



**Town Council
Work Session Minutes
April 10, 2025 – 9:30 a.m.**

Mayor O’Cain called the Work Session Council Meeting to order at 9:30 a.m. on April 10, 2025, in person at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739.

The following attended in person at Town Hall:

- Mayor O’Cain
- Commissioner Banta
- Commissioner Bonnema
- Commissioner Bridges
- Town Manager Reeves
- Assistant to The Town Manager/Zoning Administrator Hollis
- Town Clerk Banks
- Finance Director Kidd
- Police Chief Trotter
- Public Works Director Johnson
- Parks Technician Hensley

The following were absent:

- Mayor Pro Tem Hansen
- Fire Chief Tim Garren

APPROVAL OF THE AGENDA

Mayor O’Cain made a revision to the agenda adding a Public Hearing of Fairway Drive. Mayor O’Cain asked for a motion to approve the agenda. Commissioner Banta made the motion, Bonnema seconded the motion. The vote was unanimous in favor of the motion.

OLD BUSINESS

Per Mayor O’Cain there is none.

NEW BUSINESS

A. Discussion of Landscape Architecture Services

Mr. Marks will be contracted with the Town for the park repairs and repair landscape architecture related to the storm. Town Manager Reeves and Mr. Marks have a meeting with Erin from Land of Sky this afternoon. Mr. Marks wanted to clarify they have a draft proposal with the town but are running it by Land of Sky to make sure they are staying within the

requirements. One purpose of the meeting with Land of Sky this afternoon is to make sure it meets their requirements so Mr. Marks can finalize the requirements with the Town. Town Manager Reeves stated one of the other irons in the fire between the Town and Mr. Marks was Ecusta Crossing. Marks stated that Mayor Pro Tem Hansen asked him to review the developers landscape plans to make sure it fits the ordinance and to make sure what they install meets the plan and the ordinance. Mr. Marks is just waiting on the go ahead on that. Mr. Marks submitted landscaping plans last summer for the DOT/Hwy 64 project and according to Brad, the owner of Tennoca Construction Company, the landscaping package was not part of this contract but that is not unusual, a lot of times they will add things on later. Mr. Marks also mentioned a proposal to fix Washout Creek by digging it out and putting down a filter fabric and lining it with River Rock. Washout Creek is located between Laurel Green Park and Southern Streams Coffee House. Mayor O'Cain wanted to add the proposal for Washout Creek to the May 20, 2025, agenda.

B. Board and Committee Appointments

Town Clerk Banks advised the Town Council that the Parks and Greenway Committee has three vacancies. We have received applications from Bailey, Glover and Waring for Parks and Greenways. Assistant to The Town Manager/Zoning Administrator Hollis stated that the committee has reviewed the applications and has met the applicants. The committee plans to meet Friday, April 11, 2025, to discuss which applicants they want to accept. Mayor O'Cain called for motion. Commissioner Bridges made a motion contingent upon the approval of Parks and Greenways. The vote was unanimous in favor of the motion.

The Board of Adjustments ETJ has two vacancies which are appointed by Henderson County. Mary Malak was appointed, and Robert Sims Jr. has applied, and Assistant to The Town Manager/Zoning Administrator Hollis sent his information to Henderson County and is waiting to hear. Commissioner Bridges made a motion to approve Malak. Commissioner Bonnema approved the motion. The vote was unanimous in favor of the motion.

The Comprehensive Steering Committee has two vacancies and two applications, Baumann and Rasmussen. The committee knew Rasmussen applied but they have not met either applicant. Mayor O'Cain called for a motion. Commissioner Bridges made a motion contingent upon the approval of the Steering Committee. The vote was unanimous in favor of the motion.

The Historic Resource Commission has one vacancy with no applicants. Mayor O'Cain stated Knox Crowell would be a good fit for this committee and to ask him if he would be interested.

C. Discussion on Updating the Code of Ordinances

Police Chief Trotter gave an update on deer complaints, and she is working with Assistant Police Chief Capps, Mike Erwin and Justin McVey on updating the code of ordinances as they relate to deer.

D. Discussion of Public Hearing of Fairway Dr Closure

Mayor O'Cain said he feels it is important to have the Town Attorney, Mrs. Alexander, present for the hearing. Mayor O'Cain said he wants to delay the hearing until the afternoon of May 20, 2025, so that Mrs. Alexander and the attorney representing the property owners can both be present.

AGENDA REVIEW

Mayor O'Cain stated we do not have much on for the regular Town Council meeting scheduled for Tuesday, April 15, 2025, and they will be going to a budget workshop the following week. Mayor O'Cain requested department head updates so that they do not have to have the regular scheduled meeting on Tuesday, April 15, 2025.

Public Works

Public Works Director Johnson said his crew spent all day Monday and part of Tuesday cleaning out drains that continue to clog due to all the stuff on the side of the roads. There were a few roads that they thought they had gotten all the leaves but they did not so they are getting those up today and once that is complete, they will start cleaning out more storm drains.

Parks and Greenways

Parks Technician Hensley said he is cleaning up park areas and getting ready to start mowing. He said he will be meeting Erin with Land of Sky to look at the damage of all the trees that have fallen and the scope of work to get all the trees removed from Rhododendron Park. Town Manager Reeves said we have drafted a debris management project for the parks because we need that debris gone before we can do anything else. Is it under or over \$30,000 because that is going to decide per our purchasing policy how we go about the next step. Town Manager Reeves stated per Henderson County May 1, 2025, is the last day to have hurricane debris set out to the right of way but not that last day for pick-up.

Police

Police Chief Trotter advised Town Council that today is Dainel Elloitt last day and she has promoted Erich Junger to full time. This leaves her with one full-time officer position and one part-time Police Services Assistant position. Police Chief Trotter said she went to the ABC Board meeting, and they presented Laurel Park and Hendersonville with the Mountain Strong Award for their resilience after the storm. They noticed police were out protecting local businesses. They also mentioned how quickly the parks were cleaned up and how great they look.

Valley Hill Fire Department

Fire Chief Garren was absent, but Commissioner Bridges said she had spoken with Fire Chief Garren, and he wants everyone to be careful and if you see someone doing something stupid tell them. She added that Somersby is now fire wise certified.

MAYOR AND COMMISSIONER COMMENTS

Commissioner Banta had a complaint about Laurel Park Hwy just below Ransier Drive the blacktop just keeps coming apart inch by inch every day and wants to know if there is a temporary fix. Commissioner Bridges said it is getting extremely dangerous and as it continues to chip off and get more dangerous it is going to cut everybody on the mountain off. Brandon stated he can fill it temporarily. Commissioner

Banta wants to review finances and discuss it during the budget workshop on April 21, 2025, at 1pm. Mayor O’Cain stated we will not be having the meeting April 15, 2025. Budget workshop meeting will be May 21, 2025, at 1p.m.

Closed Session

Town Council went into closed session with Town Manger Reeves regarding NCGS143-318.11(a)(6). Commissioner Bridges opened the closed session at 10:50a.m. and Commissioner Bonnema closed at 11:45a.m.

ADJOURNMENT

There being no further business, Commissioner Bonnema moved to adjourn at 11:45a.m. The vote was unanimous all in favor of the motion.

ATTEST:

J. Carey O’Cain, Mayor

Stephanie Banks
Town Clerk

Date