

**MINUTES OF THE AGENDA WORK SESSION
OF THE TOWN COUNCIL OF THE
TOWN OF LAUREL PARK, N.C.
July 14, 2011
9:30 A. M.**

The Laurel Park Town Council held an agenda work session in Town Hall on July 14, 2011 at 9:30 a. m. The following members were present: Mayor Henry T. Johnson, Commissioner Dona M. Mennella, Commissioner J. Carey O'Cain, and Commissioner Robert O. Vickery. Town Manager Jim Ball was also present. Commissioner Richard P. Cooke was absent.

Mayor Johnson called to order the July 14, 2011, 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 July 19, 2011 Town Council regular meeting.

1) Consent Agenda

- a) Minutes from the June 21, 2011, Council Regular Meeting
- b) Minutes from the July 14, 2011, Council Work Session

2) Public Hearing(s)

None

3) Old Business

None

4) New Business

Consideration, Speed Limit Change within Laurel Park Place

5) Town Manager's Report

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

1. Town Attorney – Monica Gillett-Stallings. The Town Council met with the new Town Attorney and discussed several events/activities for the upcoming year.
2. County Commissioner – Bill O'Connor. The Town Council met with County Commissioner, Bill O'Connor. Mr. O'Connor's district includes Laurel Park. Mr. O'Connor discussed with the Council the recent budgeting process just completed and highlighted some of the difficult decisions made in association with adopting the county's budget for FY 2011-2012. He also briefly discussed the status of Pardee Hospital.

3. Discussion, Budget Closeout for FY 2010-2011. Mr. Ball reviewed with Council the FY 2010-2011 budget through June 30, 2011. In broad terms, he stated that estimated General Fund revenues were approximately \$30,000 above projections. He also stated that expenditures were closing out better than anticipated. Mr. Ball stated that General Fund expenditures indicated an approximate \$40,000 decrease from budget projections. He stated there were no major issues with the budget execution within either the Water Fund or Sewer Fund. Mr. Ball stated that, at each work session over the next several months, he would continue to review the execution status of the FY 2010-2011 budget with the Council until the budget year and Town audit were completed.
4. Discussion, Shaws Creek Roads. Mayor Johnson stated that he and Mr. Ball met with Tom Jacobson in reference to the final paving of the roads with Shaws Creek. This item was also discussed at the June Council work session. Mr. Jacobson confirmed that the main hold-up had been that there are about 400 truck-loads of dirt to be removed from the last three building sites and that he would like to have the dirt removed before finishing the roads. He felt that the truck traffic could damage the finished roads and did not want to repair or be responsible for any potential damage. He would be willing to give the dirt away but there was not a lot of construction going on within the county. Mr. Jacobson ensured the Town that the funds were available to complete the roads, as required.

Mr. Ball made a staff recommendation that the Town push forward for the completion of the roads and monitor the dirt removal because he felt that if the roads were finished to standard, the truck traffic should not have any major impact on the roads. Also, he stated that 94% of the development had been completed and there are only four units within the development to be completed, but because of the economy, there was no telling when the four units would be completed.

Commissioner O'Cain did not agree. He felt that the dirt should be removed prior to the final paving being completed. Mayor Johnson added that Council would not go forward with any request to the developer without Council consensus.

Mr. Ball added that Mr. Ed Kane, a resident of the development, had asked if the Council would consider providing snow removal within the development prior to the completion and dedication of the roads to the Town. Mayor Johnson stated that he felt it would be a bad precedent to consider the request. Other developments within the Town that had private roads had asked the Town to provide snow removal service without even dedicating their roads and the Town had said no. Council concurred that snow removal would not be provided prior to the completion and dedication of the roads.

Mr. Ball added that he would talk again with Mr. Jacobson reference the status of the dirt being removed and that he would talk with Todd Trace of Trace and Company to ask his opinion on the issue of the dirt removal and potential damage to the roads; he hoped to have that information available for discussion at the next work session.

5. Discussion, AT&T Easement Request and Meeting. Mayor Johnson stated that he and Mr. Ball met with LaVoy Spooner from AT&T. Discussions centered on the service markers placed along Town right-of-ways. Mayor Johnson expressed the Town's displeasure with the markers both in size and color. Also, Mr. Spooner was asked about the overall build-out plan for the entire Town. Mr. Spooner stated AT&T does not provide that information due to concerns that the competition would know where AT&T was planning to extend services. It was the consensus of the Council not to take any action on the AT&T easement request until additional information about the markers was provided.
6. Discussion, Unknown Owner Parcels update. Mr. Ball stated that the county Land Records office had completed work on one of the thirteen parcels. Ownership had been reestablished due to the title work provided by the Town. Work would continue on the other parcels.

7. Discussion, Parks ordinance. Mr. Ball discussed with Council a proposal to allow tents and arbors within the Town parks upon request as a follow up to discussions from the last work session. Mr. Ball stated he felt that size of the tent be no more than 20 feet by 20 feet. Tents would be permitted for special events. Mr. Ball stated that staff would modify the existing ordinance for Council to review at the next work session.
8. Discussion, Rails to Trails Economic Impact Analysis. Mr. Ball stated that the City of Hendersonville had approved moving forward with the Rails to Trails Economic Impact Analysis. The Town budgeted \$1,000 to assist in the cost of the study. Mr. Ball requested release of the funds to the City. Council concurred.
9. Discussion, Water Adjustment request. Mr. Ball stated that Mr. Jesse Medlock of 3378 Laurel Park Highway was requesting a water adjustment. During the last billing cycle, the meter recorded 83,000 gallons usage. Mr. Medlock stated that no one was at the house during the billing cycle. In investigating the request, maintenance could find no problems with the meter. Mr. Ball recommended using the Water/Sewer Adjustment Ordinance to allow a one-time adjustment. Basically, a running average for one year would be calculated and 5,000 gallons would be added to that average. The adjustment would be one half of the excess over the qualifying average. Council concurred.
10. Discussion, Glen Laurel. Mr. Scott Gillespie, one of the owners of a 90 +/- tract of land between HWY 64 and Davis Mountain Road, and Mr. Michael DeLoach, SanStone Health and Rehabilitation, attended the meeting. Mr. Gillespie gave a conceptual overview of plans he and his investors have for the property. The plans include a medical/elder care type facility in one area and mixed housing in other portions. Mr. DeLoach provided an overview of his company. SanStone Health and Rehabilitation would be the owner operator of the elder care facility. Council asked that over the next several months additional details be provided reference the project.

KEY DATE(S) – The Council reviewed and discussed the following key date(s): none

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

ATTEST:

Kimberly B. Hensley, CMC
Town Clerk

Henry T. Johnson, Mayor

Date