

## Trish McGuire

---

**From:** Marie Parker  
**Sent:** Friday, November 17, 2023 5:17 PM  
**To:** Trish McGuire  
**Subject:** FW: INFORMATION & REQUEST: Town of Chapel Hill WASMPBA Resolution Overview and Details  
**Attachments:** WASMPBA Partners Letter\_November 2023.pdf; WASMPBA Background and Supplemental Information.pdf

Trish, see below and attached.

-Marie

---

**From:** CHRIS BLUE <CBLUE@townofchapelhill.org>  
**Sent:** Friday, November 17, 2023 5:13 PM  
**To:** Jamezetta Bedford <jbedford@orangecountync.gov>; Damon Seils <dseils@carrboronc.gov>; Jenn.Weaver@hillsboroughnc.gov; board\_and\_leadership@owasa.org; Bonnie Hammersley <bhammersley@orangecountync.gov>; Marie Parker <mparker@carrboronc.gov>; Eric J. Peterson (Eric.Peterson@hillsboroughnc.gov) <Eric.Peterson@hillsboroughnc.gov>; P. E. Todd Taylor (ttaylor@owasa.org) <ttaylor@owasa.org>  
**Cc:** Pam Hemminger <phemminger@townofchapelhill.org>; Jeanne Brown <jbrown2@townofchapelhill.org>; Shay Stevens <sstevens@townofchapelhill.org>; Britany Waddell <bwaddell@townofchapelhill.org>; Mary Jane Nirdlinger <mnirdlinger@townofchapelhill.org>; Loryn Clark <lclark@townofchapelhill.org>; Ross Tompkins <rtompkins@townofchapelhill.org>  
**Subject:** INFORMATION & REQUEST: Town of Chapel Hill WASMPBA Resolution Overview and Details

Dear WASMPBA Partner,

On Wednesday, November 15<sup>th</sup>, the Chapel Hill Town Council discussed and approved a resolution for a limited modification of the boundaries of the **Water and Sewer, Management, Planning, and Boundary Agreement (WASMPBA)**.

To take effect, the adopted changes will need to be approved by all four of our partners to the WASMPBA agreement. So, today, we are reaching out to provide each of you with background information (attached) and a more detailed request letter (attached) for you to take next steps.

In the interest of moving this forward, we are reaching out with two requests of our partners:

- 1. Meeting Agenda Consideration:** Consider adding WASMPBA to your jurisdiction's meeting agenda between January-March 2024. Currently, the Town of Carrboro will consider the boundary modification at their upcoming town council meeting on Wednesday, November 29, 2023 at 7pm.
- 2. Staff Presentation:** Invite us to provide a WASMPBA presentation to your boards. Our Town staff has been contacted by several boards to make presentations about our process for evaluating this petition and public input.

Should you need additional information, the Town has created a dedicated [Town of Chapel Hill WASMPBA webpage](#) which includes background information, maps, and feedback from the community through two public

meetings. Also, a recording of the November 15<sup>th</sup> Council discussion, public comment and vote can be found [here](#).

As always, we greatly appreciate your partnership. Please don't hesitate to contact us if you have questions.

Sincerely,

*Pam Hemminger*  
Pam Hemminger  
Mayor

*Christopher C. Blue*  
Christopher C Blue  
Town Manager



**TOWN OF CHAPEL HILL**  
**Office of the Mayor**  
**Office of the Town Manager**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

*phone* (919) 968-2743 *fax* (919) 969-2063  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

Dear WASMPBA Partner,

On Wednesday, November 15th, the Chapel Hill Town Council discussed and approved a resolution for a limited modification of the boundaries of the **Water and Sewer, Management, Planning, and Boundary Agreement (WASMPBA)**. A revised resolution passed 8 – 1.

To take effect, the adopted changes will need to be approved by all four of our partners to the WASMPBA agreement. So, today, we are reaching out to provide each of you with some background information (also attached) and a request for you to take the next steps.

As currently outlined, the adopted boundary change will allow water and sewer services to be extended to a limited area along 15-501 in southern Chapel Hill. This is an area that is experiencing growth pressures, and, after a careful evaluation, the Town Council and our staff see this as an opportunity to be proactive in advancing the Town's [Complete Community](#) vision and [North-South Bus Rapid Transit plans](#). The new boundaries also align with many shared county-town goals – especially around [Climate Action](#), environmental sustainability, and housing.

Notably, under the original agreement, the boundary went all the way down to the county line and, as a result, water lines already exist in the area – with some residents already hooked in to OWASA services and others still on well and septic. What we've learned is that making this change will allow existing residents with aging wells and septic systems to tap into the OWASA system, more immediately.

Extended service will allow Chapel Hill to explore the creation of transit-supported affordable housing for our lowest-wealth residents on a 12-acre town-owned site.

The properties lie within the Town of Chapel Hill's Extraterritorial Jurisdiction (ETJ) where town development standards – including stormwater management, impervious surface, tree canopy, and other environmental protections – apply. The Rural Buffer will not be impacted.

In the interest of moving this forward, we are reaching out with two requests from our partners:

1. **Meeting Agenda Consideration:** Consider adding WASMPBA to your jurisdiction's meeting agenda between January-March 2024. Currently, the Town of Carrboro will consider the boundary modification at their upcoming town council meeting on Wednesday, November 29, 2023 at 7pm.
2. **Staff Presentation:** Invite us to provide a WASMPBA presentation to your board. Our Town staff has been contacted by several boards to make presentations about Chapel Hill's process for evaluating this petition and public input.

Should you need additional information, the Town has created a dedicated [Town of Chapel Hill WASMPBA webpage](#) which includes background information, maps, and feedback from the community



**TOWN OF CHAPEL HILL**  
**Office of the Mayor**  
**Office of the Town Manager**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

*phone* (919) 968-2743 *fax* (919) 969-2063  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

through two public meetings. Also, a recording of the November 15<sup>th</sup> Council discussion, public comment, and vote can be found [here](#).

As always, we greatly appreciate your partnership. Please don't hesitate to contact us if you have questions.

Sincerely,

*Pam Hemminger*

Pam Hemminger  
Mayor

*Chris Blue*

Chris Blue  
Town Manager



**TOWN OF CHAPEL HILL**  
**Office of the Mayor**  
**Office of the Town Manager**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

*phone* (919) 968-2743 *fax* (919) 969-2063  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

## **WASMPBA Background and Supplemental Information**

### **Joint Agreement and Southern Area Context**

Created in the late 1980's and later amended in 2001, the WASMPBA was agreed upon by joint partners, including the Town of Carrboro, Town of Chapel Hill, Town of Hillsborough, Orange County, and the Orange Water and Sewer Authority Board of Directors.

The original agreement in the late 1980's mapped the boundary along south 15-501 to the area around Star Point at the Orange/Chatham County line and allowed for several properties in that area to connect to water at that time. The Dogwood Acres neighborhood is also connected to water, but not sewer in that area. The agreement was later amended in 2010, after Southern Village was established and the boundary line was moved to its current position. In 2017, the agreement was amended again to include a small cul-de-sac in a subdivision.

At present, properties in the area are zoned for low-density single-family housing which, based on what we are seeing in Chatham County, would result in sprawl. Given its proximity to the North-South Transit Corridor, the amended boundary will more closely align with our jointly shared environmental and economic goals.

### **2023 Chapel Hill Petition**

On June 14, 2023, Aaron Nelson (President and CEO, The Chamber for a Greater Chapel Hill-Carrboro) submitted a petition to Town Council to request an extension of the water and sewer lines one mile along south 15-501 to the Chatham County line. A copy of that petition, which includes supporting information on housing and traffic from the 2023 state of the Community report, can be found [here](#).

### **Chapel Hill's adopted WASMPBA modification**

As currently outlined, the adopted boundary change will allow water and sewer services to be extended to a limited area. The properties lie within the Town of Chapel Hill's Extraterritorial Jurisdiction (ETJ). The Rural Buffer will not be impacted.

Town's goals for the project are to:

- Create additional middle housing (such as townhomes, duplexes, triplexes) in Chapel Hill so that people who work here can live here and drive less.
- Create density along the North-South Transit Corridor to support existing and future service, including the North-South Bus Rapid Transit system.
- Explore development of affordable housing on a 12-acre, town-owned parcel of land.

### **Watersheds, water quality, and OWASA System Capacity**

In looking into this request, the Town reached out to OWASA, which has confirmed that capacity does exist to meet future development here. A letter from OWASA to this effect is included with the council meeting materials [here](#).

Additionally, our planning and stormwater staff have done a high-level analysis of the area to be able to respond to questions about the Jordan Lake and University Lake watersheds, which shows that:



**TOWN OF CHAPEL HILL**  
**Office of the Mayor**  
**Office of the Town Manager**

405 Martin Luther King Jr. Blvd.  
Chapel Hill, NC 27514-5705

*phone* (919) 968-2743 *fax* (919) 969-2063  
[www.townofchapelhill.org](http://www.townofchapelhill.org)

- Properties where the change is proposed, except for a small area at the very southern tip, lie within the Jordan Lake watershed. We believe the small area at the very southern tip may lie within the University Lake watershed. Staff is looking closely at the maps and in conversation with the state to see if an adjustment needs to be made.
- The vast majority of properties drain northward toward Fan Branch and Wilson Creek.
- Development projects are required to demonstrate that stormwater run-off levels will not exceed current run-off.
- Town and other rules (such as the more stringent Jordan Lake and University Lake rules) for impervious surfaces will apply along with town protections for tree canopy and steep slopes.

In addition, Town staff has been in conversation with the staffs from OWASA and Carrboro to make sure that best practices for installation of water and sewer pipes and installation will be followed when that time comes.

**Supporting Analysis and Plans**

This proposal aligns with significant analysis and planning work that the Town has done, including our:

- [Joint Chapel Hill-UNC 2020 – 2040 Housing Needs Assessment;](#)
- [Climate Action & Response Plan;](#)
- [Complete Community framework;](#)
- [Transit-Oriented Development strategy](#)— and
- [Five-Year Affordable Housing Plan.](#)