

PLANNING & INSPECTIONS DEPARTMENT
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July 28, 2014

Mr. Don Greeley
Director of Water Management
City of Durham
101 City Hall Plaza
Durham, NC 27701

Subject: Proposed revisions to the interlocal agreement between Orange County and the City of Durham for the Eno Economic Development (ED) Zone

Dear Mr. Greeley:

Thank you for agreeing to meet with Orange County staff recently regarding the above referenced agreement. As we discussed in our meeting, Orange County staff has reviewed the November 2013 Draft Master Plan Report completed by CDM Smith as part of our interlocal agreement referenced above. Although the study included both water and sewer, sewer connection to Durham's system became the obvious controlling economic factor. The results of the study show that to establish a backbone gravity system with one large sewer lift station for the Eno Economic Development Zone (Zone), the County would need to spend between \$5.6 and \$6.8 million, depending on the level of estimated flow. During the capital budget development season earlier this year, it was determined that the County would not be able to afford a project of this magnitude. The County budget includes a finite amount of money from a specific limited revenue source which must be divided among multiple projects across the County. The CDM Smith opinion of probable cost is three to four times greater than was originally estimated for this project.

Issue 1 – Amend the Interlocal Agreement

Despite the budgetary constraints, the County is still interested in coming up with a way to install a certain amount of base infrastructure in the Eno ED Zone in order to encourage development. The 2012 interlocal agreement specified that construction must begin within three years of the signing of the agreement. That deadline would have the agreement expire in January 2015, if no construction has begun. **The County respectfully requests that the agreement be extended by two years to allow for further study and possibly a scaled back alternative approach to the project.**

Issue 2 – Amend the CDM Smith’s Contract

County staff has looked at several alternatives, but there seems to be merit to a plan that would branch off of an existing sewer line along the eastern edge of the zone to serve approximately 104 acres of developable land. These are relatively large properties that would be difficult to serve by gravity using the base infrastructure envisioned by the draft study. **The County would like to request modifying the existing contract with CDM Smith to include a study of this specific area and the feasibility of serving this area by gravity sewer.** This additional study would be contracted per the protocol set up in the current agreement. A map of the properties of interest is included as an attachment to this letter. If gravity sewer proves feasible to this area, there may be the possibility that properties immediately to the west (making the area somewhat larger than original) of this area could privately pump to the gravity sewer, but the details of the scope for this new study can be spelled out more specifically once Orange County and Durham agree to move forward.

Staff also understands there is some ongoing internal discussion in the Durham planning department regarding the extent of the City’s Urban Growth Boundary, or Suburban Tier, which currently extends into the Eno ED Zone. This discussion is germane to the development in the area in the sense that the boundary line location will affect annexation decisions, but it should not prevent the City from providing services such as water and sewer to the Eno ED Zone. Orange County is willing to provide information or work with Durham planning and engineering staff as the City works through this issue.

In summary, Orange County requests a two year extension of the construction deadline of the agreement (We’ll send a draft of the change for your review shortly) and a study of the area shown on the attached map to determine the feasibility of extending gravity sewer service off of the City’s existing infrastructure. Please let me know if you have any questions or need more information as you consider our request.

Thank you for your consideration.

Sincerely,

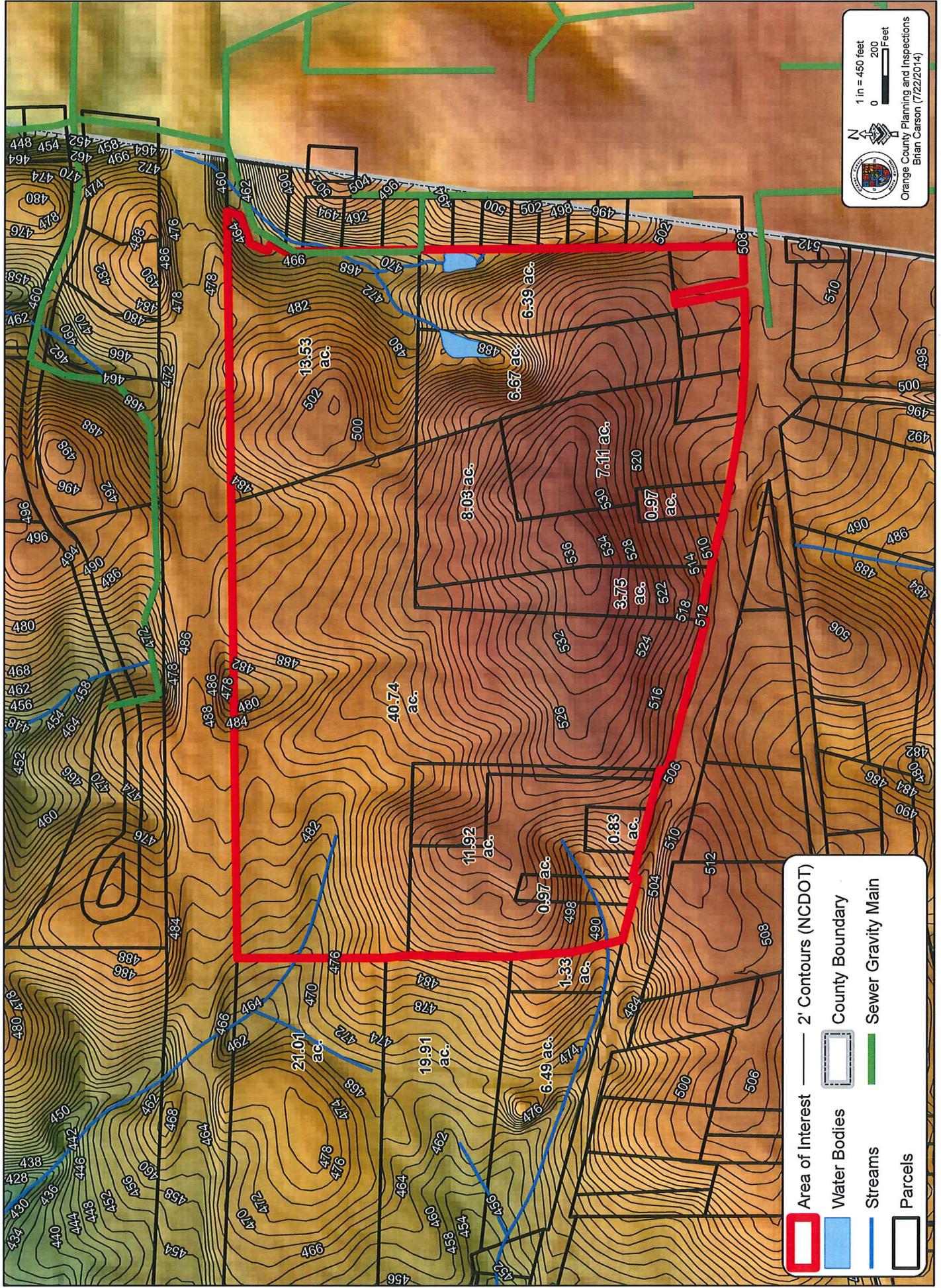


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Orange County Planning and Inspections Department

Cc: Bonnie B. Hammersley, Orange County Manager
Thomas J. Bonfield, Durham City Manager
Steven L. Medlin, AICP, Durham Planning Director

Enclosure: Proposed Eno ED Zone Gravity Sewer Study Area Exhibit, Dated 7/22/14

Proposed Eno ED Zone Gravity Sewer Study Area



1 in = 450 feet
 0 200 Feet

Orange County Planning and Inspections
 Brian Carson (7/22/2014)

Area of Interest (Red outline)

2' Contours (NCDOT) (Thin black line)

Water Bodies (Blue fill)

County Boundary (Dashed black line)

Streams (Blue line)

Sewer Gravity Main (Green line)

Parcels (Black outline)