

December 16, 2003
MINUTES OF MEETING

COUNCIL PRESENT

David Stamey
Joe Norman
Gerelene Blevins
Pat Harrison
Joe Helton
Bill Ramsey

STAFF PRESENT

Terry Taylor
Robert Frye
Sonia Garnes

NEW MEMBERS

Joe Wesson
Eddie Bowman

CALL TO ORDER: Mayor David Stamey called the meeting to order and welcomed all guests.

INVOCATION: Rev. Rick Crouse from Dry Ponds Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor David Stamey led the audience in saying the pledge of allegiance.

APPROVE MINUTES OF NOVEMBER 18, 2003 MEETING MINUTES: On a motion made by Gerelene Blevins and seconded by Pat Harrison the November 18th minutes were approved. All were in favor.

Outgoing Council Comments

Joe Helton thanked Town of Sawmills Council and citizens for giving him the privilege and honor to serve the Town for four years.

Bill Ramsey said he has worked with a lot of good people and seen the Town of Sawmills come a long way and hopes it will continue.

ADJOURN: At 6:15pm on a motion made by Joe Norman and seconded by Pat Harrison the meeting was adjourned. All were in favor.

SWEARING IN OF NEW COUNCIL MEMBERS: Clerk of Superior Court Sandie Cannon administered the oath of office to new council members Eddie Bowman, Joe Wesson and returning council member Gerelene Blevins.

CALL TO ORDER: Mayor David Stamey then asked the new council members to take their seats and called the meeting to order.

ADOPT AGENDA: Joe Norman made the motion with Pat Harrison seconding to adopt the agenda with no changes. All were in favor.

ORGANIZATIONAL MATTERS

- A. Election of Mayor Pro Temp:** Gerelene Blevins made the motion with Joe Wesson seconding to elect Eddie Bowman as Mayor Pro Temp. Gerelene Blevins and Joe Wesson voted for the motion. Eddie Bowman, Pat Harrison and Joe Norman voted against the motion. Eddie Bowman then made the motion with Pat Harrison seconding to elect Joe Norman Mayor Pro Temp. Eddie Bowman, Pat Harrison and Joe Norman voted for the motion. Gerelene Blevins and Joe Wesson voted against the motion. Motion carried and Joe Norman was elected Mayor Pro Temp.
- B. Appointment of Committees:** Mayor David Stamey then appointed the members of the Standing Council Committees.

TOWN OF SAWMILLS

STANDING TOWN COUCIL COMMITTEES FOR 2003-2005

PUBLIC WORKS COMMITTEE

Roadways and Streets
Water Resources
Wastewater
Drainage
Right-of-Ways
Solid Waste

Joe Norman
Eddie Bowman

Chair
Member

COMMUNITY AFFAIRS COMMITTEE

Parks and Recreation
Parades, Festivals and Special Events
Cable TV
Education (Cities in School)
Civic Organizations

Joe Wesson
Pat Harrison

Chair
Member

PLANNING AND DEVELOPMENT COMMITTEE

Land Use Regulations
Zoning
E.T.J
Thoroughfare Plan
Annexations
Minimum Housing
Economic Development
Public Buildings and Grounds

Pat Harrison
Gerelene Blevins

Chair
Member

LAW AND FINANCE COMMITTEE

Administration
Budget Appropriations
Audit Performance
Public Health & Safety

Eddie Bowman
Joe Norman

Chair
Member

INTERGOVERNMENTAL COMMITTEE

W.P.C.O.G.
N.C.L.M.
Community Colleges
Chamber of Commerce
Institute of Government
Intergovernmental (County/State)

Gerelene Blevins
Joe Wesson

Chair
Member

****Mayor David Stamey is a member of all standing committees.**

Planning Matters

Dexter Bryant: Minor Subdivision Review- Mr. Bryant has submitted a request for a minor subdivision of a portion of his property located off of Magnolia Lane in Virginia Acres. Though many residents of Virginia Acres are opposed to this subdivision request, the Planning Board had no reason to turn the request down. The Planning Board reviewed the submitted plat and reluctantly recommended approval. Gerelene Blevins made the motion with Joe Wesson seconding. All were in favor.

Financial Matters

Purchase Order Approval – This year's budget included the funds for installation of an additional fire hydrant and set of valves on the 8-inch water line on Spartan Drive. Due to scheduling conflicts with other contractors the Town only received one bid. This bid was from Winkler Inc. in the amount of \$5,600.00. As there are sufficient funds in the budget to cover this amount, Town Administrator Robert Frye requests Council award bid to Winkler Inc. in the amount of \$5,600.00. Joe Wesson made the motion with Eddie Bowman seconding. All were in favor.

Western Piedmont Council of Governments: Charter and Bylaw Modification Request- The proposed changes amend the COG membership to include some additional non-elected members. This would allow the COG to become an Economic Development Administration (EDA) district and enable the COG (and its member governments) to be eligible for EDA loans and grants. Town Administrator Robert Frye recommended approval of the proposed changes to the WPCOG charter and by laws. Eddie Bowman made the motion with Gerelene Blevins seconding to accept the proposed changes. All were in favor.

Discussion: Utilities and Town Ordinances

Mayor David Stamey discussed with Council several issues that will have to be focused on in the future and urged Council to consider a public hearing on the issue of Town wide sewer.

Institute of Government School for New Council

Mayor David Stamey urged any Council member, new or old, to attend the Institute of Government: School for Newly Elected Council Members. This school is held every two years and is very informative.

Holiday Operating Schedule

Town Administrator Robert Frye presented the holiday operating schedule to Council. Town Hall and Public Works will be closed December 24, 25, and 26 and also on January 1st. Mr. Frye also requested the Town Hall be closed at 12:00 p.m. on December 23rd. Eddie Bowman made the motion with Joe Wesson seconding approving the request. All were in favor.

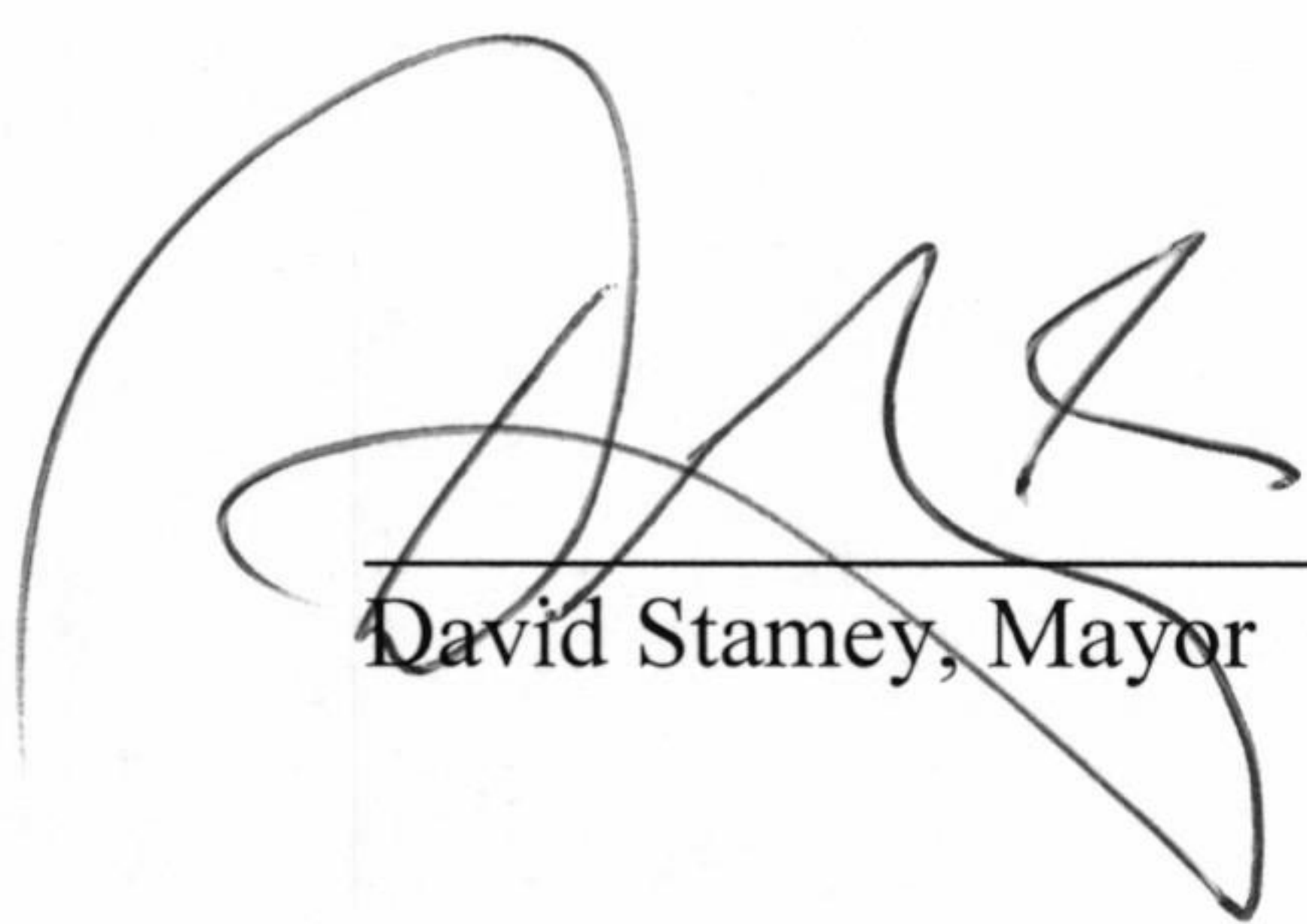
Request to Speak to Council – Terrell Annas

Mr. Annas requested to speak to Council regarding a zoning issue. Mr. Annas requested a zoning permit for a piece of property located off of Horseshoe Bend Road across from Horseshoe Acres Road. Mr. Annas was upset when told by staff he was not in compliance with the Town's zoning ordinance. After much discussion Council informed Mr. Annas that he would be allowed one zoning permit for the property in question and that once he had complied with the Town's subdivision ordinance and had installed a paved road, water lines and septic tanks he would be allowed additional zoning permits.

ADJOURN: On a motion made by Joe Norman and seconded by Pat Harrison the meeting was adjourned at 7:00 p.m.



Sonia Garnes, Town Clerk



David Stamey, Mayor

**TOWN OF SAWMILLS
TOWN-WIDE SANITARY SEWER
COST ESTIMATES**

**JANUARY, 2001
UPDATED JANUARY, 2004**

**BENJAMIN B. THOMAS, P.E.
WEST CONSULTANTS, PLLC
MORGANTON, NORTH CAROLINA**



TOWN OF SAWMILLS
TOWN-WIDE SEWER PROJECT

Introduction

The Town of Sawmills is reviewing the installation of sanitary sewer throughout the remainder of the Town. Currently the Town provides sanitary sewer to approximately one-tenth of the Town.

The nature of sanitary sewer systems requires that sewer lines follow creeks, and other low areas. This necessitates, in some cases, that sewers be extended long distances through woods or pastures in order to serve a few homes. The cost per foot for sewer lines is also considerably higher than for water lines. These facts cause the total cost to provide sewer for the whole town to be significant.

Attached are maps and cost estimates which estimate the cost of installing sanitary sewer to the remainder of the Town. There are two (2) proposed major pump stations along the southern portion of the Town which will pump the sewerage to the Little Gunpowder Creek pump station behind the school. Other smaller pump stations would also be required.

Operation and Maintenance

Adding the additional sewer lines and pump stations will increase the operation and maintenance costs for the Town. Increases include electrical power for the pump stations, parts and labor for pump maintenance, increases in staff costs for pump station reviews on a daily basis, and mowing right-of-ways. All these add to the total cost of operation and maintenance. Also, the Town needs to begin a capital account, which can be used for pump station replacement and repair.

Project Sequence

From the map and cost estimates, it is apparent that areas where there is a need to pump must be completed with the pump station installed in an area before other areas can be constructed. This applies to all of Area A and to Areas C-2 and C-3. To not do this will mean the construction of intermediate pump stations. These are costly since they cannot be re-used and add to the operation and maintenance costs.

Construction Sequence

The projects outlined in this report are numbered for reference only. A specific sequence has not been chosen. However, some projects must be constructed in sequence to be the most cost effective as projected in the cost estimates.

Areas B-1, B-2, B-3, B-5, B-6, and C-1 do not need any additional pumping stations and can be constructed at any time without reference to sequence.

All of Area A and much of Area C are dependent on new, large pumping stations being installed. Therefore, the Freemason Creek Station and the Hayes Mill Creek station must be installed prior to beginning projects in their respective areas. In order to immediately create some income to help pay for these pumping stations, it is recommended that an area with the most users also be completed at the same time.

If all areas were to be completed as soon as possible, it would take approximately five years. The actual time would depend on variables such as funding availability, easement acquisition process, weather, and the number of contractors used.

Budget and User Charges

If it is assumed that the Town could only spend up to \$8 million toward expanding the sewer system, then it will be necessary to select certain areas to serve first while postponing service to the other areas. In order to keep monthly sewer bills to a minimum, areas with the greatest density of existing homes and businesses should be served first.

The combination of areas that would total approximately \$8 million and serve the most users is B-1, B-3, B-5, C-1, C-2, and C-3. This would serve approximately 1,033 new users. Other similar combinations could be made. However, this combination has the advantage of requiring only one new pump station.

Following is an itemization of estimated monthly expenditures that will result from an \$8 million system expansion. Increased Operations and Maintenance (O & M) costs include power for pumping, right-of-way mowing, new staff salaries, and miscellaneous supplies. An additional 100,000 gallons of capacity from Lenoir is recommended. A cost of \$2 per gallon is assumed for this. It is assumed that \$1.2 million in grants and/or general fund spending would reduce the loan amount to \$7 million. An interest rate of 5% and a loan term of 40 years is assumed. The current charge for treatment by Lenoir of \$1.85 per thousand gallons is used.

Breakdown of Monthly Expenses

Financing

Capital Cost	\$8,000,000	
<u>Capacity Charge</u>	<u>200,000</u>	
Total	\$8,200,000	
Loan Amount:	\$7,000,000	
Monthly Payment:	<u>\$ 33,754</u>	(40 years @ 5%)

Treatment

250,000 GPD @ \$1.85/1,000 = \$13,875/month

O & M

Existing O & M per 6/30/03 Audit:	=	\$ 2,835
Additional Staff (2)		3,750
Mowing & Miscellaneous Supplies/Repairs:		2,000
Additional Power Cost:		1,000
Capital Outlay		1,000
Total		<u>\$10,585</u>

Total Monthly Expenses: \$58,214

User Charges

The current sewer charge is \$9 minimum plus \$4 per 1,000 gallons collected. In order to cover the monthly expenses, the minimum charge would need to be raised to at least \$24.50, based on keeping the \$4 per 1,000 gallon rate:

Revenue if 250,000 GPD used: (high flow months)

1,292 users x \$24.50/month	=	\$31,654
250,000 GPD x 30 days x \$4/1,000 gal.	=	30,000
Total		\$61,654

Revenue if 200,000 GPD used: (low flow months)

1,292 users x \$24.50/month	=	\$31,654
200,000 GPD x 30 days x \$4/1,000 gal.	=	24,000
Total		\$55,654

(Expenses would reduce to about \$55,000 if flow averages 200,000 GPD)

A typical user that has water and sewer service and uses 5,000 gal./month would then have a monthly bill as follows:

Water Minimum:		\$ 9.00
Water Charge (\$3.60/1,000)	=	18.00
Sewer Minimum:		24.50
<u>Sewer Charge (\$4.00/1,000)</u>	=	<u>20.00</u>
Total		\$71.50

Obviously, it will be necessary for all 1,292 users to be connected to the system and paying the monthly minimum in order for the project to be viable.

PROJECT SUMMARY

AREA A: HAYES MILL CREEK BASIN

Area A: Hayes Mill Creek Pump Station and Outfall Total \$ 774,400

Area A-1: (Sawmills School Road – North and Helton Road – East) Total \$1,620,000

Approximate number of homes/businesses: 223

Average cost per user: \$7,265

Area A-2: (Sawmills School Road – South and Helton Road – West) Total \$ 533,800

Approximate number of homes/businesses: 58

Average cost per user: \$9,203

Area A-3: (US 321A – East) Total \$ 461,200

Approximate number of homes/businesses: 73

Average cost per user: \$6,318

Area A-4: (Doe Run and Hayes Mill Landing) Total \$1,091,000

Approximate number of homes/businesses: 50

Average cost per user: \$21,820

Area A-5: (Dry Ponds Road - East) Total \$ 489,200

Approximate number of homes/businesses: 36

Average cost per user: \$13,589

Area A-6: (Dry Ponds Road - West) Total \$ 950,200

Approximate number of homes/businesses: 32

Average cost per user: \$29,694

AREA A	Total Cost	=	\$5,919,800
	No. of Users	=	472
	Average Cost per User	=	\$12,542

AREA B: LITTLE GUNPOWDER CREEK BASIN

Area B-1: (Spartan Drive)

Total \$1,263,400

Approximate number of homes/businesses: 132
Average cost per user: \$9,571

Area B-2: (US 321 – East Side)

Total \$ 478,600

Approximate number of homes/businesses: 38
Average cost per user: \$12,595

Area B-3: (Baker Circle)

Total \$ 644,000

Approximate number of homes/businesses: 106
Average cost per user: \$6,075

Area B-4: (Baird Drive - North)

Total \$ 516,400

Approximate number of homes/businesses: 26
Average cost per user: \$19,862

Area B-5: (US 321A – North)

Total \$ 660,800

Approximate number of homes/businesses: 95
Average cost per user: \$6,956

Area B-6: (Doris Drive)

Total \$ 182,000

Approximate number of homes/businesses: 17
Average cost per user: \$10,706

AREA B Total Cost = \$3,745,200
 No. of Users = 414
 Average Cost per User = \$9,046

AREA C: FREEMASON CREEK BASIN

Area C: Freemason Pump Station And Outfall

Total \$ 543,800

Area C-1: (Stamey Road)

Total \$1,273,000

Approximate number of homes/businesses: 232
Average cost per user: \$5,487

Area C-2: (Virginia Acres)

Total \$1,516,000

Approximate number of homes/businesses: 181

Average cost per user: \$8,376

Area C-3: (May Road and Horseshoe Bend Road – North)

Total \$1,957,200

Approximate number of homes/businesses: 287

Average cost per user: \$6,820

AREA C	Total Cost	=	\$5,290,000
	No. of Users	=	700
	Average Cost per User	=	\$7,557

Total Project Cost For All Areas:

Totals from above: \$14,955,000

Grant/Loan/Bond Administration: \$ 250,000

GRAND TOTAL \$15,205,000

NOTES:

1. Estimated cost of sewer line includes clearing, manholes, and restorations.
2. Service taps and house connections are not included in any estimates.
3. All costs are based on current prices. Any projects to be done in the long-term future will need to be adjusted for inflation.

COST ESTIMATES

AREA A: HAYES MILL CREEK BASIN

Area A: Hayes Mill Creek Pump Station and Outfall
(This must be constructed prior to any project in Area A).

Sanitary Sewer Line	5,800 LF @ \$36/LF	\$ 208,800
Forcemain	11,000 LF @ \$15/LF	165,000
Pump Station	Lump Sum	250,000
Subtotal		\$ 623,800
Engineering/Surveying/Inspection (10%)		62,300
Easement Acquisition		20,000
Legal		6,000
Contingency (10%)		62,300
Total		\$ 774,400

Area A-1: (Sawmills School Road – North and Helton Road – East)

Sanitary Sewer Line	34,700 LF @ \$36/LF	\$1,249,200
Bore and Encasement	300 LF @ \$100/LF	30,000
Subtotal		\$1,279,200
Engineering/Surveying/Inspection (10%)		127,900
Easement Acquisition		50,000
Legal		35,000
Contingency (10%)		127,900
Total		\$1,620,000

Approximate number of homes/businesses: 223
Average cost per user: \$7,265

Area A-2: (Sawmills School Road – South and Helton Road – West)

Note: This project is contingent on completing Area A-1 first.

Sanitary Sewer Line	11,300 LF @ \$36/LF	\$ 208,800
Bore and Encasement	150 LF @ \$100/LF	15,000
Subtotal		\$ 421,800
Engineering/Surveying/Inspection (10%)		42,000
Easement Acquisition		17,000
Legal		11,000
Contingency (10%)		42,000

Total \$ 533,800

Approximate number of homes/businesses: 58

Average cost per user: \$9,203

Area A-3: (US 321A – East)

Note: This project is contingent on completing Area A-1 first.

Sanitary Sewer Line	10,100 LF @ \$36/LF	\$ 363,600
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Subtotal		\$ 363,600
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Engineering/Surveying/Inspection (10%)		36,300
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Easement Acquisition		15,000
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Legal		10,000
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Contingency (10%)		36,300
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Total		\$ 461,200
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Approximate number of homes/businesses: 73

Average cost per user: \$6,318

Area A-4: (Doe Run and Hayes Mill Landing)

Note: (1) Future phases are not included. (2) Lakefront lots will require private pumps.

Sanitary Sewer Line	17,800 LF @ \$36/LF	\$ 640,800
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Pump Station	2 @ \$100,000/EA	200,000
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Forcemain	2,600 LF @ \$12/LF	31,200
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Subtotal		\$ 872,000
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Engineering/Surveying/Inspection (10%)		87,000
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Easement Acquisition		25,000
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Legal		20,000
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Contingency (10%)		87,000
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Total		\$1,091,000
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Approximate number of homes/businesses: 50

Average cost per user: \$21,820

Area A-5: (Dry Ponds Road - East)

Note: This project is contingent on completing Area A-4 first.

Sanitary Sewer Line	7,300 LF @ \$36/LF	\$ 262,800
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Bore and Encasement	100 LF @ \$100/LF	10,000
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Pump Station	Lump Sum	100,000
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Forcemain	1,700 LF @ \$12/LF	20,400
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Subtotal		\$ 393,200
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Engineering/Surveying/Inspection (10%)	39,000
Easement Acquisition	11,000
Legal	7,000
Contingency (10%)	39,000
Total	\$ 489,200

Approximate number of homes/businesses: 36
Average cost per user: \$13,589

Area A-6: (Dry Ponds Road - West)

Note: This project is contingent on completing Areas A-4 and A-5 first.

Sanitary Sewer Line	15,500 LF @ \$36/LF	\$ 558,000
Extra Deep Sewer Line	300 LF @ \$100/LF	30,000
Bore and Encasement	100 LF @ \$100/LF	10,000
Pump Station	Lump Sum	100,000
Forcemain	4,700 LF @ \$12/LF	56,400
Subtotal		\$ 754,400
Engineering/Surveying/Inspection (10%)		75,400
Easement Acquisition		30,000
Legal		15,000
Contingency (10%)		75,400
Total		\$ 950,200

Approximate number of homes/businesses: 32
Average cost per user: \$29,694

AREA B: LITTLE GUNPOWDER CREEK BASIN

Area B-1: (Spartan Drive)

Sanitary Sewer Line	27,000 LF @ \$36/LF	\$ 972,000
Bore and Encasement	250 LF @ \$100/LF	25,000
Subtotal		\$ 997,000
Engineering/Surveying/Inspection (10%)		99,700
Easement Acquisition		40,000
Legal		27,000
Contingency (10%)		97,700
Total		\$1,263,400

Approximate number of homes/businesses: 132
Average cost per user: \$9,571

Area B-2: (US 321 – East Side)

Note: This project connects to Area B-1

Sanitary Sewer Line	9,300 LF @ \$36/LF	\$ 334,800
Bore and Encasement	450 LF @ \$100/LF	45,000
Subtotal		\$ 379,000
Engineering/Surveying/Inspection (10%)		37,900
Easement Acquisition		14,000
Legal		9,000
Contingency (10%)		37,900
Total		\$ 478,600

Approximate number of homes/businesses: 38

Average cost per user: \$12,595.

Area B-3: (Baker Circle)

Sanitary Sewer Line	14,100 LF @ \$36/LF	\$ 507,600
Subtotal		\$ 507,600
Engineering/Surveying/Inspection (10%)		50,700
Easement Acquisition		21,000
Legal		14,000
Contingency (10%)		50,700
Total		\$ 644,000

Approximate number of homes/businesses: 106

Average cost per user: \$6,075

Area B-4: (Baird Drive - North)

Note: This project connects to Area B-1

Sanitary Sewer Line	7,700 LF @ \$36/LF	\$ 277,200
Bore and Encasement	100 LF @ \$100/LF	10,000
Pump Station	Lump Sum	100,000
Forcemain	1,800 LF @ \$12/LF	21,600
Subtotal		\$ 408,800
Engineering/Surveying/Inspection (10%)		40,800
Easement Acquisition		16,000
Legal		10,000
Contingency (10%)		40,800
Total		\$ 516,400

Approximate number of homes/businesses: 26
Average cost per user: \$19,862

Area B-5: (US 321A – North)

Note: This project connects to existing Hudson/Lenoir sewer along Little Gunpowder Creek.

Sanitary Sewer Line	13,300 LF @ \$36/LF	\$ 478,800
Bore and Encasement	450 LF @ \$100/LF	45,000
Subtotal		\$ 523,800
Engineering/Surveying/Inspection (10%)		52,000
Easement Acquisition		20,000
Legal		13,000
Contingency (10%)		52,000
Total		\$ 660,800

Approximate number of homes/businesses: 95
Average cost per user: \$6,956

Area B-6: (Doris Drive)

Note: This project would connect to the Town of Hudson/City of Lenoir sewer near Greenbrook Road that is planned by Lenoir.

Sanitary Sewer Line	4,000 LF @ \$36/LF	\$ 144,000
Subtotal		\$ 144,000
Engineering/Surveying/Inspection (10%)		14,000
Easement Acquisition		6,000
Legal		4,000
Contingency (10%)		14,000
Total		\$ 182,000

Approximate number of homes/businesses: 17
Average cost per user: \$10,706

AREA C: FREEMASON CREEK BASIN

Area C: Freemason Creek Pump Station and Outfall
(This must be completed prior to Areas C-2 and C-3)

Pump Station	Lump Sum	\$ 250,000
Forcemain	6,000 LF @ \$15/LF	90,000
Outfall	2,800 LF @ \$36/LF	100,800
Subtotal		\$ 440,800

Engineering/Surveying/Inspection (10%)	44,000
Easement Acquisition	10,000
Legal	5,000
Contingency (10%)	44,000
Total	\$ 543,800

Area C-1: (Stamey Road)

Note: This project includes all areas that can be served by the existing Stamey Road Pump Station.

Sanitary Sewer Line	27,500 LF @ \$36/LF	\$ 990,000
Bore and Encasement	150 LF @ \$100/LF	15,000
Subtotal		\$1,005,000
Engineering/Surveying/Inspection (10%)		100,000
Easement Acquisition		40,000
Legal		28,000
Contingency (10%)		100,000
Total		\$1,273,000

Approximate number of homes/businesses: 232

Average cost per user: \$5,487

Area C-2: (Virginia Acres)

Sanitary Sewer Line	32,500 LF @ \$36/LF	\$1,170,000
Bore and Encasement	250 LF @ \$100/LF	25,000
Subtotal		\$1,195,000
Engineering/Surveying/Inspection (10%)		119,500
Easement Acquisition		50,000
Legal		32,000
Contingency (10%)		119,500
Total		\$1,516,000

Approximate number of homes/businesses: 181

Average cost per user: \$6,334

Area C-3: (May Road and Horseshoe Bend Road – North)

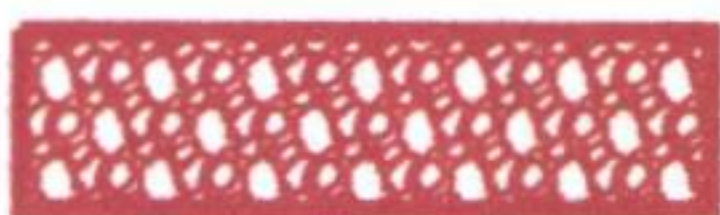
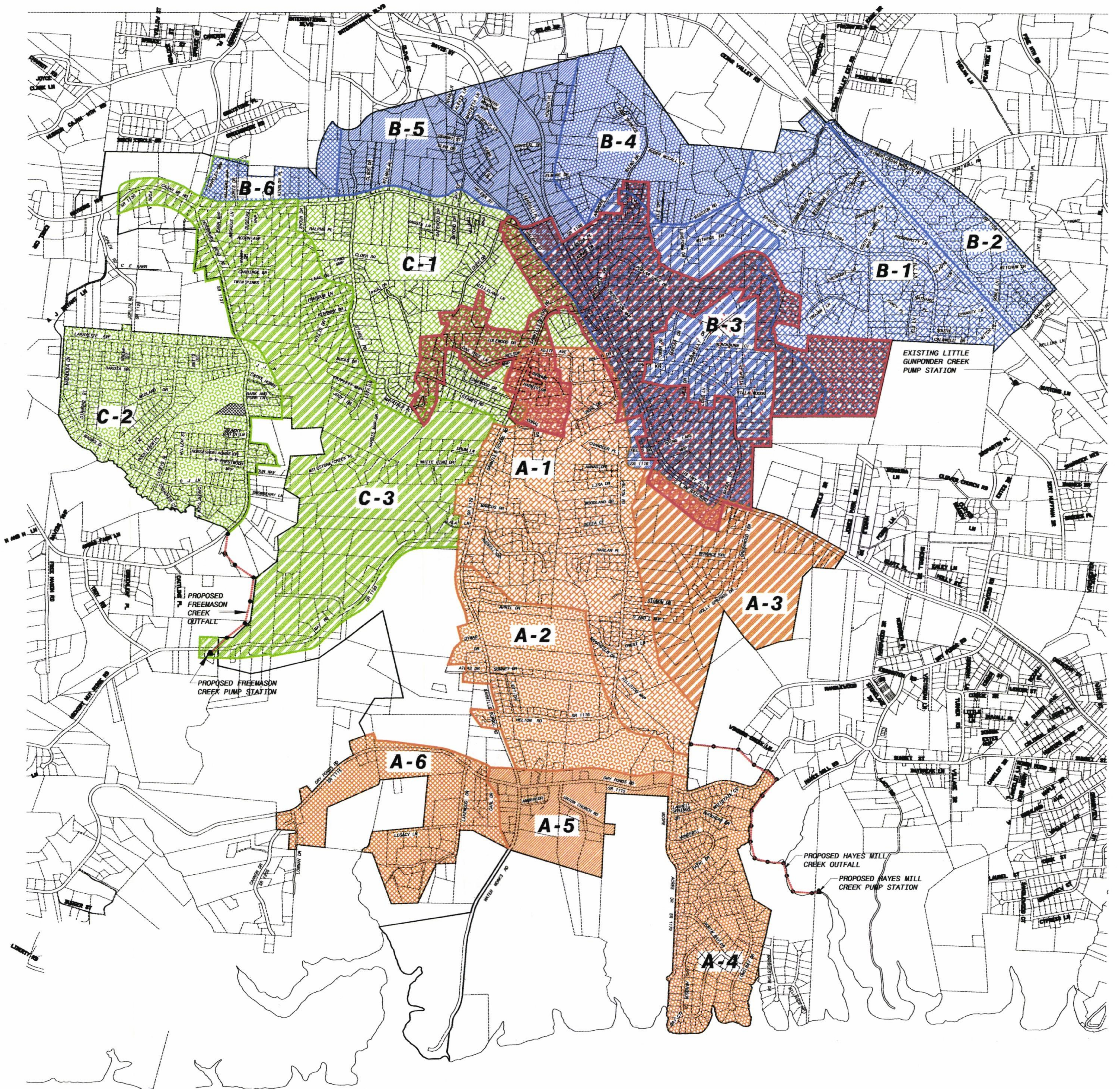
Sanitary Sewer Line	42,200 LF @ \$36/LF	\$1,519,200
Bore and Encasement	250 LF @ \$100/LF	25,000
Subtotal		\$1,544,200
Engineering/Surveying/Inspection (10%)		154,000

Easement Acquisition	63,000
Legal	42,000
Contingency (10%)	154,000
Total	\$1,957,200

Approximate number of homes/businesses: 287
Average cost per user: \$6,820

NOTES:

1. Estimated cost of sewer line includes clearing, manholes, and restorations.
2. Service taps and house connections are not included in any estimates.
3. All costs are based on current prices. Any projects to be done in the long-term future will need to be adjusted for inflation.



AREAS SERVED BY EXISTING
SANITARY SEWER

TOWN OF SAWMILLS TOWN WIDE SEWER

THIS MAP WAS PREPARED FROM CALDWELL COUNTY TAX
MAP DATA, JANUARY 13, 2004.
REVISED:

