

MINUTES**STATE OF NORTH CAROLINA
COUNTY OF HENDERSON****BOARD OF COMMISSIONERS
August 26, 1996**

The Henderson County Board of Commissioners met for a special called meeting at 7:00 p.m. in the Commissioners' Conference Room of the Henderson County Office Building.

Those present were: Chairman Renee Kumor, Vice-Chairman Vollie G. Good, Commissioner Robert D. Eklund, Commissioner J. Michael Edney, Commissioner Don Ward, County Manager David E. Nicholson, Assistant County Manager/Staff Attorney Angela Skerrett, Clerk to the Board Elizabeth W. Corn, Utilities Director Jim Erwin, Utilities Easement Representative Doyle Freeman, Planning Director Matt Matteson, Planner Karen Collins, and Planner Stuart Rohrbaugh.

CALL TO ORDER/WELCOME

Chairman Kumor called the meeting to order and welcomed all in attendance.

WASTEWATER WORK SESSION

The County Manager reviewed the agenda and gave an overview of some of our sewer projects.

- I. OVERVIEW OF HENDERSON COUNTY WASTEWATER MASTER PLAN
- II. IDENTIFICATION OF MAJOR DRAINAGE BASINS IN HENDERSON COUNTY
- III. UPDATE ON CURRENT PROJECTS
 - A. Upward Project
 - B. Naples Project
 - C. Mountain Home Project
- IV. PROJECTS WITH PERS (Preliminary Engineering Reports)
 - A. Justice Academy
 - B. Mills River
 - C. Flat Rock
- V. OVERVIEW OF EXISTING SEWER DISTRICTS
 - A. Boundaries
 - B. Allocated treatment capacity
 - C. Actual daily flow
 - D. Capacity available for allocation

- VI. FINANCIAL ISSUES
- A. Current
 - 1. Fund deficits in both districts
 - 2. Delinquent customer accounts
 - 3. Rate structure to fund current projects
 - B. Future
 - 1. Mandatory connections and availability fees
(Required for Revenue Bonds or 160A-20 Financing)
 - 2. Special Assessments
 - 3. Service District Taxes
 - 4. General Property Taxes
(Required for G.O. Bonds)
 - 5. County Water and Sewer District Tax
 - 6. Impact Fees
 - 7. Permit Fees
 - 8. Tap Fees
- VII. HOW MANY AND WHAT TYPE OF SEWER DISTRICTS DO WE WANT TO HAVE IN HENDERSON COUNTY?
- A. Service districts
 - B. County water and sewer districts
 - C. Authority districts
- VIII. ISSUES TO BE DISCUSSED
- A. Why be in the sewer business? What are we trying to accomplish with sewer (goals)? What basic things should be taken into consideration when determining the extent to which Henderson County should be in the sewer business (objectives)?
 - B. What policies must be formulated in order to reach our goals?
 - 1. Services to be provided within municipalities
 - a. Run interceptors to municipality border or to ETJ border
 - b. Run interceptors only within the municipality
 - c. Construct collection systems and interceptors within the municipality
 - d. Decide that it is the responsibility of municipalities to provide all sewer services to their citizens

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- e. Treat municipalities as regular customers -
build only financially feasible lines
 - f. Provide technical services only
 - g. Other?
- 2. Treatment Services
 - a. Current Providers
 - b. Future Providers
 - 3. Extension Policies? (will be driven by answers to the above issues)
 - a. Joint projects with municipalities or developers
 - b. Involve Health Department for public health Issues
 - c. Economic Development
 - d. Proximity to Municipality
 - e. Community input
- IX. NECESSARY ACTION STEPS: FORMULATING A PLAN TO SOLVE WASTE WATER ISSUES IN HENDERSON COUNTY
- A. Development of separate CIP
 - B. Review of sewer policies and ordinance
 - C. Rate study
- X. BOARD DIRECTION
- A. Take action in Clear Creek drainage basin
 - 1. Land Use Issues
 - 2. Select Engineer

There was an update on the three current sewer projects:

- 1. BAT FORK DRAINAGE BASIN (Upward Interchange Project)
This project is fairly complete, it will be operational in 2-3 weeks.
- 2. NAPLES - serves interchange at I-26 and US 25 North
Contract has been awarded. They will begin next week and the project should be completed in January of 1997.
- 3. MOUNTAIN HOME INDUSTRIAL PROJECT - to serve Kyocera and Print Pak and 25 North widening project.
Substantially complete with two industries hooked up.

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Mud Creek Water & Sewer District is operating in the red with increasing deficit. Cane Creek Water & Sewer District is in the red with a substantial deficit.

Items were discussed that are available to County Commissioners:

1. Mandatory availability fee
2. Special assessment
3. Service Districts
4. General property taxes
5. County Water & Sewer District tax
6. Impact fees

There was discussion of a Big Sewer Authority - independent county sewer authority.

Chairman Kumor called a 10 minute recess at 8:22 p.m.

Following much more discussion, the following question was raised: Do land use regulations and sewer placement go hand in hand?

There was discussion of other needs in the county: schools, jail, landfill, EMS, health department, parks and the need to have sewer projects in the Capital Improvement Project.


CLOSED SESSION

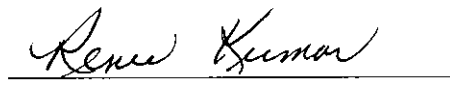
Commissioner Eklund made the motion for the Board to go into Closed Session as allowed under NCGS 143-318.11(a)(4) to discuss matters relating to the location or expansion of industries or other businesses in the area served by the public body. All voted in favor and the motion carried.

Commissioner Edney made the motion for the Board to go out of Closed Session. All voted in favor and the motion carried.

There being no further business to come before the Board, the meeting was adjourned.

ATTEST:


Elizabeth W. Corn, Clerk


Renee Kumor, Chairman