

TOWN OF CECILTON

**Mayor and Council Workshop Meeting
Monday, September 11, 2017**

The Mayor and Council held a Workshop Meeting in Town Hall on Monday, September 11, 2017. The following were in attendance:

Mayor, Joseph A. Zang, III

Mike Cooper, Member
Danielle Zack, Member

Craig DeVary, Member
Jennie Brockell, Member

All in attendance recited the Pledge of Allegiance. Observed a moment of silence.

REVIEW AND ACT:

Monday, August 28, 2017 Workshop and Regular Session Meeting Minutes:

Member Cooper made a motion to accept the Monday, August 28, 2017 Workshop and Regular Session Meeting Minutes as written. Member DeVary seconded the motion. The motion carried.

August Financials and Account Balances:

No comments:

The Mayor asked how the Town was doing in collecting money for the water and sewer bills. The Town Administrator said that there was still a significant amount outstanding, especially in light of the fact that new bills will be going out in a few weeks. The Mayor said that the Town must get on top of that.

NEW BUSINESS:

Resolution 2017-09

The Mayor and Council reviewed the ATTACHED resolution pursuant to Grant Agreement dated December 19, 2014. The Town agreed to provide domestic water service (the Water Infrastructure Project) to certain areas outside the town limits. Bay View Estates, West View Shores and Sunset Pointe. Whereas, the Town wishes to recoup its costs of the installation of the fire hydrants by assessing a quarterly fee on all of the lots in the above areas they will be charged a quarterly fee.

Member Zack made a motion to accept Resolution 2017-09. Member Brockell seconded the motion. The motion carried.

Chris Rogers from AECOM was present to explain some of the charges for the installation of the water hydrants for the Pearce Creek Project.

He explained that some questions may come forward about the following:

1. Charges are being billed to lot owners that have no houses on the lots. They will ask why they are being billed for fire hydrants. The lots are accruing a benefit and the lots will increase in value with the hydrants in place.
2. Charges are being billed to people that only receive one tax bill but have several lots included on that bill. The lots must be BUILDABLE lots in order to be billed individually. If people have formally "UN-SUBDIVIDED" OR REMOVED LOT LINES then they will only be billed for one lot.
3. Charges are being billed to people who have OFFICIALLY been disapproved for perk. They can put a shed on the property or store a boat etc. so they are technically accruing a benefit from the hydrants.
4. If people have, in the past, (no longer permitted) built a house across a lot line that will be considered one lot.

Member Zack asked if the Town will have maps to show the particular parcels that may come under some questioning. Mr. Rogers explained that the homeowners know what they own, however, if there is a question they are to go on line to the County's Planning web site to see the most current assessment maps that will show combined lots and the property lines of each lot.

There was more discussion about possible challenges that could occur during the process of hooking up all the homes, which will start this current week. Mr. Rogers explained that now AECOM and Reybold employees will now actually be in people's homes. They are videotaping each work area in each home before the work begins. They will be disconnecting their water treatment systems etc. Member Brockell asked what will happen with those disconnected systems. Chris explained that the homeowner can store them away or Reybold will cart them away. They will be opening up all spigots, flushing lines, etc. There are bound to be issues regarding rusted pipes, brown water, water pressure etc. A contingency fund has been set up to address some issues. If rusty or galvanized pipes are found during the installations the plumbers will be told to run new lines into the house. There may be leaks if the new pressure happens to be higher than a very low old pressure. There will be pressure valves installed in every home. There will be approximately 230 hook ups. There are 3-5 people that at this time have not agreed to the hook ups. A certified letter is being sent out to give them 1 year grace period to hook up at no cost to the homeowner. After that, if the property is sold, it will be the responsibility of the new homeowner to pay for the hook up. At this time it will be not possible to sell that property without the water being hooked up prior to the settlement on the property. No occupancy permit will be conveyed without the hook up being completed. The health department will issue no permits and mortgage companies will require the water to be hooked up. The Mayor said that everyone has the right to say no but the water may be fine right now and in a month may not be alright due to the shifting plume.

OLD BUSINESS:

None.

INFORMATIONAL ITEMS:

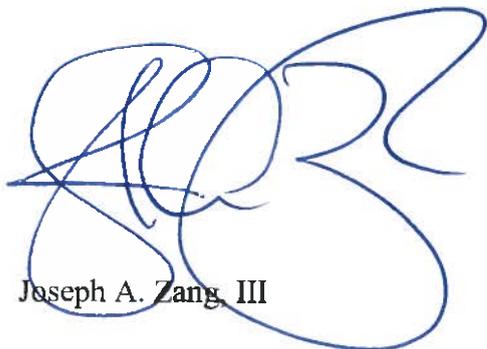
Public Comments:

None.

Good of the Order:

No announcements.

ADJOURN



Joseph A. Zang, III

Respectfully submitted:

Patricia Trucksess

Mayor