

Agenda Item: 12a



Office of the Town Manager

TO: Mayor and Commissioners
FROM: Chris Braund
DATE: July 25, 2013
RE: Water Connection for 228 Snug Harbor

Attached you'll find a letter from Gwyn Lamm requesting Council to relax or waive the requirement that her home be connected to the town's water system. We'll put her request on the agenda for the August 13th meeting. Chapter 50 of the town ordinances requires all improved properties within 200 feet of any town water line shall connect, unless the Town Council delays or waives the requirement where a determination is made that it is impractical to connect due to topography or other causes.

Here's an update on the same issue with her neighbors: John Kozma is representing five owners that share a well (Kozma, Sadler, Borthwick, Tanner, Bulsiewicz). Since most of them acquired their properties in the 2000's, and were unaware of the Town's requirement to connect to the town's water system, we negotiated and agreed that they could pay the tap fee in effect in 2000 (\$500), not today's fee (\$1,051). It looks as if all of them will be applying for a connection under this offer.

As you'll see in Ms. Lamm's letter, she is arguing that topography, age of her home and its use only during the summers should justify allowing her to remain on her private well.

Mark Pobanz, our water system supervisor, has inspected her property and finds no unusual topography or circumstances unlike many other water customers around town. Prior to our meeting, you may wish to contact Ms. Lamm and visit the property. Her number is 625-4510.

CHAPTER 50: WATER SYSTEM

50.04 WATER CONNECTIONS REQUIRED; SEPARATE CONNECTIONS

All owners of improved property located within the corporate limits laying within a distance of 200 feet of any town water line shall connect their premises with the town water system, provided that structures existing at the time a new water line is constructed and located more than 500 feet from said line shall be exempt from this requirement. The town council may delay or waive the requirement for connection where a determination is made that it is impractical to connect due to topography or other just causes. New construction shall be required to connect to an existing water line prior to receiving a certificate of occupancy. Existing developed property to be served by a new town water line may connect as soon as the new service is available, but will not be required to connect for a period of two years from the date the service is available. If the property is connected at the time the service is available, the current connection fee shall apply. If the connection is delayed, the fee will be increased by 10% during the first year and 20% during the second year after the service is available. Nothing in this section shall prohibit the continued use of water from private

wells for any purpose other than domestic use. There shall be no cross connection of the town water system with any private well or any other source of water supply. (Ord. , passed 7-09-02 , Am. Ord. passed 8-09-05)

Thanks –

A handwritten signature in black ink, appearing to be 'CQ' with a small flourish at the end.

CC: Linda Ward, Customer Service Supervisor

forwarded this to Chris Braund to
send to Council if needed
2 page fax

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Fax: 864-948-1860

July 8, 2013

TO: LINDA WARD
828-625-8371

RE: Connection to City Water/228 Snug Harbor Circle, Lake Lure,
N.C.

Hi Linda! Hope that your dad is doing okay and that your 4th of
July holiday was nice (lots of rain at Snug Harbor: 12 1/2 inches in 3
days!).

Do you have access to city records that would let me know when the
house at 228 Snug Harbor Circle was built? If not, how can I get
this information?

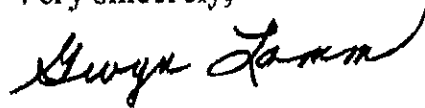
My family (3 sons) and I would like to negotiate the requirement that
we hook our old house to city water lines. I would welcome the
opportunity to meet with whomever you suggest to invite them to
come to my property and see the topography problems, the age and
condition of the house and water lines, the location of our well, etc.
in the hope that the City Council might consider waiving the
connection requirement.

THIS HOUSE IS CLOSED FROM OCTOBER UNTIL APRIL - the
water pipes have to be emptied and anti-freeze put in them to
prevent freezing damage for 6 months during the winter. We have
NO heat or air conditioning.

You are welcome to show this letter to the "powers that be" in the hope of a personal visit with them.

I will be back at Lake Lure on Thursday evening – for the weekend.
My phone there is 828-625-4510.

Very sincerely,

A handwritten signature in black ink, appearing to read "Gwyn G. Lamm". The signature is fluid and cursive, with a long horizontal stroke at the end.

Gwyn G. Lamm

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Fax: 864-948-1860

June 25, 2013

TO: LINDA WARD
FAX 828-625-8371

Dear Linda,

I received your phone message. **THANKS!**

I am working on Wednesday and will be home at 3:00 p.m. You can call me (collect) to let me know when I can come visit you (and possibly Mr. Braund) on Friday and also hopefully give me names of my neighbors who are also on the well water at Snug Harbor Circle.

My parents bought the property at 228 Snug Harbor Circle 48 years ago in June 1965. It was NOT a new house then. The house (cottage) was deeded to my husband and me in August 1980. We have added a nice outside deck, a new boathouse about a 15 years ago, landscaping on a steep hill down to the lake, and recently a new metal roof. No heat. No air. The house is used **ONLY** 6 months (Apr-Sep) each year. My 3 sons and I usually spend weekends there and sometimes stay a week at a time.

I would be happy to show you and Mr. Braund around our beloved place, show you our well, and let you see/understand the severe problems and expense I'd have to endure to run a water line down to the house from the street.

I will await further instructions from you guys!

Sincerely,

Gwyn G.

*Chris will be out
on vacation -
Ms. Hamm picking me up
to take me to her house*

GWYN G. LAMM

128 Eastwood Circle • Spartanburg, S. C. 29302

Phone: 864-583-5579

Cell: 680-0651

Fax: 864-948-1860

June 23, 2013

Linda Ward
Town of Lake Lure
FAX 828-625-8371

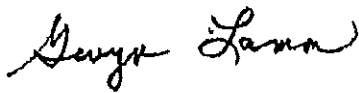
Dear Ms. Ward:

The email address on your letter (cs@townoflakelure.com) is invalid and would not connect. I hope this fax will go through okay!

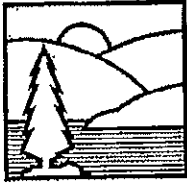
I received your letter (copy attached) about connecting to the town water system. My house at 228 Snug Harbor Circle was purchased by my parents nearly 40 years ago. The house is very old, no heat or AC, just a mountain cabin that we use ONLY from April through September. We have used a well all these years with absolutely NO problems. It would be very difficult to hook up to the city water. We have a pump in a toolshed area. I'd be glad to have you come look at our premises and see if there is any possible way to waive your requirement.

I am coming to Lake Lure next Friday (I have a full-time job here in Spartanburg) and can meet with you any time after 10:00 a.m. Please call or email or fax me at your convenience. I certainly do not want to face **civil penalties!**

Very sincerely,



Attachment



Incorporated 1927

Town of Lake Lure

P. O. Box 255 • Lake Lure, NC 28746-0255 • 828/625-9983 • FAX 828/625-8371

June 21, 2013

Gwyn Lamm
128 Eastwood Circle
Spartanburg, SC 29302

Re: Water Connection

Ms. Lamm:

It has come to our attention that your home at 228 Snug Harbor here in Lake Lure is within 200 feet of a municipal water line, yet you do not have an account with the Town for water service.

Chapter 50 of Lake Lure's Code of Ordinances requires that all improved property within 200 feet of any town water line shall connect their premises with the town water system. Further, that continued use of water from private wells for domestic (household) purposes is prohibited. Private wells can be retained and used for purposes other than domestic use (irrigation, for example). Connection requirement ordinances exist to ensure that there are sufficient customers to cover the costs of operating the system as a public benefit and utility.

To establish a water system connection and account requires the following:

1. A connection application
2. A connection (tap on) fee (amount varies with line size)
3. The Town will install a water meter on your property at the road's edge (customer may specify which side of property works best for them)
4. Your plumber can then extend service to your home from the meter
5. You will be placed on the billing cycle at the time of connection

Please contact me to discuss the connection process and any questions you may have. Failure to comply with the connection requirement will prompt enforcement action, which could include the assessment of civil penalties. Town Council sets the fees and rate schedule and has the authority to delay or waive the requirement to connect.

Sincerely,

Linda Ward
Customer Service Supervisor
828-625-9983, x 129
cs@townoflakelure.com



June 24, 2013

Gwyn Lamm
128 Eastwood Circle
Spartanburg, SC 29302

Re: Water Connection

Gwyn Lamm:

Thank you for response to the letter concerning the water connection for your home on Snug Harbor here in Lake Lure. The Town tries to keep everyone in compliance with the town ordinances, but there are times when some slip by until something brings it to our attention as it was in this case.

While the water department crew was investigating a water leak in the road on Snug Harbor, they realized it was not our line but that of the shared well. I questioned if those five houses connected to the well were within the 200 ft of the water line, and after taking measurements it was determined that they are.

As this is a town ordinance I don't believe that the requirement to connect can be waived. You may certainly speak with Town Manager Chris Braund, 828-625-9983, x 101, who can direct you in the route that you will need to take for that possibility.

If you are required to proceed with the connection, the meter will be placed on your property near the road. The water department will try to place the meter box in a location that works best for the property owner. Please let me know a good time that fits your schedule, when you would be able to meet someone from the water department at your property to make that determination.

Thank you,
Linda Ward
Customer Service Supervisor

2948 Memorial Hwy
Lake Lure, NC 28746
Office: 828-625-9983, Ext. 129
Web: townoflakelure.com