

## **Open Work Session**

### **Discussion on the Location for a New Water Tower for the Town of Hebron**

**September 6, 2022**

Mr. Paul Wilber, County Attorney; Mr. Colby Phippin, President of the Commissioners for the Town of Hebron; Mr. David Hooper, Commissioner for the Town of Hebron; and Mr. Bob Brow, Hebron Town Engineer, came before Council.

Mr. Wilber said Hebron needs to construct a new water tank for their water system, and they have located a potential site on County property that currently has a convenience center on it, which is the lighter white line area on the map he passed out. He said they have proposed two sites, but in talking with Mark Whitelock, that is not a preferred site because they may be able to put a solar farm in there. He said the second site discussed was behind the convenience center, and that is the drawing Council has. He said it would require a road that would come through the convenience center, but Public Works thinks that is doable. He said Acting County Executive Psota is okay with a donation of approximately one acre for the Hebron water tank and right of way, but obviously that is a question that involves the Council also. He said the question is to consider whether the Council wishes to make it a donation, or have it appraised and make it a sale.

Mr. Cannon asked if the Executive would consider this surplus property and they would have to declare it surplus property, to which Mr. Wilber responded, correct. Mr. Cannon asked if they would then transfer it as a donation, to which Mr. Wilber responded, correct.

Mr. Holloway said they are getting ready to talk about a water and sewer plan, so maybe there is a little bit of a fair tradeoff that can go here. He said he is sure they will be willing to work with the County when the time comes, to which Mr. Phippin responded, absolutely. He said they know it is coming.

Mr. Davis asked if they are expanding their water system, to which Mr. Phippin responded, their water tower was built in 1988 and it was installed with no bypass system and it was in desperate need of repairs, so they initially started this process. He said, instead of creating a bypass, they were going to install a new water tower so they could put this tower up. He said then they could service the other one and then they could have dual water towers and it would serve for expansion in the future. He said their current water tower got in such disrepair that they ended up having to take it off the grid and they put in a temporary bypass system and literally just got everything finished up on it, so they are about to make it live again. He said, in the future they will still need something because the bypass system that they installed is a temporary bypass. He said it was crewed, so it would not have worked in the wintertime, just in the summer, so it is good to have a backup for them in the future.

Mr. Dodd asked if they have enough water supply if there is a large fire in the town, to which Mr. Phippin responded, yes. He said he thinks they ran out once when there was a hay fire in the middle of a field and they just exhausted the whole 300,000 gallon water tower. Mr. Dodd asked if a new additional tank will prevent that in the future, to which Mr. Phippin responded, they would never run out of water unless it was something astronomical.

Mr. Holloway asked, with where the new tank is going in location to their new tank, will they be reversing the flow of water through the town when they put the new tank in, to which Mr. Brow responded, they will be equalized. He said they could if they wanted to, but there will be a well at each

tank and a water treatment is also included with it, so they will operate in both on and off modes. Mr. Holloway said, back in the late 1970's or early 1980's, a local municipality built a new well and tank on the other end of town from where they were and they reversed the flow of water through all of their water pipe system that had been there since the early 1900's and filled everybody's hot water heaters up with rusty water, so they need to be cautious that could happen. Mr. Brow responded, the elevation controls are all part of the model they created, and this is actually an excellent location because they will be able to balance pressures and flow throughout the town with these in the two locations, and it provides redundancy, which is encouraged by MDE and the EPA and it will allow the town to comply with what is called the Ten State Standard, which is providing adequate fire flows and capacity for use.

Mr. Cannon asked why the County has a piece of property in Hebron, to which Mr. Davis responded, because of the convenience center. Mr. Wilber said it is a large piece of property and the convenience center is on a small part of it. Mr. Mark Whitelock, Deputy Director of Public Works, then came to the podium to clarify. He said that is a piece of property that the County has owned for a long time. He said they used to utilize a bigger footprint when they had a brush pile and metal pile, and they have moved away from that, so they do not utilize that area much anymore. He said where the water tower would be is outside of their fenced-in area, so it really has no impact on their operations whatsoever.

Mr. Hooper asked if the access would come off Old Railroad Road, to which Mr. Wilber responded, by this proposal from the engineer, it would come through the convenience center and then to the tower. Mr. Brow said they would work with Public Works and come up with that plan. He said they will probably share a gate coming into it, but this site will be completely fenced and secured for the town.

Mr. Cannon said there are very few circumstances where the County can truly collaborate with a local town or municipality, so it is good to be able to help out. He said they will leave it up to Mr. Wilber for the process, to which Mr. Wilber responded, he will bring the appropriate Resolution to Council to surplus the property. There was no further discussion.

  
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John T. Cannon, President, At-Large

  
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Ernest F. Davis, Vice President, District 1

  
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William R. McCain, At-Large

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Nicole Acle, District 2

  
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Larry W. Dodd, District 3

  
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Josh Hastings, District 4

  
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Joe Holloway, District 5

  
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Laura Hurley, Council Administrator