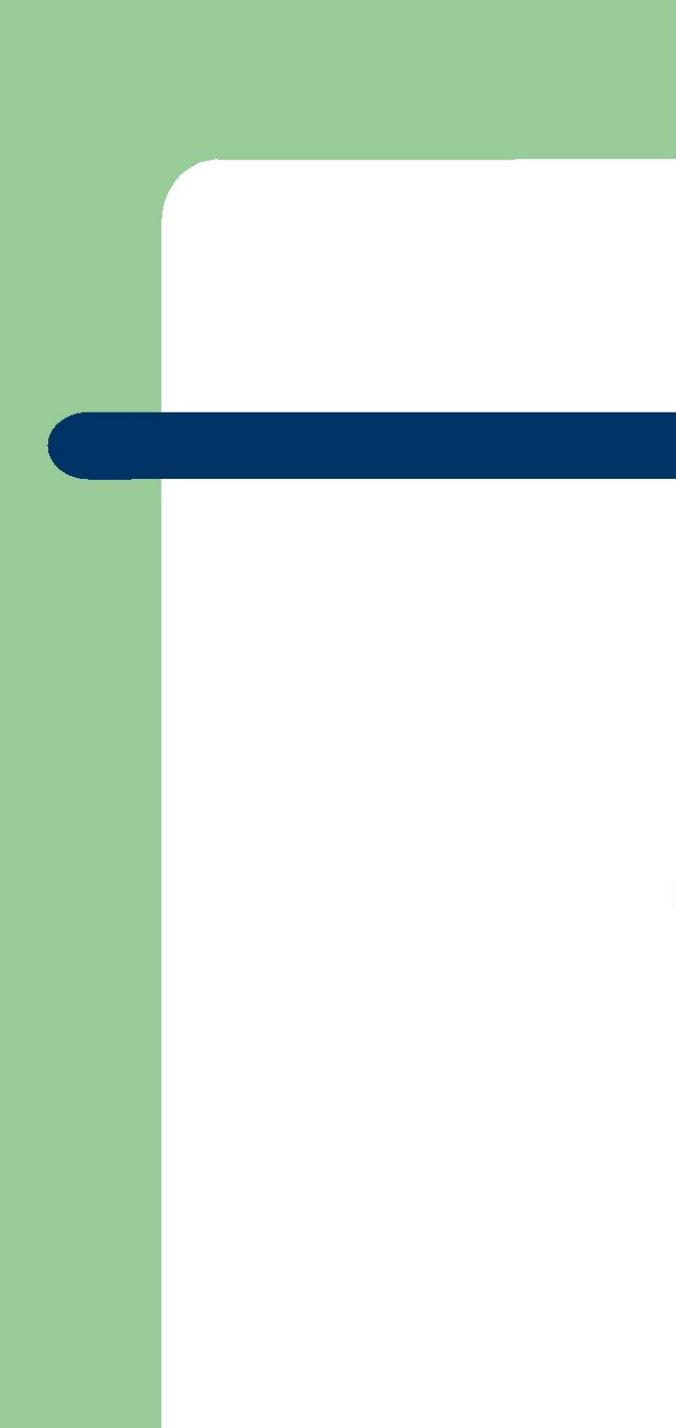
- NORTHWEST WATER TREATMENT PLANT EXPANSION
- ENTERPRISE-FUNDED SEWER PROGRAM
- SPECIAL ASSESSMENT DISTRICTS
- TRANSMISSION SYSTEM IMPROVEMENTS
- NEW ELEVATED WATER STORAGE TANK
- WEST BRUNSWICK WRF EXPANSION FOR SOUTHPORT

INNOVATIVE PROGRAMS

- GRINDER MAINTENANCE FEE
- FIXED COST SPECIAL ASSESSMENT DISTRICT POLICY
- TRANSMISSION REIMBURSEMENT PROGRAM
- DELAYED CAPITAL RECOVERY FEE PAYMENT FOR BUILDERS
- NEIGHBORHOOD ENTERPRISE-FUNDED WATER MAINS
- CAPITAL RECOVERY FEE WAIVER FOR PROPERTY OWNERS WHO CONNECT IN SPECIAL ASSESSMENT DISTRICT
- ADVANCED METER INFRASTRUCTURE

AWARD WINNING PROGRAMS

- NC AWWA LARGE WATER DISTRIBUTION SYSTEM OF YEAR TWO YEARS IN A ROW
- WEST BRUNSWICK WATER RECLAMATION FACILITY RECEIVED EPA PISCES AWARD
- NC AWWA SAFETY AWARD FOR NORTHWEST WATER TREATMENT PLANT



QUESTIONS