MINUTES

STATE OF NORTH CAROLINA
COUNTY OF HENDERSON

BOARD OF COMMISSIONERS
THURSDAY, OCTOBER 19, 2017

The Henderson County Board of Commissioners met for a special called meeting at 6:00 p.m. in the Auditorium of North Henderson High School, 35 Fruitland Road, Hendersonville.

Those present were: Chairman Mike Edney, Vice-Chairman Grady Hawkins, Commissioner Tommy Thompson, Commissioner Charlie Messer, Commissioner William Lapsley, County Manager Steve Wyatt, Assistant County Manager Amy Brantley, and Clerk to the Board Teresa Wilson.

Also present were: Engineer Marcus Jones, Finance Director J. Carey McLelland, Code Enforcement Director Toby Linville, Management Assistant Megan Powell, Construction Manager David Berry, and Deputies John Ashe and Allan Corthell as security.

CALL TO ORDER/WELCOME

Chairman Edney called the meeting to order and welcomed all in attendance. He stated this is a special called meeting for purpose of public input on the Edneyville sewer options.

INVOCATION

The invocation was provided by Commissioner Thompson.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Commissioner Hawkins.

PUBLIC INPUT SESSION ON EDNEYVILLE SEWER OPTIONS

Steve Wyatt stated the matter at hand is Sewerage Disposal for Edneyville Elementary. We are here tonight to provide a general overview of potential project options and to hear thoughts from the community. This is a public input meeting, part of the decision making process. No Decisions have been made. No timeframe has been established. However the elementary school is scheduled to be occupied August 2019.

For technical questions please contact Marcus Jones, Henderson County Engineer.
majones@hendersoncountync.org or 828-694-6526

Why are we here?

DATE APPROVED: November 6, 2017

On-Site Sewer Option:

- Engineers determined that the school can be served by an on-site wastewater and disposal system utilizing a drip irrigation process.
- A drip irrigation system is contained completely within the school property. It receives the wastewater from the school, passes it through a treatment process, and then discharges the effluent in designated areas on the property through a drip process.
- The estimated cost for the system is **$705,000**. Annual operation and maintenance costs will be approximately **$35,000**. This does not include any repair costs that may come up down the road.

On-Site Package Plant

- There is a potential, but unlikely, option of a package plant. Where you would bring in a small on-site treatment facility to treat the waste water, and then discharge it into a stream (Clear Creek). The State of North Carolina would permit this if there were no other alternatives. They do not favor this approach because they do not want another discharge of treated wastewater basically in the creek.
- The estimated costs for the system is **$950,000.** Annual operation and maintenance costs will be approximately **$35,000**.

Off-site Public Sewer Option, Pressurized:

- The pressurized public sewer option would locate a pump station on the school site. The pump station would receive the school's wastewater and pump it into a pressurized force main. The force main would carry wastewater to the City's sewer system near North Henderson High School.
- The force main route would be along US-64 and approximately 3.5 miles.
- The system could be maintained by the County or turned over to the City utility system. Written commitment from City to accept the wastewater flow and / or the system has been received.
- The estimated cost for the system is **$1,500,000** with annual operating and maintenance costs of $29,000 (Option to extend to the Justice Academy + $650,000)

Off-Site Public Sewer Option, Gravity:

- Gravity sewer is possible with the topography between the school site and the City sewer system near North Henderson High School.
- The line would generally run adjacent to Clear Creek and a tributary to the school site at a length of almost 5 miles.
- Will likely require a temporary onsite solution.
- The estimated cost for the system is **$4,500,000** with annual operations and maintenance costs of $19,000 (Option to extend to the Justice Academy + $4,000,000) A multi-year project

Summary of Onsite Costs:

- Onsite Sewer Options
  - Drip System – $705,000 (with $35,000 Annual Operating & Maintenance)
  - Package Plant - $950,000 (with $35,000 Annual Operating & Maintenance)

Public Sewer

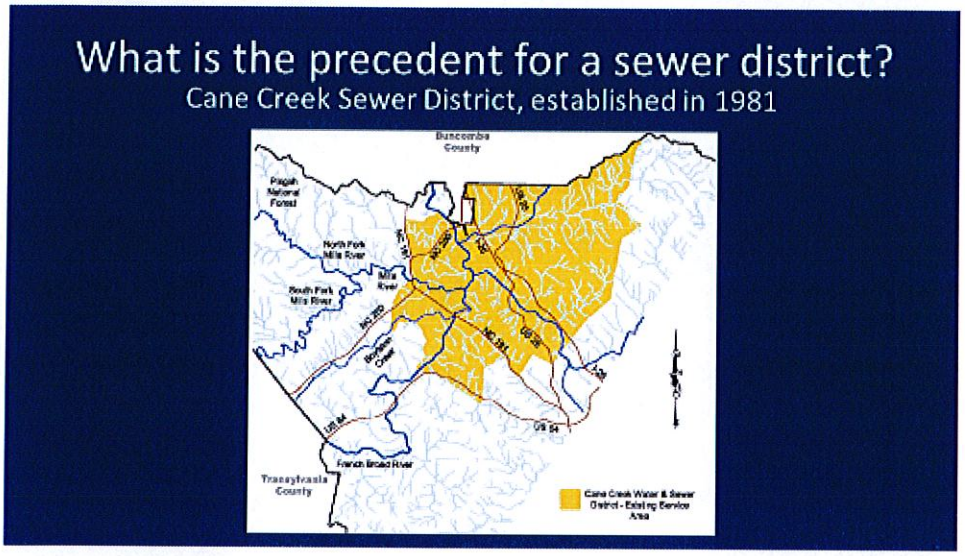
What is a sewer district?

N.C.G.S. § 162A-86 – County Water and Sewer Districts

- Governed directly by the Board of Commissioners
- Sets out a portion of the county, defined by geographical boundaries, to be served

What are the powers of a sewer district?

- County water and sewer district is a separate legal entity from the County, with finance and condemnation power.
- Can levy taxes and assessments for "constructing, reconstructing, extending or otherwise building or improving sewage disposal systems".
- Can levy "system development fees" on "new development" (subdivision, construction, or change in use of land).
- Can require "tap fees", in addition to service charges, to repay construction costs.



FAQ

- Who has the authority to establish a sewer district?
  - Henderson County Board of Commissioners by state law
- Who is included in the district? What is the size?
  - Decided by Board of Commissioners
- How does the district pay for sewer lines?
  - Borrowing done by the sewer district
- Who pays for the district loans?
  - The users of the system
- How?
  - Taxes, Special revenue fees, Tap fees, Bonds (borrowing)
- Will this affect the value of my property?
  - Generally, land with access to utilities has more market value than without

How can this affect growth?

- Generally, more people will be able to live in an area that is served by public utilities.
- Provision of sewer service will generally accelerate the potential for development
- Increases the likelihood of commercial and industrial development
- With current zoning up to 10,766 multifamily residential units could be developed if the gravity sewer option to Edneyville Elementary School is built.

How does sewer fit in with the small area plan?

- Edneyville small area plan identified the need for future sewer service to the area
- The plan also identified the need to preserve existing farmland
- The specific route of the sewer line generally fits what was discussed in the community plan

Why is this an issue now?

- Edneyville Elementary
  - Building to start March 2018

School to be opened August 2019

Summary of Costs

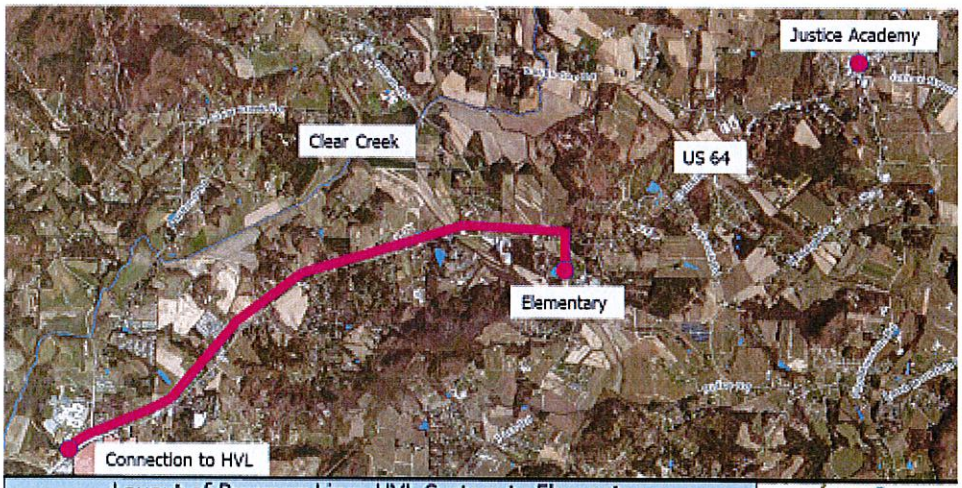
- Onsite Sewer Options
  - Drip System – $705,000 (with $35,000 Annual Operating & Maintenance)
  - Package Plant - $950,000 (with $35,000 Annual Operating & Maintenance)
- Offsite Sewer Options
  - #1 Gravity from HVL system to Edneyville Elementary: $4,500,000
  - #2 Gravity from proposed Elementary line to Justice Academy: $4,000,000
  - #3 Gravity from HVL system to Justice Academy: $8,500,000
  - #4 Pressure System from proposed Elementary line to Justice Academy: $650,000
  - #5 Pressure System from HVL system to Justice Academy: $2,150,000
  - #6 Pressure System from Proposed Elementary to HVL: $1,500,000
  - #7 Gravity from HVL system to Elementary and Pressure to Justice Academy: $5,150,000

- Kenny Barnwell's Option
  - #8 Hybrid System both gravity and pressure

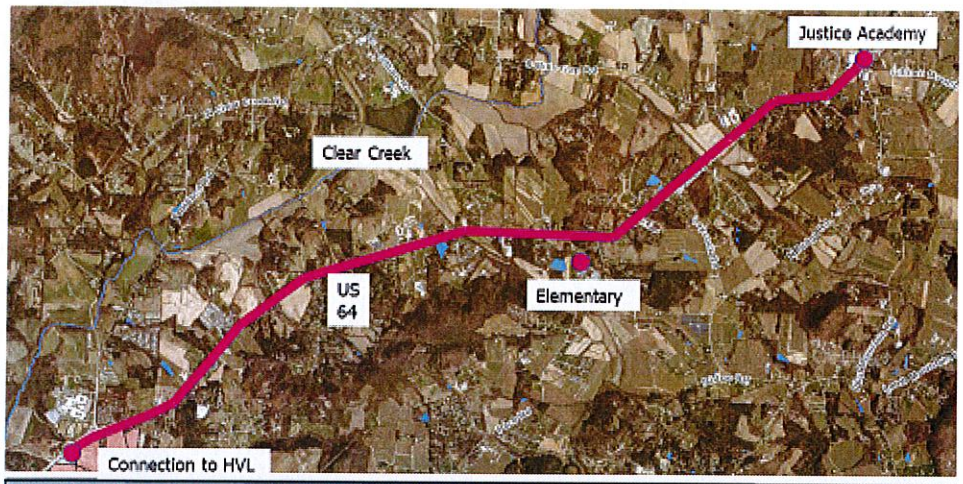
  A pump station at the School, force main to the crest on US64, gravity down to the next pump station on 64, force main up to the next crest on 64, and then repeat until reaching the City's system at North High. Cost factors not identified at this time.

The Sewer line has not been designed

- Exact location has not been determined
- The following maps are based on the premise that gravity lines follow creeks; pressure lines follow the road
- Should design go forward, the specific issues will have to be addressed and could perhaps lead to changes

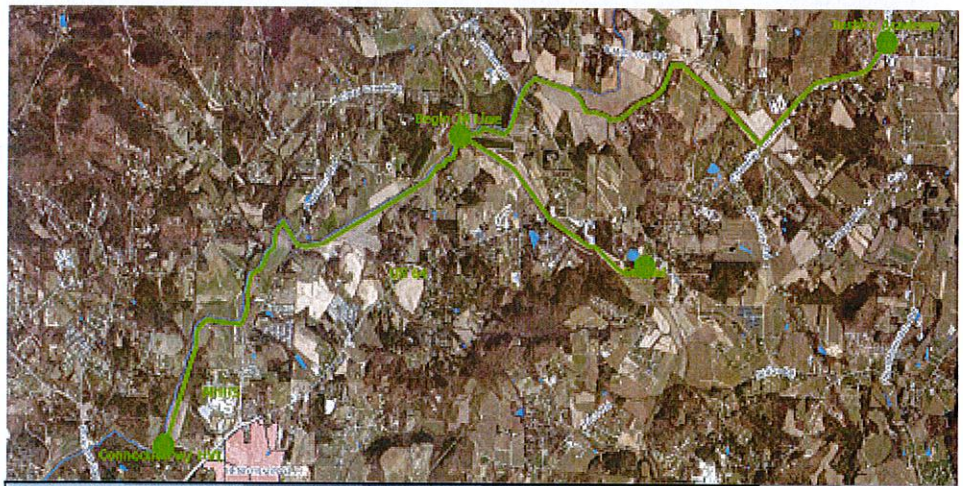


Layout of Pressure Line: HVL System to Elementary
(Sewer has not been designed – exact location has not been determined)



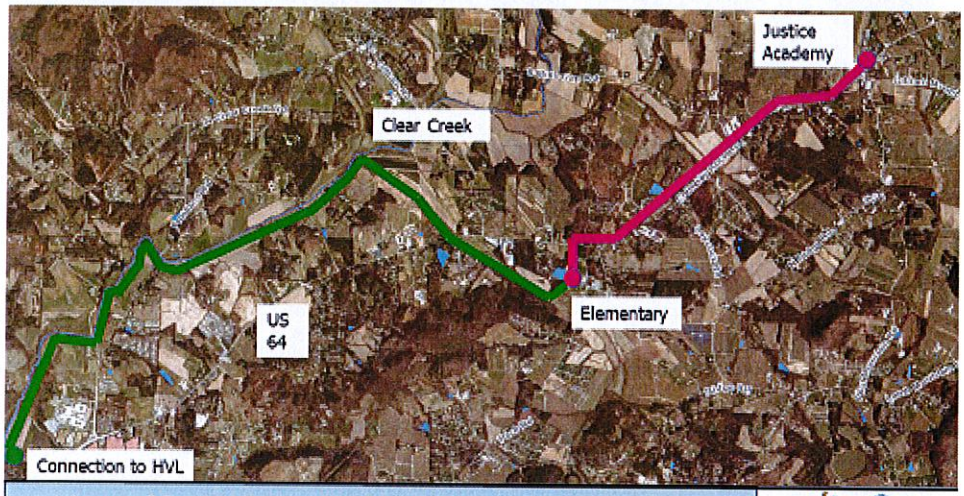
Layout of Pressure Line: HVL System to Justice Academy
(Sewer has not been designed – exact location has not been determined)

Layout of Gravity Line: NHHS to Elementary
(Sewer has not been designed – exact location has not been determined)



Overall Layout of Gravity Line: NHHS to Justice Academy
(Sewer has not been designed – exact location has not been determined)

Layout of Gravity Line: Elementary Line to Justice Academy
(Sewer has not been designed – exact location has not been determined)



Layout of Gravity / Pressure Line from HVL System to Justice Academy
(Sewer has not been designed – exact location has not been determined)

What potential impact on development of the community could be facilitated by the provision of pubic sewer?

Development Study

- Potential for 10,766 multifamily units to be built.
  - x2 people per unit = 21,532
  - x3 people per unit = 32,298
  - x4 people per unit = 43,104

The Board of Commissioners has authorized a community impact analysis that would basically identify potential impacts and concerns related to the construction of a sewer line.

- Component Assessments
  - Residential Land Supply
  - Development Capacity
  - Impact of Proposed Sewer Line Options
  - Identify Transportation Concerns
  - Public Safety Issues
  - Impact on School Capacity

- Revenue Generation Potential
- Assess the potential for future rezoning to industrial/commercial
- Concern would be the potential for dramatic growth and development in the community and potential negative impacts on public health, safety and wellbeing.

Public Input

1) Bo Caldwell – Thanked the Commissioners for working with the School Board to provide a brand new school for Edneyville Elementary.
2) Jerry David, 324 Benjamin Way in Sherman Estates – As a prior utilities director, he wanted everyone to hook on to the utilities, but he is concerned about development and doesn't want to see that much growth in design of the system with sprawling developments. He likes clear space with plenty of room to live. He realizes that Highway 64 will need expansion with growth. In design of the system, don't spend millions of dollars. Consider using the sewerage treatment plant that already exists at the school. Take it out of commission and use it as a primary clarifier which means it is part of the sewerage system but takes care of the heavy solids. Take the effluent that does not have any solids and connect them together and run a three or four inch line from Edneyville down to the nearest pump station. This way you do not have any capacity for any other development to come in there. This should be paid for by the user.
3) Don Henderson, Arabian Lane – He is in favor of Option #2. A gravity fed sewer system in the long run will be the best system and provide the most benefit the community. We are going to grow whether we want to grow or not.
4) Doug Moon, Preston Road – Thanked the commissioners for making Edneyville Elementary a priority. He feels the County has the right personel to make the correct decision.
5) Gray Jernigan, with Mountain True – He is in favor of Option #5. Mountain True is an advocate for decisions that could impact the community and environment. The large gravity fed line would open the area to extensive large development and threaten the rural and agriculture character of the community. The smaller pressure system would be more consistent with the small area plan.
6) Kenny Barnwell, Edneyville – He is in favor of Option #8, Hybrid System. A pressure system that you can add on to on the downhill side. When it runs downhill (gravity) you should be able to add on. When you lay the pressure system across the small area community plan, it fits well. With the new pumping systems that are available with back-up pumps and the computer redundancy and generators, it is not as maintenance demanding as the other way. If you build the gravity system, you are building it in the flood way of Clear Creek. If we by chance have a 500 year flood, it could wash out the entire pipe and expose raw sewerage into the system. The pressure system could handle what is going to happen for the next 20+ years. It makes more sense to have the sewer lines run along Highway 64. Anyone who wants to connect could by installing a pumping station. This will also protect farmland.
7) Ben Green, 3471 Chimney Rock Road – He is in favor of Option #8 Hybrid System. Not in favor of drip system, they stink. He agrees with Mr. Barnwell and would like to have the ability to tap into sewer. Sewer should be provided for the growth of the community.
8) Kaye Caldwell, Edneyville – She is in favor of #8 Hybrid System. The community plan included a recommendation for sewer for the local commercial zone. We now have an opportunity to implement that plan and put the sewer line out to the recommended zoning area. This would support our local commercial businesses and Agri-tourism. She is confused that we would have to rezone and have more growth if we add a sewer line. She would like to see businesses have the ability to connect onto the system. A system that runs along Highway 64 would be best.
9) Ken Fitch, Hendersonville – He is in favor of Option #5, and would like to keep the character of the area. Too much growth will affect everyone.
10) Gary Griffin, 3779 Chimney Rock Highway – He is in favor of #8 Hybrid System. We need a sewer line for Agri-tourism. Many businesses have trouble with their current sewer systems. Run it with the waterline right down 64 which allows the businesses to connect. This keeps the growth from taking the farmland.
11) Luke Bradley, 74 Woodland Edge – He is in favor of Option #3. He questioned if businesses could tap

into a pressure system. He feels farmland will be affected no matter which system is built. He is more in favor of the component of a large sewer line.

12) Robert Griffin, Edneyville – He is in favor of Option #3. There is a need for sewer as the community plan pointed out. Agri-tourism is growing and can continue to grow with a sewer line. Farmland is important to the community. The Edneyville fire district has more tax deferred farmland than any other fire district in the county. Over the past several years, Edneyville fire district has had more building permits issued outside of the Fletcher fire district than anywhere else in the county. We would benefit as a community to have sewer and be able to have some control over it. The fire department has been impacted by not having sewer. The new station was downsized because they did not have the capacity for sewer that was needed.
13) Sue Green, 3471 Chimney Rock Road – She is in favor of Option #5, and feels the pressurized system would be best. Mrs. Green lives across from the Edneyville Elementary School. Sewer is needed in their community. Gravity fed systems could have a negative impact on the environment. The two best option would be either pressure or pressure and gravity.
14) Judy Peyton – She is in favor of Option #8. She agrees with the small area community plan. Agri-businesses and Agri-tourism need support. This option will provide sewer for our tourism and businesses, and keep our rural character.
15) Terrell Garren, 72 Woodland Etch – He is in favor of Option #3. There are environmental challenges with all of these options. Full gravity all the way, the need for development is there.
16) Deb Lyda, 3465 Chimney Rock Road – She is in favor of Option #8. A pump station seems to be the easiest. We need the facilities and sewer systems. Growth can be controlled. Kenny Barnwell's option seems to make the most sense and easiest.
17) Gayle Cinke, 182 N. Anville - She is in favor of Option #5. Growth can be managed. It is hard to watch growth but it will come. It is better to be ahead. This is an opportunity that will help all.
18) Linda Bradley, Chimney Rock Road - She is in favor of Option #3. Let's make it better for generations to come. The gravity system is the best way to go. It will encourage growth.
19) Vic Pryor, Mills Gap Road - He is in favor of Option #3. He farms a lot of this property. Run it up the creek and spur off to benefit more people.

Chairman Edney polled the audience and the majority (20+) were in favor of continuing the sewer system to the Justice Academy.

Commissioner Lapsley asked Chairman Edney for a chance to clarify some technical points about the operation of proposed pump station/force main option vs the proposal for a combination gravity sewer line & pump station/force main as stated by Mr. Barnwell.

Commissioner Lapsley (a registered civil engineer) pointed on the slide showing the pump station/force main route along US Hwy 64. He noted that US Hwy 64 goes up hill and downhill from the Edneyville School site several times until one arrives at the existing City sewer system at North Henderson High Schol. The pump station / force main option would provide only a pressurized pipe along the road for potential customers to connect. The pressure in this line varies from high to lower pressure depending on the location of the property to be served (whether in a valley (higher pressure) or on top of a hill (lower pressure)). He also noted that each property along the route that wanted to connect (under this option) would be required to install their own individual pump station with enough horsepower to match up with the pressure in the large force main. This expenditure could fall into the range of $ 10 -12,000 or more. It was also noted that if electric power goes out the main pump station will continue to operate (because of a standby power unit) but the individual pumps connected to the large main would be out of service unless they too had a generator.

Commissioner Lapsley then addressed Mr. Barnwell's proposal. He stated that Mr. Barnwell made an excellent point. A combination (hybrid) of short sections of gravity sewer lines and multiple large pump stations/force mains is an option that should be considered. Under this approach sewer service would still be

readily available to everyone along US Hwy 64 – however, some would have gravity service while others may still have a force main to deal with – it depends on how much of the existing property along the highway the County wanted to service with a gravity sewer line. It was noted that probably 3-4 large pump stations would be required which would then be added to sections of gravity sewer line which the Commissioners decide to include in the project. This proposed hybrid option would certainly be more expensive than the single pump station/force main option – and it may be less than the cost of the full gravity sewer option. Commissioner Lapsley asked that County staff fully explore this alternative and bring a cost estimate back to the Board as quickly as possible.

ADJOURN

Commissioner Thompson made the motion to adjourn at 7:30 p.m. All voted in favor and the motion carried.

Attest:

Teresa L. Wilson, Clerk to the Board

J. Michael Edney, Chairman