



**Town Council  
Work Session Minutes  
June 15, 2023 – 9:30 a.m.**

Mayor O’Cain called the Work Session Council Meeting to order at 9:30 a.m. on June 15, 2023.

The following attended in person at Agudas Israel Congregation, 505 Glasgow Lane, Laurel Park NC 28739:

- 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
- Assistant to the Town Manager Jordan Jones
- Police Chief Bobbie Trotter
- Crew Leader Matthew Pearce
- Parks Technician Bryan Hensley
- Fire Chief Tim Garren

The following were absent:

- Public Works Director Brandon Johnson

**APPROVAL OF THE AGENDA**

Mayor O’Cain asked to add the sewer line discussion to the agenda. 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.

**CONSENT AGENDA**

Commissioner Banta moved to approve the consent agenda. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

- a. Resolution 2023-4 - The aforesaid resolution is attached to and made part of these minutes as Appendix 1.
- b. Resolution 2023-5 - The aforesaid Resolution is attached to and made part of these minutes as Appendix 2.

## **PUBLIC HEARING - FISCAL YEAR BUDGET 2024**

Commissioner Dunn moved to open the public hearing at 9:31 a.m. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

Town Manager Carmichael went over the Budget Highlights which included:

- 39.5¢ Tax Rate
- 6¢ for Roads
- \$200,000 Additional for Roads
- Radios/Vests/ Rifles
- Electronic Speed Sign
- Trash and Recycling
- 1 Drinking Fountain
- John Deere Tractor 5120
- Bush Hog Mower
- Ditching Bucket for Excavator
- 3 New Leases for PD
- 2 New Leases for Public Works
- Historical Markers
- COLA/Merit
- Highway 64 Project
- \$19,300 for Parks and Greenways Committee

Town Manager Carmichael explained the budget and asked if anyone had any questions. There were no questions.

## **PUBLIC COMMENT**

Jennifer Brown spoke to Council about street roads and parks. Brown continued by saying that parks are equally important as roads and hopes that this is just a one-year pause.

Edward Eaves read a public comment email he sent to the Town.

- c. Eaves Email - The aforesaid Email is attached to and made part of these minutes as Appendix 3.

Jill Meyer spoke about the tremendous increase in spending.

Anne Hartig asked about Town Hall and if the \$309K can be taken out and place elsewhere.

Town Clerk Tamara Amin read Public Comment emails that were received from Edie and David Vreeland, Donald McIntyre, Tom Boyd, and Cindy Rasmussen.

- d. Public Comments - The aforesaid comments are attached to and made part of these minutes as Appendix 4.

Mayor Pro Tem Hansen moved to close the public hearing at 10:02 a.m. Mayor O’Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

Commissioner Banta explained that the Town did not pave roads in the previous year, and they combined monies together to get better contract consideration. Commissioner Banta continued by saying Council finds grants and funds like ARPA to help pay for road repairs. He also explained that the Town needs to pay staff a livable wage and that fire protection was the biggest increase.

Commissioner Dunn said Council is a conservatively responsible group with different values. Council needed to prioritize today’s reality and spend where they didn’t anticipate spending.

Commissioner Bridges said she is glad that public input has increased and there is more resident involvement. Commissioner Bridges said that the figures in the budget are not absolute because emergencies come up.

Mayor O’Cain continued by saying the Storms of 2008 cost the Town a quarter million each.

Mayor Pro Tem Hansen said the Council works hard to maintain a great quality of life in Laurel Park. There have been so many tremendous improvements that he listed.

Mayor O’Cain said the Unified Development Ordinance projects the Town’s vision for 40 or 50 years.

## **NEW BUSINESS**

### **JULY NEWSLETTER**

Town Manager Carmichael said every year Council sends out one paper Newsletter in July. The cost has risen, and this year’s quote is \$4,433.93. The question before Council is whether or not to continue the print copies of the July newsletter, or to go all electronic.

Commissioner Banta asked for a show of hands from the residents. Three voted for paper and the rest that were present voted to save the \$5k and just do a digital version.

Mayor O’Cain suggested moving this agenda item for next week when they will vote on the Budget and delay until website interviews.

### **SEWERLINE DISCUSSION**

Mayor Pro Tem Hansen said the contractor is doing a good job with the Stream Restoration Project, but they did have a concern about an 8 inch sewer pipe that crosses the stream. It is more dangerous, and the City of Hendersonville is responsible for the sewer line. The Town needs to step in and find a resolution.

Mayor O’Cain asked Town Manager Carmichael to schedule a meeting with the Lakemoor Management Team, and the City of Hendersonville.

## **AGENDA REVIEW FOR THE COUNCIL REGULAR MEETING SCHEDULED FOR JUNE 20, 2023**

Mr. Carmichael said the Town Council will hold their regularly scheduled Town Council meeting on the third Tuesday of the month, June 20, 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. **May Monthly Report**
  - B. **Minutes for the May 11, 2023 Work Session**
  - C. **Minutes for the May 16, 2023 Regular Meeting**
  - D. **Minutes for the May 23, 2023 Special Meeting**
6. **Old Business**
  - A. **Website Design**
7. **New Business**
  - A. **Approval of the 2023-2024 FY Budget**
  - B. **Roads Bid**
  - C. **DOT Hwy 64 Property**
  - D. **Fishing Ban**
  - E. **Streetlight**
  - F. **Budget Amendment**
  - G. **State of the Town Dinner**
  - H. **HCC Fireworks**
8. **Town Manager's Report**
9. **Department Head Reports**
  - A. **Public Works**
  - B. **Fire Department**
  - C. **Police**
  - D. **Administration**
10. **Mayor and Commissioner Comments**
11. **Adjournment**

Council asked Staff to add the MOU to the Agenda. Mayor Pro Tem Hansen and Commissioner Banta will meet with Representative Chuck McGrady to discuss the Town's dissatisfaction.

### **ADJOURNMENT**

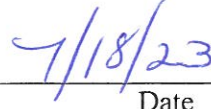
There being no further business, Commissioner Banta moved to adjourn at 10:44 a.m. Mayor O'Cain asked for discussion; there was none. The motion carried unanimously.

ATTEST:



Tamara M. Amin, CMC, NCAMC  
Town Clerk/Deputy Tax Collector

  
J. Carey O' Cain, Mayor



Date

Appendix - 1



RESOLUTION 2023-4 TO OPPOSE SENATE BILL 675  
ADDRESSING LAND USE CLARIFICATION AND CHANGES

**WHEREAS**, the Town of Laurel Park is committed to providing an exceptional quality of life for its residents and recognizes the community's exemplary efforts to preserve and maintain its unique and historical character; and

**WHEREAS**, employing the highest standards of engineering strategies and scientific data has established its Unified Development Ordinance and Comprehensive Land Use Plan to address, preserve, and maintain a healthy, yet challenging and significant topography; and

**WHEREAS**, Senate Bill 675 fails to recognize the importance of minimum residential lot sizes in regulating development in areas that cannot environmentally support additional density and poses a detrimental environmental threat to adjoining properties; and

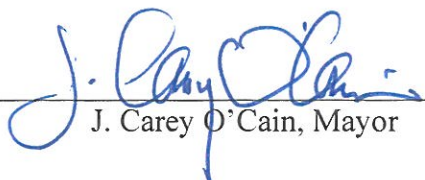
**WHEREAS**, Senate Bill 675 fails to recognize the challenges of small municipal governments to adequately provide essential services and the necessary infrastructure for residents and businesses, including stormwater management and road maintenance; and

**WHEREAS**, Senate Bill 675 fails to recognize that eliminating extraterritorial jurisdictions (ETJ) removes the ability of local governments to protect their communities from land use and development potentially compromising the health and well-being of town residents; and

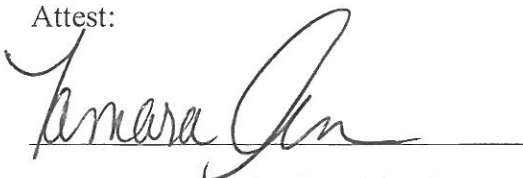
**WHEREAS**, Senate Bill 675, if passed, will injure the local government's authority in applying, enforcing, and safeguarding what is necessary to preserve property rights and the expectations of town residents that their collective voices remain paramount in the decisions affecting their homes and neighborhoods, and

**NOW THEREFORE, BE IT RESOLVED** the Laurel Park Town Council hereby adopts Resolution 2023-4 Opposing Senate Bill 675, which includes the elimination of extraterritorial jurisdictions and restrictions on minimum lot sizes for single-family dwellings and disregards the desires of town citizens.

Adopted this 15<sup>th</sup> day of June, 2023

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

Attest:

  
\_\_\_\_\_  
Tamara Amin, CMC, NCCMC

Tamara Amin, CMC, NCCMC

Town Clerk





RESOLUTION 2023-5 TO OPPOSE HOUSE BILL 409  
REGULATION OF ACCESSARY UNITS

**WHEREAS**, the Town of Laurel Park is committed to providing an exceptional quality of life for its residents and recognizes the community's exemplary efforts to preserve and maintain its land health and safety; and

**WHEREAS**, employing the highest standards of engineering strategies and scientific data has established its Unified Development Ordinance (UDO) and Comprehensive Land Use Plan to address, preserve, and maintain a healthy, yet challenging and significant topography; and

**WHEREAS**, the majority of lots and homesites in the town are located on steep and very steep slopes, therefore in order to control stormwater and sedimentation/erosion, the town's required setbacks do not uniformly accommodate additional structures on most properties; and

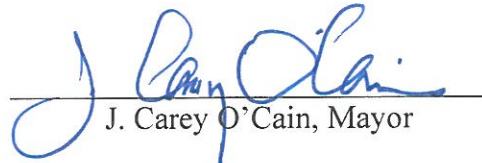
**WHEREAS**, House Bill 409 does not allow town government to enforce what has been determined through pertinent data as an acceptable setback per necessary stormwater control measures, in which most cases is in excess of 10 feet; and

**WHEREAS**, House Bill 409 ignores health and safety aspects of stormwater management, onsite wastewater systems, driveway spacing, and adequate access for emergency service vehicles; and

**WHEREAS**, House Bill 409 reduces the authority of local government to protect public health, safety, and welfare by diminishing its power to direct development for the good of the entire community, and

**NOW THEREFORE, BE IT RESOLVED** the Laurel Park Town Council hereby adopts Resolution 2023-5, Opposing House Bill 409, which includes allowable construction of accessory dwelling units without respect for the town's well-defined Unified Development Ordinance as well as the collective voices and values of town residents.

Adopted this 15<sup>th</sup> day of June, 2023

  
J. Carey O'Cain, Mayor

Attest:



Tamara Amin, CMC, NCCMC

Town Clerk

# Appendix -3

**Tamara Amin**

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**From:** Edward Eaves <edward.eaves@gmail.com>  
**Sent:** Wednesday, June 14, 2023 4:09 PM  
**To:** Tamara Amin  
**Cc:** Stephanie Eaves  
**Subject:** Public Comment, in the case must be submitted.

**Be Advised:** This email originated from outside of the Laurel Park network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello. Much talk has been about this year's budget and how to spend money.

The question, please either speak to or have it be known, the town is behind, and catching up will require 5-7 years; this is not a one-and-done conversation!

Leadership and sticking to a plan are essential.

Please consciously decide how to spend the town's money.

Consider what is best for LP as a whole first. To the degree we take care of LP, it will take care of us.

Thank you.

Edward Eaves  
828-489-2289



Appendix 4



Search your mail or the web

edbv5 Home

Compose

From <edbv5@aol.com>



Today on AOL

To Tamara Amin Town Clerk Laurel Park NC CC / BCC

New Mail 1,238

Old Mail

Starred

Drafts 4

Sent

Spam

Recently Deleted

Less

Views Hide

Contacts

Photos

Documents

Subscriptions

Travel

Folders Hide

+ New Folder

Saved Mail 51

Archive

Eddie mail 102

New Folder 76

SavedIMs

Budget Meeting

Rich text toolbar: Bold, Italic, Underline, Link, Color, Emoticon, Bulleted List, Numbered List, Indent, Outdent

Tamara, we are unable to attend tomorrow's Budget Meeting but would like to make a public comment. Is it possible for someone to read our comments? If so, please read the following:

We have been to enough of these meetings to know it is often a place to express our concerns and complaints. Since we don't have any, we want to voice our appreciation for the wonderful services we have experienced since we moved here eight years ago.

From the Town Manager, office personnel, Department of Public Works, police and the Commissioners all of our questions and concerns have been professional addressed and services rendered. Our parks and common grounds have been beautifully maintained and a source of pride. So, thank you for making our lives so easy with your continued dedication, fiscal responsibility and hard work.

We truly appreciate you all.

Sincerely,

Eddie and David Vreeland  
150 Timber Creek Road

Send



Saved 11:12 AM

Save

Delete

## Tamara Amin

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**From:** donotreply@form.govoffice.com  
**Sent:** Wednesday, June 14, 2023 3:09 PM  
**To:** Tamara Amin  
**Subject:** Submit Public Comment (form) has been filled out on your site.

Be Advised: This email originated from outside of the Laurel Park network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Site has received new information through a form.

Form: Submit Public Comment

Site URL: [www.laurelpark.org](http://www.laurelpark.org)

-----  
Full Name: Donald & Sandra McIntyre

Physical Address: 121 Timber Creek Road

Comment or Question: We have been residents of Laurel Park for more than 16 years and are opposed to the proposed budget that demonstrates a pattern of overspending, a lack of management control, is significantly higher than previous year's, and will increase our property taxes.

I wish to make a few comments and ask questions about the budget proposal which is 23% higher than last year. The major plan to spend \$1.67 million for road work for this small town appears to be a practice in overspending. Are the roads that bad that we must spend more than 5 times the amount budgeted in past years? What is the evidence? Here in our Timber Creek neighborhood there was some significant patching done in 2022 and so today we have no major pothole problems. Can this pattern be applied to the rest of Laurel Park without spending millions?

Where are the plans for reduced spending? Or is it just overspending? What is our population, how much has it increased? Has population of Laurel Park in proportion to the number of Town employees? Our population has not increased 22% so why has Admin and Public Works spending increased so much?

Is there a a move to widen Laurel Park Highway all the way to Jump Off Rock for out-of towners? Is this part of the \$1.67 million for roads?

The new development at Ecusta Crossing should not penalize current Laurel Park residents. The Developer should be paying its way for improvements and changes, not the rest of us.

What is the cost of the additional Admin. Personnel in Town Hall? In the past there were three people in the office plus a Town Manager. How many employees today at what expense? Why? In years past the manager would come out to check a property owner's project and answer concerns or questions. What has changed that seems to require a much bigger staff?

Likewise regarding the Public works Department? The Water Department has been sold so there is no water billing or maintenance of the water system. Less work for Bothe Admin and Public Works should result in significant cost savings. However Head Count Spending has jumped up, not down. What happened?

Town Hall Capital Project? What is this and why a new Town Hall that is not even in Laurel Park? Is this because there are more people in the town's office?

Why can't the police rent space in or near the shopping center?

Just some questions and comments.

Don McIntyre

Phone (Optional): (828)694-2813

Email Address (Optional): sandoni@bellsouth.net How would you like to be contacted?:

Email me

Do Not Click Reply - This e-mail has been generated from a super form.

## Tamara Amin

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**From:** donotreply@form.govoffice.com  
**Sent:** Wednesday, June 14, 2023 4:11 PM  
**To:** Tamara Amin  
**Subject:** Submit Public Comment (form) has been filled out on your site.

Be Advised: This email originated from outside of the Laurel Park network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Your Site has received new information through a form.

Form: Submit Public Comment

Site URL: [www.laurelpark.org](http://www.laurelpark.org)

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Full Name: Tom Boyd

Physical Address: 696 Ransier Drive

Comment or Question: The proposed budget for the upcoming fiscal year reflects a significant increase of 22% from the current year budget to provide for street repairs continued from the current year.

After this major expenditure for streets budgeted in the 2024 budget year, what is the fiscally prudent expectation for reducing the level of property taxes in the next three years of the revised property evaluation period?

What, if any, other major/one time expenditures is the Counsel planning or expecting to advance in the next three years and at what property tax impact?

Phone (Optional):

Email Address (Optional):

How would you like to be contacted?:

No need to contact me

Do Not Click Reply - This e-mail has been generated from a super form.

## Tamara Amin

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**From:** crasmussen31@morrisbb.net  
**Sent:** Wednesday, June 14, 2023 4:22 PM  
**To:** Tamara Amin  
**Subject:** budget meeting

**Be Advised: This email originated from outside of the Laurel Park network. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Tamara,

My husband and I are residents of Laurel Park. We are unable to attend the meeting tomorrow so would like to share some comments regarding our perspective of the budget.

We believe the priority moving forward should be focused on our overall infrastructure, i.e., roads, culverts, drainage. We have seen a deterioration over the past several years with no attention given to the infrastructure. Trails, beautification, etc. are wonderful benefits, however, these types of "items" should only be addressed if the budget is healthy and the infrastructure is in good shape.

Unfortunately, Laurel Park is behind and has a lot of catching up to do. We are at a point to where the dollars need to be spent only on what is necessary to get us back on track vs. "niceties". One example would be money allocated to a new town hall. This should not be a consideration at this time due to the poor infrastructure and what is needed to for future improvements.

Thank you in advance for your consideration.

Cindy Rasmussen

2500 Laurel Park Hwy.

704-576-3019

TOWN OF LAUERL PARK

W.S.

PUBLIC COMMENT SIGN-UP SHEET

MEETING DATE: 6/15/23

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

	<u>NAME</u>	<u>ADDRESS</u>	<u>SUBJECT</u>
1.	Edie + David Vreeland	150 Timber Creek Rd	
2.	Donald + Sandra McIntyre	121 Timber Creek Rd	
3.	Tom Boyd	696 Ransser Drive	
4.	Cindy Rasmussen	2500 LP Hwy	
5.			
6.			
7.			
8.			
9.			
10.			



PUBLIC COMMENT SIGN-UP SHEET

MEETING DATE: 6/15/23

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- 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

	<u>NAME</u>	<u>ADDRESS</u>	<u>SUBJECT</u>
1.	Jenny Brown	2121 Azalea Ridge Rd	Taxes/Parks
2.	Edward Banks	2504 Laurel Park Hwy	General
3.	Vill Meyer	103 Timber Creek Rd	Auditing of Books
4.	Anne Hartig		
5.	Jeff Egoff		
6.			
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