



**Town Council
Work Session Minutes
August 10, 2023 – 9:30 a.m.**

Mayor Pro Tem Hansen called the Work Session Council Meeting to order at 9:29 a.m. on August 10, 2023, in person at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739.

The following attended in person at Town Hall:

- Mayor Pro Tempore A. Paul Hansen
- Commissioner George W. Banta
- Commissioner Deb Bridges
- Town Manager Alex Carmichael
- Town Clerk Tamara Amin
- Assistant to the Town Manager Jordan Jones
- Finance Officer Kirk Medlin
- Police Chief Bobbie Trotter
- Crew Leader Matthew Pearce

The following were absent:

- Mayor Carey O’Cain
- Commissioner Kristin Dunn
- Public Works Director Brandon Johnson
- Fire Chief Tim Garren

APPROVAL OF THE AGENDA

The Town Manager asked to add the fee schedule and Ordinance 2024-1 to the agenda. Mayor Pro Tem Hansen added Public Comment to the agenda. Commissioner Bridges moved to approve the amended agenda. Mayor Pro Tem Hansen asked for discussion; there was none. The vote was unanimous in favor of the motion.

PUBLIC COMMENT

Mayor Pro Tem Hansen asked if there were any public comments; there were two.

Mr. Dhom of 4150 Laurel Park Highway- Mr. Dhom said he attended the Parks and Greenways meeting and saw the progress on the stream restoration. Mr. Dhom said he was very impressed with the presentation and the work.

Ms. Deborah Matthews of 154 Timber Creek Road- Ms. Matthews did not have any comments but this was her first meeting and thought it was a regular sign-up sheet.

NEW BUSINESS

CONDITIONAL USE PERMIT EXTENSION-SUNSHINE RETIREMENT HOME

Mayor Pro Tem Hansen said he read the letter submitted by Mr. Clifford Curry and thinks his reasons for wanting an extension are valid.

- a. Mr. Clifford Curry of Little Fish Investments Letter- The aforesaid letter is attached to, and made part of, these minutes as Appendix 1.

Commissioner Banta moved to approve a 1-year extension with the intention of proceeding with the project. Mayor Pro Tem Hansen asked for discussion; there was none. The vote was unanimous in favor of the motion.

FEE SCHEDULE AND ORDINANCE 2024-1

Town Manager Carmichael said we have a budget that includes the stormwater fund, but the fee schedule did not include it. Staff is asking the Town Council to approve the Fee schedule of \$5 per month retroactive July 1, 2023 as Ordinance 2024-1.

- b. Ordinance 2024-1 - The aforesaid ordinance is attached to, and made part of, these minutes as Appendix 2.
- c. Fee Schedule - The aforesaid fee schedule is attached to, and made part of, these minutes as Appendix 3.

Commissioner Bridges moved approve the \$5 per month stormwater fee retroactive to July 1, 2023. Mayor Pro Tem Hansen asked for discussion; there was none. The vote was unanimous in favor of the motion.

AGENDA REVIEW FOR THE COUNCIL REGULAR MEETING SCHEDULED FOR AUGUST 15, 2023

Mr. Carmichael said the Town Council will hold their regularly scheduled Town Council meeting on the third Tuesday of the month, August 15, 2023, at 9:30am. The Town Council reviewed the draft agenda.

- 1. **Call to Order**
- 2. **Pledge of Allegiance**
- 3. **Public Comment**
- 4. **Approval of the Agenda**
- 5. **Consent Agenda**
 - A. July Monthly Report
 - B. Minutes for the July 13, 2023 Work Session
 - C. Minutes for the July 18, 2023 Regular Meeting
 - D. Constitution Week Proclamation

- 6. Old Business
- 7. New Business
 - A. Board of Adjustment Elections
 - 1) Ronald Bajakian
 - 2) Paul D. Bell
 - 3) Travis Bonnema
 - 4) Donald T. McIntyre
 - B. Public Hearing- UDOTA- 1-23
 - C. ADU Presentation/Information
- 8. Town Manager's Report
- 9. Department Head's Reports
 - A. Public Works
 - B. Fire Department
 - C. Police
 - D. Administration
- 10. Mayor and Commissioner Comments
- 11. Adjournment

Town Manager Carmichael asked to add Culvert and Paving Update to Old Business for Tuesday's meeting. He said Mr. Will Buie will be in attendance and will be looking for priorities on roads to include in the \$600K budget.

Commissioner Bridges asked to get a finance report. Town Manager Carmichael asked Commissioner Bridges to meet with staff and discuss what she would like to include in the report.

Commissioner Bridges was impressed with the new Town of Laurel Park license plates.

Commissioner Bridges said she will not be at the Tuesday Council meeting.

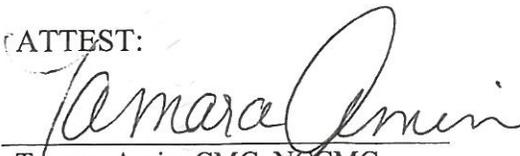
ADJOURNMENT

There being no further business, Commissioner Banta moved to adjourn at 9:42 a.m. Mayor Pro Tem Hansen asked for discussion; there was none. The motion carried unanimously.



 A. Paul Hansen, Mayor Pro Tem

ATTEST:



 Tamara Amin, CMC, NCCMC
 Town Clerk/Deputy Tax Collector

4 OCT 23

 Date

Appendix - 1

To Mayor Carey O'Cain and the City Council:

Re: CUP Extension for 1515 Brevard Road

I bought this Laurel Park property over 15 years ago. I bought it just as the world was coming out of the great recession of 2008. It was the best of times to develop senior housing. I thought that I would be able to get approval for this site. I was so wrong. I worked on it diligently during all of the best times of senior housing. I completed three other similar projects during this timeframe. One of which, in Maudlin, SC, you could go see. I have a whole career completing the development of 350 other senior housing projects in North America.

Just as I finally got approvals for this development, the COVID-19 pandemic hit. That started a cascade of roadblocks to being able to develop a senior housing project. These issues are not specific to Laurel Park, but are national issues that have affected every part of the country.

The pandemic reduced occupancy for stable projects to the lowest levels they have ever been. This has wreaked havoc on senior housing cashflow. And just as that happened and the pandemic was going full force, there were labor shortages. These shortages hit the senior housing business in very significant ways. That and the immigration controls have made it so that labor prices have doubled (or more). As the senior housing business tried to work through those issues that were affecting everyone around the country, anyone who was trying to build something new ran into building supply shortages and astronomical price increases for those materials. Those factors have made the operational costs of a senior living facility increase significantly.

While that all has been happening, many loans from the good times (2015-2020) are now coming due. The banks are concerned about properties qualifying for new loans because the operational costs have gone up and the occupancy have gone down. There is only so much you can raise rents for existing and new tenants. Many of the loans around the country have been financed by mid-sized banks. You have read about several of those (Silicon Valley Bank as an example) and how they have gotten into trouble. They now are spooked and consider this industry riskier than before. Getting a loan now costs more. The percentage that is being lent has gone down. The interest rates have gone up. So, to get into a new project, it takes a lot more capital than it did during the good times. The underwriting has just gotten much more difficult. We are talking to lenders and working on getting this project done. Bottom line, it is going to cost more to live in our building.

We love the area and with all of these headwinds, we still think it is possible. But frankly, there have been a lot of setbacks. So much of these projects bank on timing. The timing was good, now it is not as good.

There are more seniors in this market than when we first started. Nothing in senior housing has been built in the area. There are a lot of people living in homes who would like to move into our building. I feel I can meet the needs of the area and think I can complete this development, but need another year of permit approvals to give me time to make it real.

This has been quite a journey that I never thought would take so much time and effort. I have performed with you through all of the permit approvals for this project. I hope you can hang on with me for another year while we figure out how to bring this project to fruition.

Clifford Curry

Appendix - 2

Ord. 2024-1

Town of Laurel Park, North Carolina
Budget Ordinance Amendment

Fiscal Year 2023-2024
Amendment #1

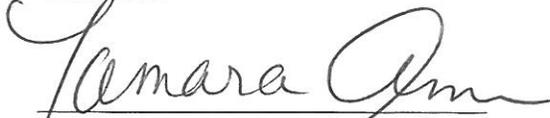
The Fee Schedule which was approved for Fiscal Year 2023-2024 mistakenly omitted the monthly Stormwater Fee of \$5 per month. This fee was originally established by way of an agreement dated July 2, 2020 between the Town and the City of Hendersonville. In order for the City to have full legal authority concerning collection of the fee, staff recommends Council approval of this amendment which corrects the Fee Schedule. The fee is \$5 per month per home. This amendment is retroactive to July 1, 2023 and therefore gives the City fee collection approval for the entire fiscal year.

This ordinance amends the FY24 Fee schedule. No amendments to any budget lines are required. Stormwater revenues were properly stated in the original Fiscal Year 2023-2024 budget.

Section 1. To amend the Stormwater Fund (62), no changes are required.

Copies of this budget amendment shall be furnished to the Clerk to the Town Council,
Section 2. and to the Budget Officer and the Finance Officer for their direction.

ATTEST:



Tamara Amin, CMC, NCCMC
Town Clerk/Deputy Tax Collector



A. Paul Hansen, Mayor Pro Tem

Schedule of Fees

Town of Laurel Park Fee Schedule	
July 1, 2023 – June 30, 2024	
GENERAL FUND	
Miscellaneous	
Returned Check or Electronic Item Fee	\$25.00
Copies, per page	no charge for first 2 pages, then \$0.20 pp > 8"x11" \$1.00 pp
Public Works	
Mulch/composted leaves, per load (includes delivery)	\$60.00
Mulch is available for purchase and delivery to locations within the corporate limits only. Limit five (5) loads per address, per sale. Loads are approximately 8 cubic yards. Orders canceled or reduced after payment is processed will be charged a \$30.00 refund processing fee.	
Parks (fee is non-refundable and designated for park improvements)	
Wedding Ceremony in Town Park (Non-Resident)	\$500.00
Wedding Ceremony in Town Park (Resident)	\$250.00
Event with Alcohol at Jump Off Rock or Rhododendron Lake Nature Park (park remains open to the public)	\$100.00
Police Department	
Police Report	no charge
Fingerprinting	no charge
No Open Burning Fine	\$100.00
Off Duty Security (4 hour minimum)	\$25.00 per hour
PLANNING & ZONING	
Certificate of Zoning Compliance	
Single Family Residential	\$250 Base (Plus \$50/500 sq ft over 1000sqft)
Medical, Institutional, Cultural, Commercial, & Industrial	\$300.00
Addition, Accessory Building, other not listed	\$75.00
Deck	\$75.00
Fence	\$75.00
Demolition	\$75.00
Interior Remodel	no charge
Planned Unit Development	\$100/acre (\$500 min)
Sub-Division Request	\$100 + \$25/lot
Site Plan Review (more than 3 residential units & all non-residential)	\$250.00
Sign – New or Replacement	\$50.00
Special Use Permit	\$100/acre (\$500 min)

Encroachment Agreement	\$1000.00
Land Disturbing Permit	\$200.00
Voluntary Annexation	\$250.00
Zoning Ordinance Text Amendment	\$250.00
Zoning Map Amendment/Rezoning Request	\$250.00
Variance Request	\$80.00
Appeal	\$80.00
STORMWATER FUND	
Stormwater Services	
Stormwater Monthly Fee	\$5.00
<i>Additional fees/penalties/charges may be found in the Town of Laurel Park Ordinances</i>	

TOWN OF LAUERL PARK

PUBLIC COMMENT SIGN-UP SHEET

MEETING DATE: 8/10/2023

NOTE: ALL INFORMATION PROVIDED ON THIS FORM IS A PUBLIC RECORD

WE APPRECIATE OUR CITIZENS AND GUESTS EXPRESSING THEIR VIEWS ON THE FUTURE OF LAUREL PARK.

WE OFFER THE FOLLOWING GUIDELINES FOR SPEAKING DURING PUBLIC COMMENT.

- COMMENTS WILL BE **LIMITED TO 3 MINUTES** IN AN EFFORT TO BE FAIR AND OFFER EVERYONE AN OPPORTUNITY TO SPEAK.
- ATTENDEES ARE REQUESTED TO DESIGNATE A SPOKESMAN FOR GROUPS SUPPORTING OR OPPOSING THE SAME POSITION. IF THE NUMBER OF PERSONS WISHING TO ATTEND THE COMMENT PERIOD EXCEEDS THE CAPACITY OF THE HALL, GROUPS ARE ASKED TO SELECT DELEGATES FROM GROUPS SUPPORTING OR OPPOSING THE SAME POSITION.
- PLEASE BE RESPECTFUL AND COURTEOUS IN YOUR REMARKS.
- PLEASE REFRAIN FROM PERSONAL ATTACKS AND FROM USING PROFANITY.
- **PLEASE STATE YOUR NAME AND ADDRESS PRIOR TO SPEAKING.**

PLEASE PRINT THE INFORMATION BELOW

NAME

ADDRESS

SUBJECT

1. Jim Dorn ✓ 4156 LPA
2. Deborah Matthews ✓ 154 Timber Creek Rd gen'l update LP give more
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.