

**MINUTES OF THE AGENDA WORK SESSION
OF THE TOWN COUNCIL OF THE
TOWN OF LAUREL PARK, N.C.
January 15, 2009
2:00 P. M.**

The Laurel Park Town Council held an agenda work session in the Town Hall on January 15, 2009 at 2:00 p. m. The following members were present: Mayor Henry T. Johnson, Commissioner Richard P. Cooke, Commissioner Keith A. Maddox, Commissioner Dona M. Mennella, and Commissioner Robert O. Vickery. Town Manager Jim Ball was also present.

Mayor Johnson called to order the January 15, 2009, Council Agenda Work Session.

APPROVAL OF AGENDA

Commissioner Mennella moved to approve the Agenda. Mayor Johnson asked for discussion; there was none. The vote was unanimous in favor of the motion to approve the agenda.

AGENDA REVIEW – The Council reviewed the agenda items for the January 20, 2009 Town Council regular meeting.

- 1) Consent Agenda
 - a) Minutes from the December 16, 2008, Council Regular Meeting
 - b) Minutes from the December 16, 2008, Council Special Work Session
 - c) Minutes from the January 15, 2009, Council Work Session
- 2) Public Hearings
None
- 3) Old Business
None
- 4) New Business
 - a) Consideration, amending the Animal Control and Protection Ordinance
 - b) Consideration, amending the Water Shortage and Conservation Ordinance
- 5) Town Manager's Report

COUNCIL UPDATES AND OPEN DISCUSSION – The Council received updates on and discussed the following areas:

1. Discussion, general review of Town ordinances for the Tuesday work session
 - Water/Sewer Billing Procedures
 - Water/Sewer Bill Adjustment
 - Water Operations
 - Ordinance to Revoke Privilege Licenses

Mr. Ball discussed briefly the ordinances that Council would cover at the special work session scheduled for Tuesday, January 20, 2009 at 10:00 am.

2. Discussion, semi-annual review of the Town water system. Mr. Ball discussed the Town water loss program with the Council. The unbilled gallons rate was down to 6.2% for CY 2008 as compared to 11.1% for CY 2007. The water leak Public Works discovered and repaired in the Country Ridge area in December 2007 was the major reason for the reduction. Two other minor leaks had been repaired during the reporting period. Mr. Ball hoped that if the Town had a good year with no new water

leaks, the rate would remain this low. It is the lowest recorded rate since detailed record keeping began thirteen years ago.

Mr. Ball also updated the Council on the initial data recorded from changing one pump each at the Laurel Park Highway and Hebron Pump stations. Both pumps replaced were approximately twenty years old. The newer pumps are clearly more efficient and the pump runtimes have been lower, effectively reducing electrical costs. The second pump at the Laurel Park Highway pump station will be replaced later in this budget year.

3. Discussion, Henderson County Solid Waste Management Plan update. Mr. Ball stated to Council that the Henderson County Solid Waste Management Plan would be updated over the next couple of months. Once updated, the Council will be provided a copy for review and approval.
4. Discussion, Web Site update. Mr. Ball stated the Town had added a Useful Form link to the web site. Residents will be able to download printable forms, such as the residential security check form, from the site to fill out and drop off at Town Hall.
5. Discussion, Garrison property. Mr. Ball stated to Council that he had been contacted by James Garrison, who owns the property next to Town Hall. He was thinking of selling the property and wanted to know if there was any interest from the Town in purchasing the property. Council informed Mr. Ball to inquire about the possible cost.
6. Discussion, partner with Hendersonville on an International Exchange of Cities. Mayor Johnson informed Council that Mayor Newman had asked him if Laurel Park was interested in partnering with them on an International Exchange of Cities with a similar community in Spain. Council expressed interest in the partnership. Mayor Johnson stated he would get more specific information concerning the issue.
7. Discussion, update Old Lake Property. Mr. Ball updated the Council on the condemnation action on the Old Lake Property. The Town mailed 111 deeds to affected property owners on November 18, 2008. As of the work session, 105 deeds had been executed and returned. Town Attorney, Sam Neill, was contacting the remaining property owners, but stated he planned to move forward with the condemnation action after updating the Council at its Tuesday meeting.
8. Discussion, Sewer request from Echo Mountain Inn. No additional information was available on this item.
9. Discussion, sewer project by William G. Lapsley and Associates. Will Buie, of William G. Lapsley and Associates, provided Council with an update on the 2008 sewer study. Initially, Mr. Buie reviewed the project scope: (1) evaluate the various options to add sewer to the entire community, (2) divide selected alternative into smaller – manageable projects, and (3) develop and prioritize the projects.

He next discussed and reviewed with Council the current status of the project. He reviewed a series of maps with Council showing the following: (1) Town base map, (2) a map that reflected septic failures since 1994 within the community, (3) a map showing developed parcels within the community, (4) a map showing the Town's zoning and highlighting nonconforming parcels, (5) a map showing watersheds, (6) a map showing gravity sewer for the community, (7) a map showing gravity sewer within the community and indicating all parcels that would still need to pump to a gravity line, (8) a map showing pressure sewer within the community, and (9) a map indicating a hybrid (combination of gravity/pressure) within the community.

Mr. Buie provided Council with preliminary cost estimates for each option: gravity sewer option \$11,648,652, pressure sewer option, \$3,526,002, and hybrid option \$4,459,978. Mr. Buie and Mr. Ball plan to meet with representatives of the City of Hendersonville to review the study progress.

The next steps for the study would be to refine the available data, divide into manageable projects, and identify a priority ranking for the projects.

There being no further business, Commissioner Maddox moved to adjourn. Mayor Johnson asked for discussion; there was none. The vote was unanimous in favor of the motion.

Henry T. Johnson, Mayor

ATTEST:

Kimberly B. Hensley, CMC, Town Clerk

Date