



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Special Called Meeting
Monday, September 17, 2018**

The Town Council for the Town of Weaverville met for a Special-Called meeting on Monday, September 17, 2018, at 6:45 p.m. in Council Chambers within Weaverville Town Hall at 30 South Main Street, Weaverville, North Carolina.

Council members present were: Mayor Al Root, Vice Mayor/Councilman Doug Jackson, Councilwoman Dottie Sherrill, Councilman Jeffrey McKenna, Councilman Andrew Nagle and Councilman Patrick Fitzsimmons.

Staff present was: Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Town Clerk Derek Huninghake, Police Chief Alan Wyatt, Fire Chief Ted Williams, Town Planner James Eller, Public Works Director Dale Pennell and Water Treatment Supervisor Trent Duncan.

1. Call to Order

Mayor Al Root called the meeting to order at 6:45 p.m. Mayor Root stated the purpose of this special meeting is to hold a public information and input meeting on Weaverville's intent to apply to USDA, Rural Development, for financial assistance for the anticipated construction of a new 12-inch water line on Clarks Chapel Road and Ollie Weaver Road to improve the water distribution system reliability and operation.

2. Overview

Jessica Martin-Lane, WR-Martin, opened up the meeting by mentioning that the Town of Weaverville intends to apply for a USDA application on the waterline project that is estimated to cost about \$2.97 million. There is process required to follow in order to receive USDA financing, so the purpose of tonight's meeting is to hear any comments or questions that the public may have.

Public Works Supervisor Dale Pennell commented that the purpose of this waterline project is to provide a loop in the Town's distribution system to the area West of I-26, which is already experiencing growth. This will require connecting from the point where the 20" line from the water treatment plant transitions into the 10" line at Clarks Chapel Rd on Old Mars Hill Highway, and constructing a 12" waterline on Clarks Chapel Road and down Ollie Weaver Road until it reaches the other existing water system. Currently, there are 25 businesses and 168 apartments receiving water from one single waterline that goes under the I-26 bridge and soon to be 53 more townhouses. This means that if there were to be a break in the waterline under the I-26 bridge, the whole area to the west would be without water until the line was fixed. In addition to providing the redundancy in our system to serve those homes and businesses, a new line would also help the hydraulic capacity of our water system and water quality.

3. Public Input Comments

Rob Chason, 1 South College St. and ABC Board member, commented that the ABC store is one of those businesses that are served from the single waterline and they are in favor of this new waterline project. It would add some redundancy for their store, if anything ever happened to the single waterline under I-26.

Robert Vigeland, 46 High Bluff, commented that he is in favor of the additional waterline; however he is getting nervous about the impact on water rates. Currently in the water fund, there is \$2 million in long term debt and adding \$3 million more to this long term debt makes him wonder what this might do to their water rates. The long term debt will start to accrue before the Town receives any revenue.

Megan Taylor, 14 Al Dorf Drive, questioned whether the \$3 million waterline was included in the total \$10 million project, or if it was in addition to it. She mentioned that some clarity on those financial details would really help out. Town Attorney Jennifer Jackson clarified that the waterline extension project cost of \$3 million and that \$6 million would be for water capacity expansion sometime in the future.

The following additional comments received by email from citizens of the Town of Weaverville were read:

Steve Harris, owner of the developed but unsold property in Northridge Commons, commented that he believes this is a critical and much needed upgrade for future development and quality growth for the Town of Weaverville. He commends the Town for their research and ability to qualify for Rural Development funds to finance the project.

Ken Jackson, developer of Northridge Commons Townhomes, commented that they were highly in favor of the proposed project for the following reasons: 1) Interest rates have recently begun to rise and being able to lock a low rate of 3.875% for 40 years will make financing the project less expensive in future years, 2) a looped system provides an emergency source of water in the event of a line breakage anywhere along the waterline and, 3) the additional waterline mean that the areas receiving the new waterline will see increased property values, meaning an increased property tax base.

Jenny Byers, Branch Manager at Hometrust Bank, commented that Hometrust Bank has been serving the Weaverville Community since the 1970s and has been in Northridge Commons since 2010. They have nine staff members at their branch and thousands of Weaverville customers who visit their office on a weekly basis. They support this project in the interest of public safety for fire protection and drinking water for their staff and customers. If this project prevents Hometrust Bank customers and the adjoining areas from being inconvenienced or keeps them from being put in danger due to lack of water, then she and Hometrust Bank wholeheartedly support this proposal.

4. Adjournment

There being no further comments or questions from the public,
Mayor Root closed the meeting at 7:00 pm.



Derek K. Huninghake, Town Clerk