

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, September 22, 2023 11:03 AM  
**To:** Marty Martin  
**Cc:** Lance Norris; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Support: Proposed extension of limits of service down 15-501

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Marty Martin <marty@locomotive.agency>  
**Sent:** Friday, September 22, 2023 10:27 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Support: Proposed extension of limits of service down 15-501

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

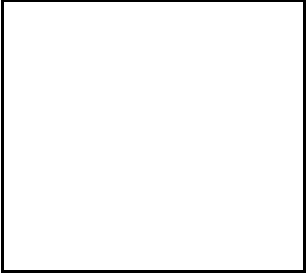
Greetings Honorable Mayor and Council Members,

I am writing to express my support for the proposed extension of service limits of the Water and Sewer Management, Planning and Boundary Agreement (WASMPBA).

As a resident within the general area of the proposed changes, I think this is a great opportunity for all of the residents, current and future, as well as businesses, located in this corridor, and a great opportunity for the Town from a real estate tax basis, as well as OWASA revenues. It seems like a win/win to me and I fully support it.

Kind regards,

Marty

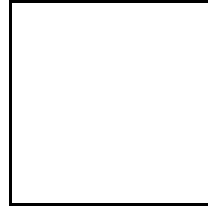
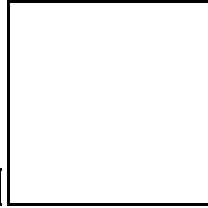


**MARTY MARTIN**

Founder, CEO - **Moving you forward.**

**P** (919) 590-9720 | **E** [marty@locomotive.agency](mailto:marty@locomotive.agency)

<https://locomotive.agency/>



Read: [TOOL SPOTLIGHT: Finding Customer Question Data](#)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Friday, September 22, 2023 1:54 PM  
**To:** Delaney Thull  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: WASMPBA

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant  
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405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Delaney Thull <delaney.thull@gmail.com>  
Sent: Friday, September 22, 2023 1:30 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: WASMPBA

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Hi Mayor and Council,

Thanks for your work on the proposal to extend the water and sewer. Just wanted to write in with my STRONG support for this initiative. I hope the council will approve this proposal.

It's a brilliant idea to provide an extension of the service to the 15-501 corridor, as a separate issue from zoning changes. I am part of a potential development project which would be great for Chapel Hill, creating more housing, but will not be possible without the extension of the lines.

Thanks,

Delaney Thull

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Monday, September 25, 2023 11:21 AM  
**To:** Elizabeth duBose  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Water and Sewer Options for Southern Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Elizabeth duBose <edubose6@gmail.com>  
**Sent:** Friday, September 22, 2023 5:30 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Water and Sewer Options for Southern Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Good afternoon all, and thank you for your service to our communities.

I own the residence at 4 Dogwood Acres Drive 27516, and noticed that the proposed revised boundary excludes my property exactly on the margin, where I am the final property prior to the boundary of the small Fan Branch creek.

I am interested in exploring whether my property can be included in the potential new and future sewer service access being planned and discussed.

I am close enough to the stream, and on a small enough property, to want to consider city sewer as an optional alternative to having to rely on a septic drainage field that takes up my entire back yard. I already rely on OWASA for water service.

I plan to attend the Zoom meeting on Monday.

Please let me know if there are any details or restrictions I can review in addition to the plan as outlined on your website.

Appreciatively,

Elizabeth DuBose, MPH

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Friday, November 10, 2023 9:44 AM  
**To:** Stuart Delony  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Request for Inclusion in the Water and Sewer Services Expansion Plan

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

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**From:** Stuart Delony <stuartdelony@gmail.com>  
**Sent:** Friday, November 10, 2023 9:05 AM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Request for Inclusion in the Water and Sewer Services Expansion Plan

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Committee Members,

I am writing to you as a resident living just outside the current city limits of Chapel Hill, at 1709 Smith Level Road. I have recently learned about the Council's proposal to expand the water and sewer boundary in the southern part of Chapel Hill along the US 15-501 corridor to the Chatham County line. I applaud this initiative, recognizing its significance in enhancing community services and supporting sustainable urban development.

As you consider this expansion under the Water and Sewer Options for Southern Chapel Hill (WASMPBA) 2023 plan, I

respectfully request that you consider extending the boundary slightly further to include the adjacent properties on south Smith Level Road. This request is for personal benefit and aligns seamlessly with the city's objective of increasing housing opportunities and supporting the Bus Rapid Transit (BRT) corridor as part of the Complete Community Strategies and Shaping our Future initiatives.

Currently, my home relies on a septic system and well water, which, while functional, do not offer the reliability and efficiency of city-managed water and sewer services. Being on the cusp of the proposed expansion boundary, extending services to include my property would not only enhance my living standards but also potentially increase the value of my property, contributing to the overall goal of enhancing housing opportunities in the area.

Including my property in the expanded service area would be a testament to the city's commitment to comprehensive and inclusive urban development. It would also ensure that residents like myself, who are on the edge of the city limits, are not left behind in the city's progress.

I appreciate your consideration of my request and am available for further discussion or clarification regarding this matter. I look forward to a favorable response and the opportunity to be a part of Chapel Hill's promising future.

Thank you for your time and dedication to our community.

Sincerely,

--

Stuart Delony

[stuartdelony@gmail.com](mailto:stuartdelony@gmail.com)

919-903-6970



## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Monday, November 13, 2023 4:23 PM  
**To:** Munsie Davis  
**Cc:** Sarah Vinas; Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Further Study Needed before OWASA expands south on 15-501

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
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**From:** Munsie Davis <missmunsie@gmail.com>  
**Sent:** Monday, November 13, 2023 4:07 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Further Study Needed before OWASA expands south on 15-501

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Hon. Mayor and Chapel Hill Council Members,

I have lived in the Heritage Hills neighborhood for over 30 years and hope to pass along this home to my heirs. This is why I am very disturbed when it comes to changing the rural status of the buffer zone around the southern edge of Chapel Hill. These restrictions were put in place by people who had the vision to realize the importance of preserving water quality, air quality, and ecological balance. Please DO NOT ALLOW THE EXPANSION OF OWASA further south along Hwys 15-501 until a complete analysis is done on the impact of this.

It is my deepest hope that you will do the responsible thing and not just jump on the latest bandwagon for affordable housing. Especially, we don't need the southern entrance to be a repeat of what was allowed at the eastern entrance to Chapel Hill. Those soul-less high rises have not delivered when it comes to lowering rents or providing starter homes.

Please investigate the ecological impact of denser housing. How will it affect water and air quality? Will residents be provided with green spaces for recreation and refreshment. What will be the economic impact if quality of life is affected? Can we require that all future developers of the land adhere to certain standards? Can we insist on local builders be given preference? There needs to be time for public input and dialogue. I would suggest making more park and ride available before expanding OWASA.

Thanks for considering my concerns.

Munsie Davis  
311 Yorktown Drive  
Chapel Hill, NC 27516

## Amy Harvey

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**From:** Jeanette Coffin  
**Sent:** Tuesday, November 14, 2023 9:19 AM  
**To:** Sarah Thomson  
**Cc:** Britany Waddell; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Please postpone vote to amend the WASMPBA

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Chapel Hill, NC 27514](#)  
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**From:** Sarah Thomson <sarahlthomson@gmail.com>  
**Sent:** Monday, November 13, 2023 8:58 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Please postpone vote to amend the WASMPBA

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Mayor Hemminger and Members of the Town Council,

Good evening! I hope you all are well.

I am writing about the proposal to amend the Water and Sewer Management, Planning and Boundary Agreement (WASMPBA). Please, I ask that you **postpone** your scheduled Nov. 15th vote to amend this agreement.

I live in Heritage Hills, an old neighborhood in an extra-terrestrial jurisdiction off Smith Level Road, just north of the Chatham County line. Unfortunately, as you know, we are not allowed to vote for Chapel Hill Town Council, but I hope you will take our concerns and needs into consideration.

I ask, on behalf of my family and my neighbors, that plans for modifying the WASMPBA and subsequent housing development are generated through public planning meetings before any changes are voted on by the Town Council.

Most importantly, I believe the Town Council should request an **environmental impact study**, and disseminate these findings with the community, before modifying the water and sewer boundary. This area, as you know, is an environmentally sensitive watershed that feeds directly into our public drinking water at University Lake.

Our neighborhood is prone to flooding issues. Multiple homes have been damaged due to flooding from storms, and we have a giant sinkhole under one of our roads that continues to deteriorate. We've had representatives from the county and from OWASA meet with the community and provide suggestions about what we can do to mitigate the damage. **We deserve to know how potential development and extension of the water/sewer boundary will impact (or potentially exacerbate) the flooding issues in our neighborhood.** A detailed environmental impact study would provide such information.

Please postpone your decision on modifying WASMPBA until an environmental impact can be assessed, disseminated, and discussed.

Thank you for your time,

Sarah Thomson  
211 Bennington Drive  
Chapel Hill, NC 27516  
919-961-8239

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Sarah Thomson, M.Ed., M.A.(she/her/hers)  
[sarahlthomson@gmail.com](mailto:sarahlthomson@gmail.com)

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Tuesday, November 14, 2023 9:20 AM  
**To:** Cynthia Thacker  
**Cc:** Britany Waddell; Judy Johnson; Corey Liles; Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Water and sewer options for Southern Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

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Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Cynthia Thacker <cindytha@bellsouth.net>  
Sent: Monday, November 13, 2023 5:59 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Water and sewer options for Southern Chapel Hill

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Hello. I am Keith Hester. My wife, Cindy Thacker, and I own property on Dixie Garden Drive off Hwy 15-501. We support the approval of water and sewer extension to this area. If the extension is approved we would agree to pay to have water and sewer services added to our property. Thank you for the opportunity to comment on this proposal. Keith Hester (919)606-0973.

Sent from my iPad



## Amy Harvey

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**From:** Stuart Delony <stuartdelony@gmail.com>  
**Sent:** Monday, November 13, 2023 11:43 AM  
**To:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** Fwd: Request for Inclusion in the Water and Sewer Services Expansion Plan

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

City Council:

I want to reiterate my request. Please consider extending the water and sewer boundary to include our property at 1709 Smith Level Rd. We would like the option to connect to the city's water and sewage. All our surrounding neighbors including our next-door neighbors on both sides are already connected to the city's services. We no longer want to be the exception, as this was chosen by previous homeowners. Also, Orange County will not let us repair our septic system again if needed. Replacing our system would be a hardship for us.

Thank you,

Stuart Delony

----- Forwarded message -----

From: **Jeanette Coffin** <[jcoffin@townofchapelhill.org](mailto:jcoffin@townofchapelhill.org)>

Date: Fri, Nov 10, 2023 at 9:44 AM

Subject: RE: Request for Inclusion in the Water and Sewer Services Expansion Plan

To: Stuart Delony <[stuartdelony@gmail.com](mailto:stuartdelony@gmail.com)>

Cc: Adam Searing <[asearing@townofchapelhill.org](mailto:asearing@townofchapelhill.org)>, Amy Ryan <[aryan@townofchapelhill.org](mailto:aryan@townofchapelhill.org)>, Camille Berry <[cberry@townofchapelhill.org](mailto:cberry@townofchapelhill.org)>, Jeanne Brown <[jbrown2@townofchapelhill.org](mailto:jbrown2@townofchapelhill.org)>, Jess Anderson <[janderson@townofchapelhill.org](mailto:janderson@townofchapelhill.org)>, Karen Stegman <[kstegman@townofchapelhill.org](mailto:kstegman@townofchapelhill.org)>, Michael Parker <[mparker@townofchapelhill.org](mailto:mparker@townofchapelhill.org)>, Pam Hemminger <[pheeminger@townofchapelhill.org](mailto:pheeminger@townofchapelhill.org)>, Paris Miller-Foushee <[pmiller-foushee@townofchapelhill.org](mailto:pmiller-foushee@townofchapelhill.org)>, Tai Huynh <[thuynh@townofchapelhill.org](mailto:thuynh@townofchapelhill.org)>, Amy Harvey <[aharvey@townofchapelhill.org](mailto:aharvey@townofchapelhill.org)>, Ann Anderson <[aanderson@townofchapelhill.org](mailto:aanderson@townofchapelhill.org)>, Carolyn Worsley <[cworsley@townofchapelhill.org](mailto:cworsley@townofchapelhill.org)>, CHRIS BLUE <[CBLUE@townofchapelhill.org](mailto:CBLUE@townofchapelhill.org)>, James Baker <[jbaker@townofchapelhill.org](mailto:jbaker@townofchapelhill.org)>, Loryn Clark <[lclark@townofchapelhill.org](mailto:lclark@townofchapelhill.org)>, Mary Jane Nirdlinger <[mnirdlinger@townofchapelhill.org](mailto:mnirdlinger@townofchapelhill.org)>, Ross Tompkins <[rtompkins@townofchapelhill.org](mailto:rtompkins@townofchapelhill.org)>, Sabrina Oliver <[soliver@townofchapelhill.org](mailto:soliver@townofchapelhill.org)>, Shay Stevens <[sstevens@townofchapelhill.org](mailto:sstevens@townofchapelhill.org)>

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Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin

Office Assistant



[Town of Chapel Hill Manager's Office](#)

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[Chapel Hill, NC 27514](#)

(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Stuart Delony <[stuartdelony@gmail.com](mailto:stuartdelony@gmail.com)>

**Sent:** Friday, November 10, 2023 9:05 AM

**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>

**Subject:** Request for Inclusion in the Water and Sewer Services Expansion Plan

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Dear Committee Members,

I am writing to you as a resident living just outside the current city limits of Chapel Hill, at 1709 Smith Level Road. I have recently learned about the Council's proposal to expand the water and sewer boundary in the southern part of Chapel Hill along the US 15-501 corridor to the Chatham County line. I applaud this initiative, recognizing its significance in enhancing community services and supporting sustainable urban development.

As you consider this expansion under the Water and Sewer Options for Southern Chapel Hill (WASMPBA) 2023 plan, I respectfully request that you consider extending the boundary slightly further to include the adjacent properties on south Smith Level Road. This request is for personal benefit and aligns seamlessly with the city's objective of increasing housing opportunities and supporting the Bus Rapid Transit (BRT) corridor as part of the Complete Community



Strategies and Shaping our Future initiatives.

Currently, my home relies on a septic system and well water, which, while functional, do not offer the reliability and efficiency of city-managed water and sewer services. Being on the cusp of the proposed expansion boundary, extending services to include my property would not only enhance my living standards but also potentially increase the value of my property, contributing to the overall goal of enhancing housing opportunities in the area.

Including my property in the expanded service area would be a testament to the city's commitment to comprehensive and inclusive urban development. It would also ensure that residents like myself, who are on the edge of the city limits, are not left behind in the city's progress.

I appreciate your consideration of my request and am available for further discussion or clarification regarding this matter. I look forward to a favorable response and the opportunity to be a part of Chapel Hill's promising future.

Thank you for your time and dedication to our community.

Sincerely,

--

Stuart Delony

[stuartdelony@gmail.com](mailto:stuartdelony@gmail.com)

919-903-6970

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Stuart Delony

[stuartdelony@gmail.com](mailto:stuartdelony@gmail.com)

919-903-6970

## Amy Harvey

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**From:** Terri <tbuckner@ibiblio.org>  
**Sent:** Wednesday, November 15, 2023 7:04 PM  
**To:** Amy Harvey  
**Subject:** WASMPBA comments on 11/15/23

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Terri Buckner

Comments to the Chapel Hill Town Council

November 15, 2023

Opposing the modification of WASMPBA without an environmental impact assessment and a basic conceptual plan

The majority of the land under your consideration tonight is classified as a Class IV water supply watershed (protected). Water supply watersheds are those watersheds that filter out pollutants before draining into drinking water intakes such as University Lake and Jordan Lake.

There are multiple reasons to take a more cautious approach than you have before you tonight. First, whatever happens in this area is going to have a direct impact on our local drinking water. Nutrient loads are more strictly regulated in a water supply watershed and treating the additional pollutants from denser development will add to OWASA's drinking water and wastewater treatment costs. OWASA billing is becoming a major factor in the community's affordability as you know.

As a homeowner in an older neighborhood adjoining this land, I can tell you that managing the water volume resulting from climate change is becoming increasingly more expensive and feels more and more futile. My neighborhood was built in the 1960s and 70s and consists of around 220 mostly affordable homes. The rough average of tax values for my neighborhood is around \$300K. Over the past 20 years, 3 of those homes have been lost to water damage from flooding along Price Creek and several more are facing damage from the erosion of creek banks and sinkholes as well as the many underground springs located throughout this area.

It feels like the proposal before you tonight is a giant step into uncharted territory, and the five of you who are returning to the dais in January will be the ones faced with its challenges. What I heard during this recent election season was how committed and excited you are for moving the Complete Community Framework forward. But despite the staff claim, this decision doesn't align with that framework. Transit along this corridor is at least 10 years and a large infusion of state funding away. The OWASA response to expanding the boundary addresses residential only--no commercial, and there are no greenway plans. A vote to open the area to urban services tonight is a vote for the exact type of development the Complete Community Framework is trying to repair. What's the rush?

We all know this area is going to be developed. We are asking you to lead the effort for making sure that development is done right. We support the idea of live, work, and play neighborhoods, but there has to be a plan to make that a reality.

Please postpone the urban services extension until you have more information on the environmental impacts and have at least a basic conceptual plan that identifies land uses and acreages to be used as a schematic for future planning purposes.

## Amy Harvey

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**From:** BJ Warshaw <benjarwar@gmail.com>  
**Sent:** Wednesday, November 15, 2023 6:51 PM  
**To:** Amy Harvey  
**Subject:** statement from BJ Warshaw, 11/15 Council meeting

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I live in the Chapel Hill ETJ on Smith Level Rd. I am in support of the Complete Communities framework you all have worked so hard on. But this push to amend WASMPBA has moved way too fast. At least the 2018 petition recommended designating the southern area a "focus area". That's preferable to what we're witnessing tonight. A vote to amend WASMPBA with insufficient due diligence, no small area plan, and no environmental study.

The public was only given around two weeks notice for the public info sessions in September. I couldn't make them myself, as I was out of town visiting family. My neighbors in Heritage Hills couldn't attend the in-person session because, ironically, they were meeting that night with NCDOT about their flooding issues.

The YouTube description for the recorded online meeting says, quote "a Town Council Public Hearing will be held at a later date". But this isn't a hearing. This is a vote, being rushed through on the winds of pre-existing, developer-centric agendas.

The meeting materials for this vote are one-sided. The Staff presentation focuses on checked boxes for the Complete Communities framework. But what about risks and limitations of building in a level-IV protected watershed? Or the lack of guardrails around home pricing? The materials include a letter from a Smith Level Rd. neighbor asking to extend WASMPBA even further. But where are the letters from myself and others requesting a small area plan? The OWASA letter studied capacity for a terrifyingly broad number of potential new units – from 1170 to 2202. That's one to *two* Southern Villages. What, precisely, is the plan here?

I've heard the pleas from a couple of neighbors who have issues with their wells, who favor water and sewer extension. My heart *sinks* for them. But this is a failure of bureaucracy. The existing WASMPBA, under the "adverse public health conditions" sections, permits them to connect to existing OWASA lines on 15-501, after County Health Department review, without amending the service boundary. It is unconscionable that they are still having issues, despite raising their well water problems years ago, especially when recourse exists within the existing agreement. Regardless of tonight's vote, I urge the Council to step in and help these folks cut through the red tape. But they should not be used as pawns to suit an aggressive development agenda.

I have heard councilmembers and others stress that this change does not include or impact the Rural Buffer. But the Town's own prior comprehensive plan from around when WASMPBA was enacted explicitly stated that the Rural Buffer *and* the urban service boundaries work *together* to prevent sprawl, protect the watershed, and prevent overdevelopment.

Now, of course times are changing. I know we're in a housing crunch. But amending WASMPBA without a fuller understanding of the tradeoffs, and without sufficient guardrails, risks undoing decades of thoughtful land use planning, as well as falling short of the Complete Community goals.

Living in the ETJ can feel very disenfranchising. As you know, we cannot vote for mayor and town council. That makes it extra important that you hear our views, for and against, as the stakeholders most directly impacted by tonight's vote. Please slow down. A vote to amend WASMPBA before creating a small area plan is like taking a hammer to a dam before considering the valley below.

## Amy Harvey

---

**From:** Southern Entryway Alliance <southernentrywayalliance@gmail.com>  
**Sent:** Wednesday, November 15, 2023 7:29 PM  
**To:** Town Council  
**Cc:** Amy Harvey  
**Subject:** Small area plan before WASMPBA amendment

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Since 1986, Orange County and its municipalities have utilized Comprehensive Land Use planning to guide growth. One of the underlying purposes behind the Joint Planning Agreement that linked each of those separate comprehensive plans was to protect drinking water supply watersheds and create a rural buffer zone to prevent sprawl.

When Carrboro began expanding out toward University Lakes just prior to 2000, the original plan was updated through the creation of the Water and Sewer Management and Planning Boundary Agreement (WASMPBA). These joint planning agreements have worked to contain sprawl and protect our drinking water for over 40 years. Any revisions to those agreements need to be thoroughly understood by the elected officials who are being asked to vote on this modification as well as the residents most affected by this change. As you can see by the letter in your packet, at least one property manager wants the modification to be broader than your Mayor is proposing, while those of us who are already facing significant costs due to stormwater damage want the opportunity to weigh in on the type, extent and timing of the potential growth.

As residents and landowners, we want to make sure that any change in growth patterns in this area comply with the intent behind the Complete Community framework you adopted in June. Our understanding of that framework is that neighborhoods should be linked into the larger community, they should be sited in areas where there is access to transit, and they should consist of multiple housing types.

To that end, here are a few of our concerns:

1. **The BRT transit zone is at least a decade away** from reaching Southern Village, let alone extending the additional 1.5 miles to the Chatham County line. Any changes made now will result in a larger community NOT on a transit line.
2. **The cost of providing sewer service will be significant and will increase the cost of the proposed affordable housing project.** Affordable housing on town-owned land cannot be built until a developer is identified who is willing to pay the cost of laying the sewer line and carrying that cost until market rate development is brought online. Estimates for running the sewer line have ranged widely from \$2.5-\$8M.
3. **The Town cannot mandate price points for new housing.** Once urban services (sewer) become available, the likely outcome is even more luxury housing units that will be needed to pay off the cost of the water and sewer infrastructure.
4. **Impact on drinking water quality is unknown.** This entire area lies within the Morgan Creek/Jordan Lake water supply watershed and butts up against (and thus impacts) the University Lake water supply watershed. Until a thorough environmental impact assessment can be conducted, there is no way of determining how the soils in this low-lying, flood prone area can handle additional impervious surfaces and loss of natural drainage. Flooding is already a problem for existing homeowners in this area.
5. **The Complete Community framework hasn't been tested.** The Town's consultant advocated for the two sites you selected to test the theory and build trust in the community. Why make this change now

when the theory is still unproven and furthers the fragmentation that the framework is intended to eliminate?

6. **Current affordable housing sites aren't being utilized.** The town has affordable housing space at the Greene Tract and at Legion Road. Development has not occurred on either site, and a second community outreach effort is being planned for the Greene Tract. Why should we believe that affordable housing in our section of the community will be any different? Why isn't community outreach important in our area?
7. **A simple alternative to any drinking water quality problems already exists.** We respect your desire to ensure that all residents in this area have clean, healthy drinking water, but that can be achieved via the county Health Department and does not require a modification of the water and sewer agreement.
8. **Smith Level Road lies within University Lake critical watershed.** The 2010 Smith Level Road Task Force was composed of representatives from both towns, the school district, NCDOT, and a residents from both Chatham and Orange County. At that time, NC DOT specifically stated that Smith Level Road could not be widened due to its location within the University Lake critical watershed. Since that time, the level of traffic on Smith Level has multiplied many times over, in part due to the inadequacy of the James Taylor bridge and associated traffic delays heading into UNC Hospitals. Any significant construction on 15-501 is going to further impact Smith Level Road and increase the nutrient load at University Lake. That nutrient load will directly threaten the quality of our local drinking water and increase the cost to OWASA for treating that water.
9. **Disenfranchised residents.** We are also concerned that you are attempting to impose this change upon those of us living in the ETJ, where residents are not represented on the Town Council. The recent community meetings were scheduled with less than 2 weeks' notice and not advertised to all residents living in the Chapel Hill ETJ, let alone those in the Carrboro ETJ who will be equally impacted. In 2018, when this issue was raised and the community was properly notified, the vast majority of speakers opposed the change. We won't know what those community members would say today in the absence of a robust engagement process.

We are not asking that you stop considering development in our neighborhood(s), only that you slow down and undertake the due diligence of a comprehensive community outreach campaign, an environmental impact analysis, and a small area plan that ensures the more than 400 affordable housing units already existing in this area are not negatively impacted. We seek a win-win situation.

Signed,  
The Southern Entryway Alliance  
<https://southernentrywayalliance.org/>

- Olivia Ludington
- Julie Coleman
- Dr. Jon Edwards
- Dr. Claudia Fernandez
- Ruben Fernandez, JD
- Heather Washburn
- Kyle Rasbach
- Lisa Rasbach
- Lauren King
- Margaret Brown
- Terri Buckner
- Goodloe Suttler
- Marie Rossettie
- BJ Warshaw

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 1:41 PM  
**To:** Jon Showalter  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Support for Expanding Water and Sewer Boundary

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Jon Showalter <[jon@homesbydickerson.com](mailto:jon@homesbydickerson.com)>  
**Sent:** Wednesday, November 15, 2023 1:09 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Support for Expanding Water and Sewer Boundary

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor Hemminger and Councilors of Chapel Hill -

As an active builder in the greater Triangle area, I write in support of expanding the water and sewer boundary down 15-501 from Southern Village to the Chatham Council line. Retaining and recruiting employees is one of the top challenges for local employers and the availability of housing workers can afford is one of the key reasons. Allowing the extension of water and sewer services will enable the development of additional housing and increase the supply of affordable housing and improve overall housing affordability. This location

is an appropriate place for additional, denser housing development – 1 mile from campus, on a transit corridor, near public amenities and services.

Regards,  
Jon



**JON SHOWALTER**

*Vice President | COO*

Homes By Dickerson GC #9645

O: 919-847-4447 | F: 919-847-8555

2841 Plaza Place Suite 210, Raleigh, NC 27612

[homesbydickerson.com](http://homesbydickerson.com)

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## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 1:42 PM  
**To:** James Kilbourne  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Extension of water and sewer over the "Missing Mile"

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** James Kilbourne <jamesk@asklawnc.com>  
**Sent:** Wednesday, November 15, 2023 12:47 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Extension of water and sewer over the "Missing Mile"

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

As a resident who just returned to Chapel Hill after years away in Asheville, I am excited by many of the ways the town has grown and developed. I believe more people should be able to enjoy the Southern Part of Heaven.

So I write in support of expanding the water and sewer boundary down 15-501 from Southern Village to the Chatham County line. Allowing the extension of water and sewer services will enable the development of additional housing and improve overall housing affordability. As a lawyer and an employer in Asheville and the Triangle, I know first-hand that the greatest challenge desirable communities face is the availability of housing that workers can afford. Employees need to be able to afford to live where they work.

As a resident of Market Street in Southern Village, I love this unique, dense, walkable community along the transit corridor. The area south of Southern Village is simply not rural anymore. The closest stores, gas stations, and ATM to Southern Village are just on the other side of the Chatham County line, and they serve the tens of thousands of homes occupied and being built between Pittsboro and Chapel Hill. The “Missing Mile” should be completed to allow additional, denser housing development IN CHAPEL HILL reflecting the town’s values – close to campus, along a transit corridor, served by excellent schools, and adjacent to city amenities and services.



**James W. Kilbourne, Jr.**

*Partner*

**Allen Stahl + Kilbourne**

828.412.4024 Direct

919.817.8850 Triangle

828.254.4778 Main

828.254.6646 Fax

[www.asklawnc.com](http://www.asklawnc.com)

[jamesk@asklawnc.com](mailto:jamesk@asklawnc.com)

Please send all mail to:  
20 Town Mountain Road  
Asheville, NC 28801

ASHEVILLE | RALEIGH | WINSTON-SALEM

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## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 1:42 PM  
**To:** R T Lincoln  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Water and Sewer Proposal for Southern Chapel Hill

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** R T Lincoln <[rtlincoln@rtlincoln.com](mailto:rtlincoln@rtlincoln.com)>  
**Sent:** Wednesday, November 15, 2023 1:04 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Subject:** Water and Sewer Proposal for Southern Chapel Hill

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council members,

I write in support of expanding the water and sewer boundary down 15-501 from Southern Village to the Chatham County line.

Retaining and recruiting employees is a top challenge for local employers. The availability of housing workers can afford is a key reason.

Allowing the extension of water and sewer services will enable the development of additional housing, including affordable housing. This area is appropriate for additional housing development – 1 mile from campus, on a transit corridor, near public amenities and services.

Please do your best.

Sincerely,

Todd Lincoln

R. T. Lincoln & Associates, Inc

rtlincoln.com

<https://chapelhill.legistar.com/LegislationDetail.aspx?ID=6414722&GUID=5B798FC2-BED6-47A5-BB9F-24D77186A447&Options=&Search=>

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 1:42 PM  
**To:** Dan Morse  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Town Council Agenda

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Dan Morse <[dan@tripleahomes.org](mailto:dan@tripleahomes.org)>  
**Sent:** Wednesday, November 15, 2023 12:59 PM  
**To:** Town Council <[mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)>  
**Cc:** Holly Fraccaro <[holly@hbadoc.com](mailto:holly@hbadoc.com)>  
**Subject:** Town Council Agenda

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Mayor and Council Members,

*I write in support of expanding the water and sewer boundary down 15-501 from Southern Village to the Chatham Council line. Retaining and recruiting employees is one of the top challenges for local employers and the availability of housing workers can afford is one of the key reasons. Allowing the extension of water and sewer services will enable the development of additional housing and increase the supply of affordable housing*

*and improve overall housing affordability. This location is an appropriate place for additional, denser housing development – 1 mile from campus, on a transit corridor, near public amenities and services.*

*Thank you!*

--

Dan Morse  
Triple A Homes, Inc.

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 1:42 PM  
**To:** Matt Demson  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Municipal Services Boundary

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Matt Demson <matt.demson@allentate.com>  
**Sent:** Wednesday, November 15, 2023 12:01 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Municipal Services Boundary

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

I write in support of expanding the water and sewer boundary down 15-501 from Southern Village to the Chatham Council line. Retaining and recruiting employees is one of the top challenges for local employers and the availability of housing workers can afford is one of the key reasons. Allowing the extension of water and sewer services will enable the development of additional housing and increase the supply of affordable housing and improve overall housing affordability. This location is an appropriate place for additional, denser housing development – 1 mile from campus, on a transit corridor, near public amenities and services.

**Matt Demson**

**Branch Leader, Durham**  
**Branch Leader, Chapel Hill/Pittsboro**  
**Broker, REALTOR®**  
**Allen Tate Realtors**  
**(919) 632-7006**



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## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 2:22 PM  
**To:** Scott Kovens  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Safe clean water and sewer

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin

Jeanette Coffin  
Office Assistant  
Town of Chapel Hill Manager's Office  
405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514  
(o) 919-968-2743 | (f) 919-969-2063

-----Original Message-----

From: Scott Kovens <sjkovens@bellsouth.net>  
Sent: Wednesday, November 15, 2023 1:49 PM  
To: Town Council <mayorandcouncil@townofchapelhill.org>  
Subject: Safe clean water and sewer

External email: Don't click links or attachments from unknown senders. To check or report click the Phish Alert Button

Protection of the ground water and integrity of the sewer systems is vital to healthy sustainable growth .  
We have owned, engineered and proposed several hundred acre communities along 15-501 ... since 1982.  
But restricted access to public water and sewer has denied our ability to provide diverse moderate priced housing . We strongly support 15-501 utilities extension.  
Respectfully , Scott Kovens  
Capkov / Kovens Construction

Sent from Scott Kovens iPhone

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 3:13 PM  
**To:** Phil Post  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: Water and Sewer Boundaries Along 15-501 to Chatham Line

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



Jeanette Coffin  
Office Assistant  
[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** Phil Post <philip.n.post@gmail.com>  
**Sent:** Wednesday, November 15, 2023 2:31 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** Water and Sewer Boundaries Along 15-501 to Chatham Line

**External email: Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)**

Dear Madame Mayor and Members of Council,  
You have an opportunity tonight to bring Chapel Hill fully into the 21st Century.

At present, a huge portion of the southern part of Chapel Hill is not eligible for public water supply and must rely on private wells. I think you are aware of the long term effects of poor water quality and poor water quantity, especially in an era of climate change when groundwater is receding.

Without public water supply there are no fire hydrants and fire protection is dependent on the amount of water a fire truck can carry. In my view, providing good fire protection is mandatory for a progressive community like Chapel Hill.

In this part of Chapel Hill the residents cannot have public sewer collection nor public sewage treatment. Every resident must depend on a septic system. I think you are aware that septic systems have a limited lifetime and that slow septic failures pollute our Town creeks and damage Jordan lake. The Town requires strict controls and huge investments for treating rainwater runoff into Jordan Lake, but we ignore septic tank leakage into these same waters.

By allowing public water supply , proper fire protection and public sewage treatment by your actions tonight, you will truly be serving the long term needs of ALL residents of Chapel Hill. I urge you to lift the restrictions on public water and public sewer along 15-501.

Thank you.

Very Best,  
Phil Post

--

Philip N. Post , PE, PLS  
Phone / Text (919) 818-7862

## Amy Harvey

---

**From:** Jeanette Coffin  
**Sent:** Wednesday, November 15, 2023 3:13 PM  
**To:** deborah finn  
**Cc:** Adam Searing; Amy Ryan; Camille Berry; Jeanne Brown; Jess Anderson; Karen Stegman; Michael Parker; Pam Hemminger; Paris Miller-Foushee; Tai Huynh; Amy Harvey; Ann Anderson; Carolyn Worsley; CHRIS BLUE; James Baker; Loryn Clark; Mary Jane Nirdlinger; Ross Tompkins; Sabrina Oliver; Shay Stevens  
**Subject:** RE: delay please

Thank you for your correspondence with the Town of Chapel Hill. The Mayor and Town Council are interested in what you have to say. By way of this email, I am forwarding your message to the Mayor and each of the Council Members, as well as to the appropriate staff person who may be able to assist in providing additional information or otherwise addressing your concerns.

Again, thank you for your message.

Sincerely,

Jeanette Coffin



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[Town of Chapel Hill Manager's Office](#)  
[405 Martin Luther King Jr. Blvd.](#)  
[Chapel Hill, NC 27514](#)  
(o) 919-968-2743 | (f) 919-969-2063

---

**From:** deborah finn <dfinn@earthlink.net>  
**Sent:** Wednesday, November 15, 2023 2:26 PM  
**To:** Town Council <mayorandcouncil@townofchapelhill.org>  
**Subject:** delay please

**External email:** Don't click links or attachments from unknown senders. To check or report click the [Phish Alert Button](#)

Dear Mayor Pam and Members of the Town Council,

Please delay consideration of the utility agreement until there is a plan that includes meaningful citizen input, an environmental analysis (flooding and impact on water quality) and a traffic assessment. The proposed change

according to OWASA would allow up to 2200 new residences, the size of Southern Village.

A lot is at stake here.

Thank you.

Sincerely,

Deborah Finn

750 Weaver Dairy Road #229