

## MINUTES

### SPECIAL CALLED PUBLIC WORKS COMMITTEE

WEDNESDAY, JANUARY 6, 2016

10:00 A.M.- PW DEPARTMENT

Members present were Chairman Larry Goodson and Committee member Dale Black. City Administrator Trey Eubanks was also present. Council members Terry Merritt and Taft Matney were present. Committee member Scott Crosby was not present.

1. Call to order- Chairman Goodson
2. Bethel/ Bridges proposed development sewer service options

The gravity sewer line is a good option. In order to get that, there are two routes that can be used. There are landowners that need to be approached to see if they will give a right-of-way. This would be an improvement to their property. If we can't get the landowners to agree to a right-of-way, a lift station would be the only other option.

Chairman Goodson asked where the right-of-way would be, in the yards? Jay said the preferable way would be to run behind the house. A drawing was shown to committee. JD Martin said anyone wants to use gravity feed, but there is at least one person who has said maybe this will happen when I am dead. The lift station is the fall back position. The property meets all the development requirements and the zoning. The traffic issues have been dealt with. The project is now tabled in the planning commission. The permits are ready to be issued, the sewer issue is the only thing holding the property up.

Trey said the planning commission's position is that as soon as the sewer is resolved, they will consider the site plan. This committee has had special called meetings, council will be willing to have a special called meeting. Jay came to PW in October and the committee was very clear in wanting the gravity feed to be the main option. The committee needs an answer from the property owners. Was there a current effort made to get the gravity feed? If gravity feed is

unachievable, the sewer lift station is an option. the sewer lift station will cost \$408 per house per year. We can address any issues with a bond in case the developer goes under.

JD said they had done things. One they verified with the person that they are not interested, two, they went to Metro and Metro suggested looking at an alternative route that required no rights-of-way. JD feels like every time there is a meeting, he ends up with homework. Next thing will be permits- encroachment, permits to construct, etc. Trey said the last communication he had was in October when he put this on hold until the property owners were consulted. The City is willing to support this process. Councilman Black said he thinks that the sewer lift station plans were modified from diesel to natural gas because committee was told the gravity line was not possible. Now he is hearing there are two routes for a gravity line. Will the 44 lots pay for the lift station as they are developed, or will the developer pay for it until the property is sold. JD said it is the developer's responsibility until the property is sold.

Councilman Merritt said he would like to see this committee recommend an option before it goes to council. Mauldin is in desperate need of this price level home and he would like to see this happen. Councilman Black said committee needs to hear for sure gravity flow is not possible, and then we can look at the sewer lift station.

Jay Martin asked if the planning commission can be approached to see what they will do and then it come back to committee. Trey said the planning commission wants to see sewer resolved and that has to be worked out first. Jay asked if committee would give approval before they go to the property owners so that the project can at least get started. Trey said that is up to committee to facilitate that strategy. Chairman Goodson said the approval has to come from council and committee is willing to send this to council for more discussion.

Jay said it is not as easy to just go ask the property owners for a right-of-way. Discussions have to continue with Metro. Trey said get an answer from the owners and the council can work with this either way- gravity or sewer lift. Councilman Black asked if there was capacity. Jay said yes, there is capacity for the 44 homes. A PSSAR was done a year ago.

Trey said he would be glad to go during the discussion with the property owners. JD said once we are on that road, there is a dead end. Once we ask them and the first person says no, it won't happen, that is it. The City has given up its rights. There will be no eminent domain.

Mr. Bannister said that to use eminent domain, there must be an appraisal and the appraised price has to be paid. The property owners are all in the County. Right of way agreements are written different ways. Councilman Black asked how would this work with the City being involved with County residents. Mr. Bannister said you have to be careful because a challenge would hold up progress until a decision is made. JD said sometimes there is a right of way wording that said you can use the sewer, but we will not bring you into the City. People want to know if the City is going to try to annex them.

Councilman Black asked if we end up with a lift station, would the property owners be able to tie in to the lift station down the road if they change their mind. Jay said there is too much involved to go back and do just a small property later.

Jay Martin said that they will make every attempt to contact the property owners before the 19<sup>th</sup>. If there is a need for additional time, council can have a special called meeting.

Councilman Black made a motion to send this to the council meeting on January 19<sup>th</sup>. The preference is a gravity line, but a sewer lift station will be considered if need be. Chairman Goodson seconded the motion and the vote was unanimous (2-0).

3. Adjourn- Chairman Goodson adjourned the meeting.

Respectfully Submitted,

Cindy Miller

Municipal Clerk