



**Town Council  
Work Session Minutes  
October 12, 2023 – 9:30 a.m.**

Mayor O’Cain called the Work Session Council Meeting to order at 9:31 a.m. on October 12, 2023, in person at Town Hall, 441 White Pine Drive, Laurel Park, NC 28739.

The following attended in person at Town Hall:

- Mayor Carey O’Cain
- Mayor Pro Tempore A. Paul Hansen
- Commissioner George W. Banta
- Commissioner Deb Bridges
- Commissioner Kristin Dunn
- Town Manager Alex Carmichael
- Town Clerk Tamara Amin
- Finance Officer Kirk Medlin
- Police Chief Bobbie Trotter
- Crew Leader Matthew Pearce
- Tony Seagle – Summit Marketing
- Edna Giraldo- Summit Marketing

The following were absent:

- Assistant to the Town Manager Jordan Jones
- Public Works Director Brandon Johnson
- Fire Chief Tim Garren

**APPROVAL OF THE AGENDA**

Mayor O’Cain would like to add Item E, Technical Review Committee Appointments. Mayor Pro Tem Hansen moved to approve the amended agenda. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

**OLD BUSINESS**

**WEBSITE UPDATE**

Mr. Tony Seagle and Ms. Edna Giraldo from Summit Marketing presented a draft homepage for the new website. Council reviewed and discussed the draft website homepage.

*Crew Leader Pearce joined the meeting at 9:37 a.m.*

Council asked Town Manager Carmichael about the photographer. Mr. Carmichael said the TDA has a photographer on hand that will take pictures around Town.

Mayor Pro Tem Hansen moved to approve the website design. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

*Mr. Seagle and Ms. Giraldo departed the meeting at 9:40 a.m.*

## **NEW BUSINESS**

### **BOARD APPRECIATION DINNER**

Town Manager Carmichael said traditionally the Town has an annual event for advisory board members to show their appreciation for their dedication to the Town of Laurel Park. The Town Council discussed potential dates, locations, and desired activities for this event. \$4,500 is budgeted for this event.

Mayor O’Cain said he will contact the Country Club and find out what dates are available in December.

### **EMPLOYEE HOLIDAY DINNER**

Town Manager Carmichael said the Town Council typically holds an Employee Appreciation Holiday Dinner during the holidays every year. The Town Council discussed potential dates, locations, and desired activities for this event. \$2,600 is budgeted for this event.

Mayor suggested considering Echo Mountain Inn and getting an outside caterer on a Friday night. Mayor O’Cain will check with Mr. Bonnema, owner of the Echo Mountain Inn.

### **ELECTION FORMAT DISCUSSION**

Mayor Pro Tem Hansen said the Town of Laurel Park elects its Council Members and Mayor through the nonpartisan plurality method of elections. This is an opportunity for Council to discuss the method and recent election law changes.

Mayor O’Cain said the current sign-up period is the 1<sup>st</sup> of December and this would be for November 2024 election year. The three Council members that are up for reelection are Mayor O’Cain, Commissioner Banta and Commissioner Dunn.

### **SHOPPING CENTER DISCUSSION**

Mr. Carmichael gave Council an update and said Ingles is purchasing the shopping center property, including the land. The realtor is asking about subdivisions and will need to go to Planning Board and Council. The realtor spoke about a Statutory exemption that would expedite the process through a Technical Review Committee.

## **TECHNICAL REVIEW COMMITTEE (TRC)**

Council discussed forming a TRC. Council asked that Mr. Jefferey Pieper and Mr. Moyland Rainey be part of the group, as well as Town Engineer Will Buie.

Commissioner Banta moved to appoint Mayor Pro Tem Hansen as an ex officio member to the Technical Review Committee. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

Mayor Pro Tem Hansen asked Town Manager Carmichael to check if Ingles can subdivide before owning it.

## **AGENDA REVIEW FOR THE COUNCIL REGULAR MEETING SCHEDULED FOR OCTOBER 17, 2023**

Mr. Carmichael said the Town Council will hold their regularly scheduled Town Council meeting on the third Tuesday of the month, October 17, 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. September Monthly Report
  - B. Minutes for the September 14, 2023 Work Session
  - C. Minutes for the September 19, 2023 Regular Meeting
- 6. Old Business**
  - A. Drainage and Paving Amendment
- 7. New Business**
  - A. Ecusta Crossing Final Plat
  - B. Board Appointments
  - C. Change Order for Laurel Green Fencing
- 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**

- Staff asked to add the Special Meeting Minutes and the Invasive Vines Banner to the agenda.
- Mayor Pro Tem Hansen asked to add the ABC Lease to the agenda.

- Council asked to add Little Laurel Green Discussion to the agenda to discuss fencing. Council asked Staff to contact Mr. Todd about the park.

Mayor O’Cain called for a recess at 10:14 a.m. to wait for the Town Attorney. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

## **ABC MERGER**

*Town Attorney Alexander joined the meeting at 10:22 a.m.*

Mayor O’Cain called the meeting back in session at 10:22 a.m. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

Town Manager Carmichael said the Town of Laurel Park and the City of Hendersonville have been asked to consider a merger of its ABC boards in an effort to increase efficiency and profit margin. The City proposed a draft, which has been reviewed by Town Attorney Sharon Alexander. The Town Attorney has redlined the agreement and requests comments from Council.

Council discussed the overhead costs, storage fees and delivery fees that would be incurred. They were concerned about where the money was in all this. This would just be a favor to Representative McGrady and would not make sense for our ABC Board.

Council asked Ms. Alexander to wait to move forward until they know what Ingles is doing with the property.

*Town Attorney Alexander departed the meeting at 10:35 a.m.*

## **CLOSED SESSION**

Commissioner Dunn moved that the Council enter Closed Session at 10:36 a.m. pursuant to [N.C.G.S. 143-318.11(a) (6)] To consider the qualifications, competence, performance, condition of appointment of a public officer or employee. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

Mayor Pro Tem Hansen moved to reconvene the Council Work Session Meeting at 11:27 a.m. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

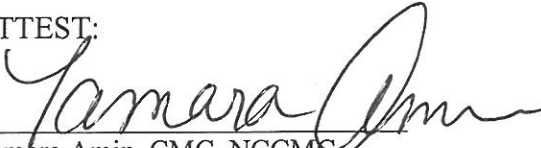
The following were present at Town Hall:

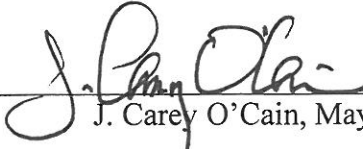
- Mayor J. Carey O’Cain
- Mayor Pro-Tempore A. Paul Hansen
- Commissioner Deb Bridges
- Commissioner George W. Banta
- Town Manager Alex Carmichael

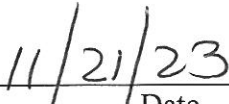
**ADJOURNMENT**

There being no further business, Commissioner Bridges moved to adjourn at 11:28 a.m. Mayor O’Cain asked for discussion; there was none. Commissioner Dunn left unexcused and is counted as an aye vote. The motion carried.

ATTEST:

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

  
\_\_\_\_\_  
J. Carey O’Cain, Mayor

  
\_\_\_\_\_  
Date