

**TOWN OF SILER CITY**

The Siler City Board of Commissioners met in Special Session on **Monday, July 23, 2018** at 6:30pm in City Hall Courtroom with Mayor Grimes presiding. Planning Board Member Andrews gave the invocation with the recitation of the Pledge of Allegiance following. Mayor Pro Tem Cheek recited the Town of Siler City Mission Statement and Planning Board Member Brown recited the Town of Siler City Vision Statement.

**ELECTED TOWN OFFICIALS PRESENT:** Larry Cheek, Mike Constantino, Lewis Fadely, John Grimes, Bill Haiges, Chip Price, and Tony Siler.

**ELECTED TOWN OFFICIALS ABSENT:** Cindy Bray

**PLANNING BOARD MEMBERS PRESENT:** Darrell Andrews, Curtis Brown, Guile Contreras, Butch Hudson, Linda Kolpack-Martindale, and Ann Radcliffe.

**PLANNING BOARD MEMBERS ABSENT:** Albert Alston and Randy Parks

**TOWN STAFF PRESENT:** Town Manager Bryan Thompson, Finance Director Roy Lynch, and Town Clerk Jenifer Johnson.

**AGENDA ADJUSTMENTS/APPROVAL OF AGENDA**

*A motion to approve the agenda as presented was made by Commissioner Haiges, seconded by Commissioner Price and unanimously approved.*

**DISCUSSION**

**Water and Wastewater Capacity**

Thompson stated about two years ago we knew we had a sewer/wastewater allocation to the Chatham Advanced Manufacturing Site (CAM) for 2 million gallons a day and 1.5 million gallons a day for water. This was to provide utilities for the end user at the CAM site and any other users that may result because of that user. Then Mountaire Farms announce that they were coming to Siler City and there will be a high utility demand. Before that announcement we had begun those plans, following that announcement we put those plans into high gear. What this means is on water we are pretty well allocated, but on sewer/wastewater we are allocated close to 100 percent. When the State looks at wastewater allocation, anything that's put on paper goes against what your total capacity is. So they assume if it's on paper then it's used. There is two sides to the equation, there is actual flow at the plant and increase where possible for capacity for holding water and wastewater. We're we are today is now that Mountaire is getting online, we are starting to see some pressures, so we thought it was a good idea to have a joint meeting of the Planning Board and Board of Commissioners so were all on the same page and share the same information and we know how things are working on the ground.

Thompson stated were we have been, where we are and where we are going. And where we are going in the short term, interment, and long term. Where we are is, on paper, we are fully allocated. What I want to suggest to everyone here, if we are going to choose from a list of problems, this is probably the one that we would choose. Challenge has changed, if you go back a few years ago, we were trying to

find someone to use our utility, and we have a major investment. We would like to see the economy grow, but what does that look like and how we'll we make that happen. Utility is a leverage for our economic growth. And now that utility is being used for that very purpose. So how are we going to handle that, what is being done, and what does that time frame look like. It's not a physical issue, it's a paper problem and relatively short term in its duration. We have a 2 million dollar sewer project for the replacement of aged infrastructure that seeks to reduce the amount of I&I, which is Infiltration and Inflow in the collection system. If we can reduce the amount of rain water or storm water getting into the system then we would reduce the amount of flow coming through the wastewater treatment plant. Another project that we have online is a 5 million dollar upgrade to the water treatment plant. This upgrade will increase the run time of the filtration system, meaning this will reduce the time of back washing our filters. What makes that filter work is old and requires shorter run times, which means the number of times you have to back wash the process water increases.

Thompson introduced David Honeycutt with McGill and Associates, the engineer on the projects.

Thompson stated that a conservative estimate on process water that is going to the sewer/wastewater treatment plant from the water treatment plant that we are currently wasting that will not be wasted after the project is complete is about 46 million gallons a year. Where are we on that project – finance submitted the paperwork to Local Government Commission for their review, they will look at our finance package and make sure, once approved we will go out for bid and begin that process.

Honeycutt stated we are trying to expedite that project and split it into two phases, one that will replace filter media and back wash system and the second phase will be the pretreatment upgrade.

Thompson stated that the sewer/wastewater treatment plant is giving him the monthly average flow. So as we experience the flow reduction, then we would be able to release flow to developers. The water treatment plant project is happening over 1 year to 18 months. It's a temporary problem but it will take a little time.

Thompson stated that there are two projects currently going on at the sewer/wastewater treatment plant, one that will reduce the amount going into the Rocky River and one that will increase the plant from 4 million gallons a day to 6 million gallons a day. And at the same time the state would be looking at reducing the impairment to the water basin.

Thompson stated that it's important for members of the Planning Board and the Board of Commissioners to understand where we are and what our timelines are to get us back up and accept additional growth.

Mayor Grimes asked if anyone had any questions.

Andrews asked what is the short term issuance of flow. Thompson stated if you have a project that requires an extension of sewer then that extension has to be permitted by the state. In order to be permitted by the state they need a flow expectance permit from the town. Right now with being on paper at capacity, we cannot demonstrate on paper that expectance.

Hudson asked do you lose flow, like losing a 46 home mobile home park, it is gone now? Thompson stated that we could potential loose flow in the system. We can't say that one house removed from the system would make a material difference on the other end, this is something that would have to be recorded. How you look at capacity is by looking at daily flow and what you have on paper and add them together.

Andrews asked nobody can add on, is that what you're trying to say? Thompson stated that I cannot issue a flow expectation permit.

Hudson stated that is going be tough to swallow. Hudson stated you lost Glendale, how much was it?, that not even the others. Andrews stated you used to have 2 chicken plants and you have had a lot of business closed. Thompson stated we have 1 million gallons of wastewater allocated for the CAM site.

Hudson asked what's your balance. Thompson stated 4 million gallons a day. Hudson stated so were down to 3, so what are we using now? Thompson stated the lasted that I received from the wastewater treatment plant was 1.77 million. Hudson asked how much of that is Mountaire? Thompson stated that 1.25 million gallons per day for Mountaire would be added to that.

Hudson asked what does your homes use per year? 3,000 per month? Honeycutt stated actual use is about 150 gallons per day.

Hudson stated so we tell them people that won't to develop to go away? Thompson stated when we have pre-development meetings, being absent a public works director, I attend this meetings and when we talk about what the expectation are for a project, we make them aware of what's currently going on. As we have allocation available we will be able to work through those processes.

Andrews asked how on earth did they get by all those years ago with all the plants? Thompson stated we didn't have 1 million gallons allocated to the CAM site.

Hudson stated what I object to is that it's been going on for a year and a half and it's just now coming to the planning board. What if somebody would have picked us for the CAM site? Somebody would have got their pants pulled down and got smacked because you wouldn't have any water. You told management and everybody else that was going to be at that CAM site, you got to live somewhere else because we can't build any more homes. Thompson stated that he would disagree with that. If you are concerned with CAM site, when we have had very serious conversations with potential suitors for the site, we pull from a large regional partnership that helps us pool the resources necessary to help make that happen.

Thompson introduced Alyssa Byrd from Chatham County Economic Development Corporation to help explain. Byrd stated that the Mountaire project has helped the city leverage additional funds to improve the infrastructure system. If a large user does come to the CAM site it's not going to happen in 15 days, it will be a long process, just like Mountaire has been. We do work with regional partners because we

know that jobs don't stop at county lines. Economic Development projects help support this investments.


Price asked about the I&I project, how much water is entering into the wastewater system through the storm drains? Thompson stated it depends on what size rain event you are talking about but you could have seen it over 1 million. Honeycutt stated when we look at the usage from our water customers and the actual flow at the plant, that difference is around 300,000 to 400,000 gallons per day. Honeycutt explained I&I to those present.

Mayor Pro Tem Cheek asked Staff to explain that the state requires us to release so many gallons per day from the reservoir. Thompson and Honeycutt explained the release. Cheek stated what I'm saying is that was based on getting permitted. Thompson and Honeycutt stated yes.

The Board of Commissioners and the Planning Board discussed the I & I project and the timeline.

**ADJOURNMENT**

With no further business the Board of Commissioners and the Planning Board adjourned at 7:40pm.

  
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John F Grimes, Mayor

**ATTEST:**

  
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Jenifer K Johnson, Town Clerk

