

## MINUTES

**Town of Weaverville  
State of North Carolina**

**Town Council Workshop  
Tuesday, September 12, 2017**

The Town Council for the Town of Weaverville met for a Town Council Workshop on Tuesday, September 12, 2017, at 5:30 p.m. in the Weaverville Fire Department Training Room within Weaverville Fire Department at 3 Monticello Road, Weaverville, North Carolina.

Council Members present were: Vice Mayor/Councilman John Penley, Councilman Doug Jackson, Councilman Doug Dearth, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons. Mayor Dottie Sherrill was absent.

Staff present was: Town Attorney Jennifer Jackson, Town Manager Selena Coffey, Town Clerk Derek Huninghake, Town Planner James Eller, Finance Officer Tonya Dozier and Public Works Director Tony Laughter.

### **1. Call to Order**

*Vice Mayor/ Councilman John Penley called the workshop to order at 5:33pm.*

### **2. Introductions**

Town Manager Selena Coffey welcomed and introduced the members of McGill Associates: Danny Bridges, Vice President for Asheville Office; Keith Webb, Vice President; and Michael Whittenberg, Engineer. Ms. Coffey mentioned that this will be the first of many workshops covering this topic, but tonight we will hear McGill Associates' presentation and try to decide what direction we want to go regarding water production expansion. We will not be covering finances but hope to discuss some other alternatives.

### **3. Recommendation regarding Moratorium on Out-of-Town Water Requests**

Public Works Director Tony Laughter commented that the Monticello Commons project for 264 units behind Tractor Supply is dead, so the water allocation is no longer officially committed. This project accounted for about 5.64% of the Town's total water allocation. He will not be at the upcoming Town Council meeting, but recommends to Town Council that the moratorium be rescinded. His request to rescind the moratorium will formally be on the agenda at the September 18, 2017 Town Council meeting. He also mentioned that staff will still keep track of the number of water allocations and commitments, and anything over two inches inside and outside Town limits, Town Council will still have to approve, as well as any waterline extensions inside and outside Town limits.

Councilman Dearth wondered if when he said the project is "dead", it meant that the project was no longer happening or if the allocation application expired. Town Planner James Eller mentioned that the allocation application is linked to the specific project. This project received a unanimous negative recommendation by the Planning and Zoning Board. Because of the negative recommendation the applicant was required to submit an application requesting a Public Hearing to the Town Clerk within 30 days of being notified in order to keep the project alive. This time period has lapsed so the project is no more. However, they still could come in and apply for a Conditional Zoning District for 240 units and we would go through the whole process again.

Councilman Jackson asked Public Works Director Tony Laughter if he was keeping track of the amount of land available inside the Town limits for future use when it came to supplying water to them.

Public Works Director Tony Laughter mentioned that he accounts for this internally. It will be different than McGill Associates calculations, since their data goes beyond the scope of land available inside the Town limits.

#### **4. Presentation of Engineering Report on Upgrade & Expansion of the Water Treatment Plant**

Danny Bridges opened the presentation by apologizing to Town Council for not being present at the Town Council meeting on August 21, 2017. He mentioned that the previous report handed out still needs to have some additional information added to it, as well as adding some points of clarification to the maps on the final report.

Vice President Keith Webb mentioned the purpose of this study was to evaluate the need for an expansion at the Water Treatment Plant based on the demand for water service connections. The Water Treatment Plant at full effective capacity is 1.35 million gallons per day. McGill Associates performed a study on the Ivy River to see how much more water could be supplied from it, the projected demands for existing service area and expansion area, and the projected cost for a water plant expansion.

Engineer Michael Whittenburg discussed the projected water demand for the existing service area (Infill), expansion area, and recent allocation requests. He mentioned that the Infill area was calculated by using the state growth projections for population by the North Carolina Office of State Budget and Management and the existing Local Water Supply Plans (LWSPs) for base demand. The LWSP population growth from 2007-2016 was 2.99% per year and Buncombe County growth was 1.38% during the same period. Assuming the population growth in the Town of Weaverville will continue to be greater than the county as a whole, the LWSP data was extrapolated. As for the expansion area, which included developed and undeveloped parcels, they based water demands at 400 gpd per parcel and 400 gpd per acre. Also, the recent flow allocation requests show an additional 348,780 gpd. Based on this projected demand, McGill Associates calculations show that peak day capacity will be at 91% of the 1.35 MGD in year 2020 and the average day capacity would be at 96% of the 1.35 MGD in year 2025.

Keith Webb covered the performed analysis on the Ivy River, which was based on numbers they received from the U.S. Geological Survey (USGS), who maintains the flow measurement station on the Ivy River. Under North Carolina guidelines, the 7Q10 flow is used as the benchmark to determine if there is enough water. A 7Q10 is defined as the low flow over a 7-day average which occurs one time every 10 years. McGill Associates asked USGS for a revised 7Q10 flow on the Ivy River and it ended up showing a range from a low of 10.1 cfs (cubic feet per second), which equates to 6.53 MGD to a high of 14.6 cfs that equates to 9.44 MGD. The Division of Water Resources – Department of Environmental Quality is the office the water supply permitting falls under and they only allow up to 20% removal of raw water with no special studies. 20% of flow at the high of 9.44 MGD is 1.89 MGD and with the current Water Treatment plant capacity at 1.50 MGD. This is about as big of a water treatment plant that can be built on the river under these guidelines. However, there are provisions that allow for more water to withdrawn from the water source.

The two expansion options they evaluated were 1.) Expanding the WTP to 3.0 MGD, which equates to withdrawal of 32% to 45% of 7Q10 or 2.) Expanding the WTP to 4.5 MGD that equates to withdrawal of 56% to 69% of 7Q10. Mr. Webb believes if they ask the State to approve the withdrawal on the first option, it would be permissible. However, they might require a minimum in-stream flow and some other provisions. The second option could be permissible too, but it would be much more difficult to get approved after seeing the low flows in the Ivy River. Actions required for these options would be to make a request to the State for an expansion of the WTP to 3.0 MGD or 4.5 MGD, discuss if an Inflow Stream Study needs to be performed to evaluate aquatic habitat of the stream and the impact of withdrawal of 3.0 MGD or 4.5 MGD and consider a development of a model for the river with historic flow data to determine % of time 3.0 MGD or 4.5 MGD may not be available.

Keith Webb then discussed the projected cost for doubling the Water Treatment Plant to 3.0 MGD. He mentioned that it would cost around \$5.6 million, just to double the water treatment plant. However, then there would need to be additional water lines placed so that they could supply water to the existing areas. As well as adding a 12" water main to save energy because the existing 10" water main's velocity and head loss are too high at 3.0 MGD. The total construction cost for these water line extensions is around \$2 million, so including both figures the total estimated project cost would be around \$7.6 million.

Keith Webb closed the presentation by stating the actions items would be to submit a request to DWR-PWSS to expand the Water Treatment Plant to 3.0 MGD, develop scope of in-stream flow study for Ivy River with DWR, develop an OASIS model of the Ivy River for vulnerability analysis, and request MSD to consider expanding sewer service to Jupiter Road/Barnardsville exit on I-26.

#### **5. Questions/ Discussion**

Vice Mayor/Councilman John Penley asked if the only options available to get more water would be the expansion of the Ivy River or asking the City of Asheville. Keith Webb agreed and said that the City of Asheville has some excess capacity right now. Public Works Director Tony Laughter mentioned that wells might be considered as well, but this area has a really high iron content.

Town Manager Selena Coffey noted that the expansion can be phased, so the Town of Weaverville doesn't have to spend the \$7.6 million all at once. She mentioned that the growth numbers are very important and we need to look at all population models to best determine our direction with regard to the potential expansion before making firm decisions.

Councilman Nagle mentioned that looking at financials is asking the existing citizens of the Town of Weaverville to pay for somebody else's growth of the Town.

#### **6. Review and Next Steps**

Town Manager Selena Coffey closed the meeting by asking McGill Associates to clarify on the maps the Madison and Buncombe County borders and asked them to give her a deadline on when the final report will be completed. This way Town Council can begin to make some decisions and start looking at the financial aspects of it. Vice President, Danny Bridges told Town Manager Selena Coffey that the final study copy will be completed on September 25.

Town Manager Selena Coffey mentioned that until we get the final study from McGill Associates, so Town Council can schedule another meeting for further discussions, the next step will be that Town Attorney Jennifer Jackson will be covering development fees at the next Town Council.

#### **7. Adjournment.**

*Councilman Penley made the motion to adjourn; Councilman Nagle seconded and all voted to adjourn the Council's meeting at 7:10 p.m.*

  
Derek K. Huninghake, Town Clerk