



**Town Council
Work Session Minutes
February 16, 2023 – 9:30 a.m.**

Mayor O’Cain called the Work Session Council Meeting to order at 9:30 a.m. on February 16, 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
- Assistant to the Town Manager Jordan Jones
- Finance Officer Heather Smith
- Public Works Director Brandon Johnson
- Police Chief Bobbie Trotter
- Resident John Crook

The following were absent:

- Town Clerk Tamara Amin
- Fire Chief Tim Garren

APPROVAL OF THE AGENDA

Commissioner Banta amended the agenda to include pursuing a grant from Athletic Brewing Company.

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.

**AGENDA REVIEW FOR THE COUNCIL REGULAR MEETING SCHEDULED FOR
FEBRUARY 21, 2023**

Mr. Carmichael said the Town Council will hold their regularly scheduled Town Council meeting on the third Tuesday of the month, February 21, 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. January Monthly Report
 - B. Minutes- January 12, 2023, Work Session
 - C. Minutes- January 17, 2023, Regular Meeting
 - D. Minutes- February 9, 2023 Special Meeting
6. **Old Business**
 - A. Laurel Park Welcome Sign
7. **New Business**
 - A. Budget Amendment
 - B. Discussion and Selection of Architectural Firm for Town Hall Project
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**

Commissioner Dunn would like to talk more about Town needs.

Mayor O'Cain said he is meeting with a woman that is doing her Master's Thesis. She will identify the stream between White Pine about Primrose; to clear it out, design it and fund it through grants and the Town would look at what the Town would participate in financially.

NEW BUSINESS

ARCHITECTURAL DESIGN FIRM INTERVIEWS FOR THE TOWN HALL PROJECT

Town Manager Carmichael said Mr. Shamburger was not available. Town Council moved the interview with Shamburger Architectural Group for the Town Hall project to Tuesday's agenda due to no show.

(continued) AGENDA REVIEW FOR THE COUNCIL REGULAR MEETING SCHEDULED FOR FEBRUARY 21, 2023

Mayor Pro Tem Hansen discussed what he called a "history lesson," to help everyone understand how the Town Hall came about.

Commissioner Bridges joined the meeting at 9:36 a.m.

Mayor Pro Tem explained that in the Town's mandated 2015 Comprehensive Plan and the Unified Development Ordinance, that were done by outside consultants, both planned for the

Town Hall to be moved to Highway 64. Mayor Pro Tem Hansen said the residents need to be educated about Town Hall and a consultant needs to come in and explain or “sell” why a new Town Hall is necessary. It needs to include all the details on why we are here today with Town Hall and not just because of the space or it will be a dead project.

Council discussed very important topics like sewer, roads, stormwater, and internet. Residents need to understand that Town Hall project will not be taking away from infrastructure projects.

Commissioner Banta said we need to talk to our representative about a plan.
Commissioner Bridges said that Town needs to do an assessment of where we are in the Comprehensive Plan.

Commissioner Banta said we did meet with the City of Hendersonville who said that it would cost \$10k per resident to connect to the sewer.

Town Manager Carmichael said Land of Sky has looked into grants for us. Most grants are for economically distressed areas. The exception is economic development which would not qualify us.

Mr. John Crook said it would have to be a hybrid system. We would establish a tap fee for each resident. If septic system is good, then use it but no more fixing old septic systems. The Town already has a fairly complete design. At the time we did the sewer study, there was hope for federal money or matching grants. The City of Hendersonville doesn't want to expand the sewer system and the Water system subsidizes sewer. We considered establishing sewer districts on the lower part of the mountain.

Mayor O'Cain said we should meet with Bill Lapsley and explain the sewer dilemma with him. He would be the most knowledgeable.

Commissioner Banta asked to have sewer be put as an action item and get a lunch meeting.

Mayor Pro Tem Hansen said we need to put as an action item, a master plan for our residents. If they don't like it, let's meet at the church and change it.

Council asked about the survey that was done years ago.

Mayor O'Cain asked the Town Manager to talk to Land of Sky, Will Buie or whomever about an action plan to find a consultant.

Mayor O'Cain asked if Council was in favor of nonpartisan municipal elections. Council was all in agreement.

Commissioner Bridges moved to have a resolution drafted about nonpartisan municipal elections to be added to the meeting agenda for Tuesday. Mayor O'Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

PURSUING A GRANT FROM ATHELETIC BREWING COMPANY

Commissioner Banta said the Bicycle Advisory Committee wants to apply for a grant from Athletic Brewing Company. This company only sells nonalcoholic drinks that is based in Connecticut. The grant is called "Two for the Trails." They give 2% of their profits. This grant would enhance bicycle trails and pathways. The Committee would like to apply for \$2,000.00.

Mayor Pro Tem Hansen moved to permit the Bicycle Advisory Committee to apply for grant funds from Athletic Brewing Company. Mayor O'Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

COUNCIL UPDATES

Mayor O'Cain said David Lillie finished his work at Glenn Rock Springs.

Banta asked Town Manager if there has been any movement on contractor for Glenn Rock Springs Project.

Town Manager Alex Carmichael said on Tuesday afternoon he was supposed to receive a schedule and email but did not get anything. Mr. Gary Anderson also tried to reach out to the contractor and has gotten no response as well.

CLOSED SESSION

Commissioned Dunn moved that the Council enter Closed Session 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, which privilege is hereby acknowledged. 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
- Commissioner Kristin Dunn
- Town Manager Alex Carmichael

All other attendees departed the meeting.

Commissioner Bridges moved to reconvene the Council Regular Meeting. Mayor O'Cain asked for discussion; there was none. The vote was unanimous in favor of the motion.

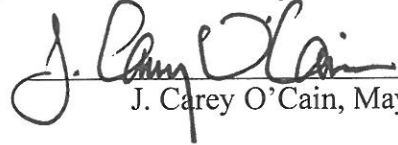
The following were present at Town Hall:

- Mayor J. Carey O'Cain
- Mayor Pro-Tempore A. Paul Hansen

- Commissioner Deb Bridges
- Commissioner George W. Banta
- Commissioner Kristin Dunn
- Town Manager Alex Carmichael

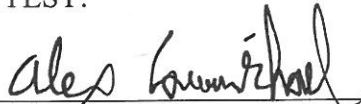
ADJOURNMENT

There being no further business, Commissioner Bridges moved to adjourn at 11:48 a.m. Mayor O’Cain asked for discussion; there was none. The motion carried unanimously.



J. Carey O’Cain, Mayor

ATTEST:



Alex Carmichael
Town Manager

4/13/23

Date