

Presentation to the Chatham County Board Of Commissioners

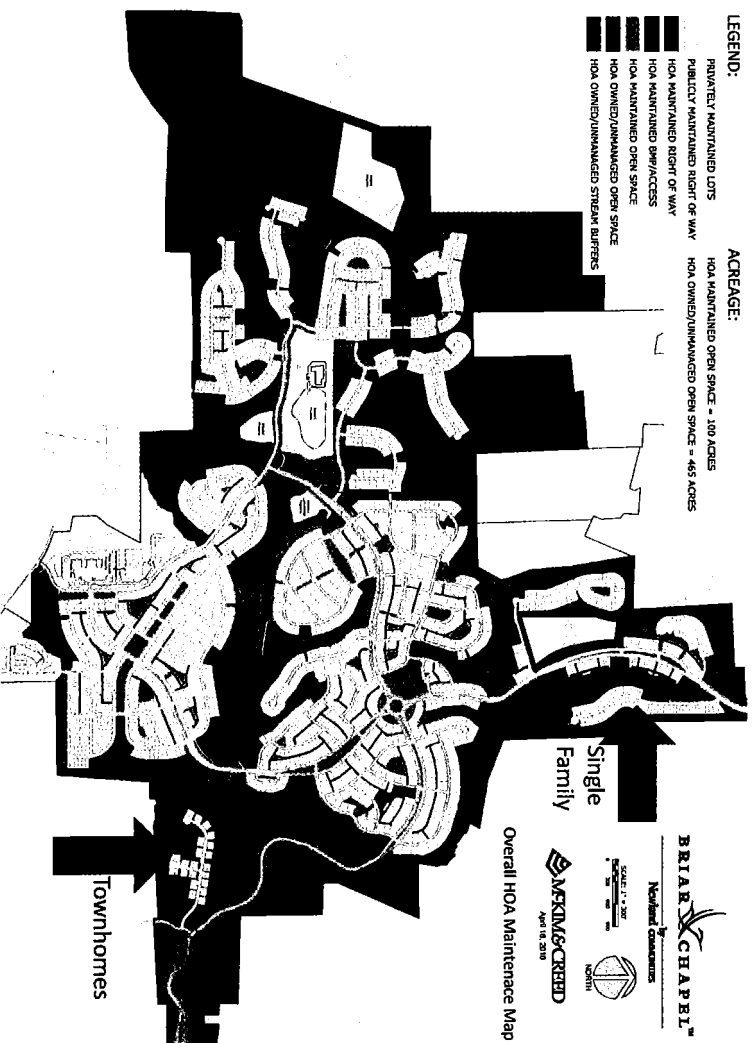
Thomas Speer, President Briar Chapel Board Of Directors

October 19, 2020

I am here this evening to express support for the Commissioner's approval of Newland's final two residential Plats, Phase 13, Section 3 (Single family) and Phase 14 (Townhomes), thereby ensuring that they can timely complete our development as planned.

Briar Chapel Facts

- 2500 homes nearing completion
- Over 7,000 residents today
- Pittsboro population 4,500 residents



Briar Chapel Community Association (BCCA) is the property owner's association made up of more than 2500 lots, each lot being a member of the Association and having voting rights to elect a Board of Directors to administer the maintenance, rules and finances of the community. I serve as President of the Association, one of 5 elected directors who owe a fiduciary duty to the entire membership of the Association – more than 7,000 residents. As a Board, we take seriously the responsibility to all residents to advocate for a successfully operating WWTP for our community. We also feel that completion of the Briar Chapel development is important to the present and future needs of all members of the Association. I am happy to report that we have had extensive and extremely productive meetings and negotiations with ONSWC and Newland to establish a framework for future success with a focus on: Expansion of the WWTP, odors, sewage spills, spill response, and the reclaimed water irrigation system operation.



**Phase 13,
Section 3
(Single
family).**

Specifically, the Briar Chapel Association, ONSWC and Newland have entered into a Tri-Party Agreement, the conditions of which form the basis and conditions for the support of the Association that I am expressing today:

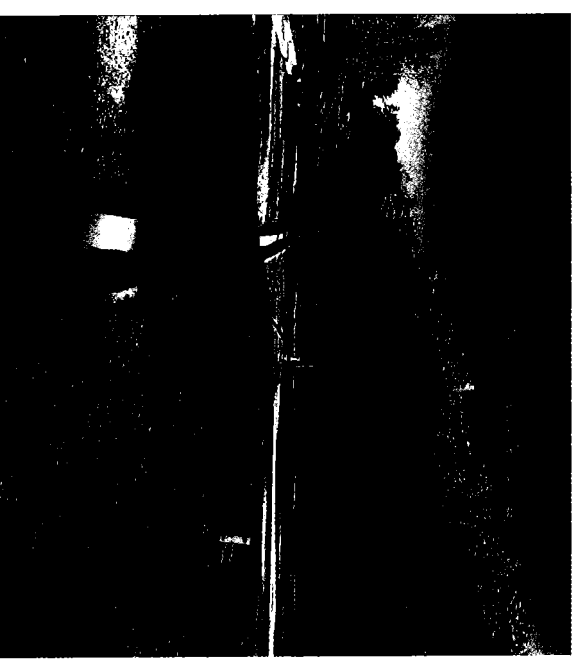
- We have agreed to implement a three-party council that includes representatives and experts from ONSWC, Newland and the BCCA to review long range plans, and detail designs so that the Board has a say in planning for our community. Briar Chapel does not have its own Engineering Department. Instead, we rely on our vast community volunteers and will hire contractors when needed. This council and our own independent engineering services ensure that Briar Chapel is not flying blind and trusting in others we must have our own team to question improvements. The dues to be paid by Newland to the Association as soon as the plats are recorded helps Briar Chapel pay for its necessary engineering service.
- ONSWC has agreed to withdraw and not refile its application with NC Utilities Commission to transfer wastewater from Farrington Village to the Briar Chapel WWTP.
- ONSWC has agreed to a WWTP upgrade plan and removal of the failing 6-main line by rerouting to the 14-inch main line. This older 6-inch line is the line that has failed numerous times and must be replaced quickly.
- ONSWC and Newland have agreed to the expanded irrigation system and the permitting that will be required to support the completed buildout by Newland, and BCCA will support future applications for that expansion.
- ONSWC has agreed to place bonds with Chatham County for 125% of the cost of construction hereby ensuring timely completion.

Conditioned upon these commitments by ONSWC and Newland, the Briar Chapel Board of Directors have agreed to and do hereby express our support for the Board of Commissioner's approval of Newland's final two residential Plats for Phase 13, Section 3 and Phase 14 of Briar Chapel.

We know that no system is perfect and that, as with all systems, the possibility of future line breakages, lift station failures, odors and needed repairs exists. We also know that some Briar Chapel residents are not currently in favor of our decision to support your approval of Newland's new phase plats nor of our decision to work cooperatively on future WWTP issues.

It is certainly the right of individual residents to advocate for their own particular property interests. However, for our community as a whole, the BCCA board does feel that the Agreement reached with ONSWC and with Newland, and the full and timely completion of Briar Chapel are in our best interests, and we look forward to our new cooperative and collaborative process among these parties who are so heavily invested in Briar Chapel's future.

We need our development completed



**Phase 13, Section 3
(Single family).**