

Remote Access Option for General Public via Zoom:
<https://us02web.zoom.us/j/85948891960> ; Meeting ID: 859 4889 1960

	<i>Pg #</i>	<i>Presenter</i>
1. Call to Order		Mayor Fitzsimmons
2. Approval/Adjustments to the Agenda		Mayor Fitzsimmons
3. Consent Agenda		Town Manager Coffey
A. August 22, 2022 Town Council Regular Meeting Minutes	3	
B. Monthly Tax Report	6	
C. Budget Amendment: Police	11	
D. Report of Settlement of Judicial Action and Budget Amendment	13	
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4. Town Manager’s Report	34	Town Manager Coffey
5. General Public Comments (see below for additional information)		Mayor Fitzsimmons
6. Discussion & Action Items		
A. Community Center Usage Report	36	Rec. Coordinator Stovall
B. Water Allocation Request – LDG Multifamily LLC – 171 Monticello Road	38	Town Manager Coffey
C. Town Hall Roof Replacement	45	Town Manager Coffey
D. Proposed Sidewalk Priority List	46	Planning Director Eller
E. Quarterly Report – Public Works & Water Departments	61	Public Works Dir. Pennell
7. Adjournment		Mayor Fitzsimmons

General public comments may be submitted during the meeting or in writing in advance on any meeting topic or any other item of interest related to the Town of Weaverville. Normal rules of decorum apply to all comments and duplicate comments are discouraged. The general public comments section of the meeting will be limited to 20 minutes. Comments during the meeting are generally limited to 3 minutes. You must be recognized before giving your comment. Written comments timely received will be provided to Town Council, included as part of the minutes of the meeting, and read into the record during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (2) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

**WEAVERVILLE TOWN COUNCIL REGULAR MEETING – SEPTEMBER 26, 2022, AT 6PM
REMOTE ELECTRONIC MEETING LOGIN CREDENTIALS**

The Weaverville Town Council has elected to continue to provide the general public with remote electronic access to its regular monthly meetings.

This **NOTICE OF REMOTE ELECTRONIC MEETING** is provided to inform the public that the **Weaverville Town Council regular monthly meeting on Monday, September 26, 2022, at 6:00 p.m. will be held as an in-person meeting (Council Chambers/Community Room at Town Hall, 30 South Main Street) with remote attendance by the general public allowed via Zoom.** For those members of the public wishing to attend remotely via Zoom the following information is provided.

A virtual waiting room will be enabled and participants will be allowed entry into the meeting just prior to the start of the meeting. The instructions to access this meeting are:

To join the meeting by computer, go to this link <https://us02web.zoom.us/j/85948891960>
You may be asked for permission to access your computer’s video and audio. If so, click “allow.” You will then be asked for the Meeting ID which is: 859 4889 1960. You will first enter a virtual waiting room. The host will admit you into the meeting just prior to the start of the meeting.

To join the meeting by phone, call: (253) 215-8782 or (301)715 8592
You will then be asked for the Meeting ID which is: 859 4889 1960 . There is no password for this meeting, so if asked for one just press the # button.

Guidelines and Instructions for General Public Comment: A portion of the meeting will be set aside for general public comments. Normal rules of decorum apply to all comments and duplicate comments are discouraged. Public comments may be submitted during the in-person meeting or in writing in advance, but will not be taken from those attending remotely. The public comments section of the meeting will be limited to approximately 20 minutes, but may be extended by Town Council if time allows. You must be recognized before giving your comment and must make comments from the podium. Individual comments during the meeting are generally limited to 3 minutes. Written comments timely received will be provided to Town Council, included as part of the minutes of the meeting, and read into the record during the meeting as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by emailing to public-comment@weavervillenc.org at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (received not later than with the mail delivery on the meeting day) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

To view the agenda and related materials, please visit the Town’s website at <https://www.weavervillenc.org>.

Access to the Meeting Recording: A recording of the meeting will be available for one or two months, depending on storage capacity, beginning about 24 hours after the meeting. To access the recording visit the Town’s website at <https://www.weavervillenc.org> or the Town’s YouTube channel at https://www.youtube.com/channel/UCkBK1doIGY_O6_vjiqimFUQ, or call the Town Clerk at (828)645-7116.

Patrick Fitzsimmons, Mayor
9/20/2022



MINUTES

**Town of Weaverville
State of North Carolina**

**Town Council Regular Meeting
Monday, August 22, 2022**

The Town Council for the Town of Weaverville met for its regularly monthly meeting on Monday, August 22, 2022, at 6:00 p.m. in Council Chambers within Town Hall at 30 South Main Street, Weaverville, NC with remote access via zoom.

Councilmembers present were Mayor Patrick Fitzsimmons, Vice Mayor Jeff McKenna, and Councilmembers Doug Jackson, Andrew Nagle, John Chase, Catherine Cordell, and Michele Wood.

Staff members present were Town Manager Selena Coffey, Town Attorney Jennifer Jackson, Clerk/Planning Director James Eller, Finance Officer Tonya Dozier, Police Chief and Interim Fire Chief Ron Davis, Assistant Police Chief Somer Oberlin, and Public Works Director Dale Pennell.

1. Call to Order

Mayor Patrick Fitzsimmons called the meeting to order at 6:00 p.m.

2. Approval/Adjustments to the Agenda

Mayor Fitzsimmons moved for the approval of the agenda with an amendment to allow for public comment on the water allocation request for 171 Monticello Road shown as agenda item 6C instead of action being taken. Councilmember Jackson seconded the motion. All voted in favor of the motion to approve the agenda. Motion passed 7-0.

3. Consent Agenda

Councilmember Wood moved for the approval of the Consent Agenda. Councilmember Cordell seconded the motion. All voted in favor of the motion to approve all action requested in the Consent Agenda listed below. Motion passed 7-0.

- A. Town Council Minutes** – *Approved July 25, 2022 Town Council regular meeting minutes*
- B. FY2022 Year End Tax Settlement Report** – *Information only; submitted by Buncombe County*
- C. Budget Amendment – Community Center/Recreation Complex** – *Approved budget amendment for donations made to the Community Center*
- D. Budget Amendment – Police and Fire** – *Approved donations made to Departments*
- E. Budget Amendment – Transfers** – *Funds transferred from the general fund to the Community Center capital project fund, and engineering fees from the water capital reserve fund*
- F. Minor Modification to Northridge Commons Townhomes** – *Notice of minor modification approved by staff of a conditional district*
- G. Proclamation: Childhood Cancer Awareness Month** – *Month of September*
- H. Road Closure Ordinances** – *Road closures for Art in Autumn and NBHS Homecoming parade*

I. Resolution Supporting Option for Remote/Hybrid Public Meetings – offered to the North Carolina Legislature

4. Town Manager’s Report

Ms. Coffey presented her Manager’s report to Council which included information related to the September Town Council Workshop, a Drinking Water State Revolving Fund grant application update, 9/11 observance, and an update on fuel conservation efforts.

5. General Public Comment

General public comments may be submitted either during the meeting or in writing in advance of the meeting. Normal rules of decorum apply to all comments. The general public comments section of the meeting will be limited to 20 minutes and priority will be given to those commenters in attendance. Individuals presenting comments during the meeting are generally limited to 3 minutes. Written comments that are timely received will be provided to Town Council, included as part of the minutes of the meeting, and read into the record during the 20-minute general public comment period as time allows. Written comments are limited to no more than 450 words and can be submitted as follows: (1) by emailing to public-comment@weaverville.org at least 6 hours prior to the meeting, (2) by putting your written comment in a drop box at Town Hall (located at front entrance and back parking lot) at least 6 hours prior to the meeting, (3) by mailing your written comment (must be received not later than Monday’s mail delivery) to: Town of Weaverville, PO Box 338, Weaverville, NC, 28787, Attn: Public Comments. For more information please call (828)645-7116.

Mayor Fitzsimmons noted the amendment to the agenda to allow for public comment on the water allocation request for 171 Monticello Road and requested that those wishing to speak regarding another topic to identify themselves.

Clint Parker gave positive remarks regarding an event he attended at the Community Center.

Mr. Eller noted that no comment had been received in advance of the meeting and that no member of the public attending remotely via zoom had identified themselves as wishing to make a public comment.

Mayor Fitzsimmons closed the public comment period.

6. Discussion & Action Items

A. Weaverville Center for Creative & Healthy Living Update

Ms. Jackson presented an amended and restated agreement with WCCHL. Mayor Fitzsimmons thanked the large group of people that have volunteered time to make WCCHL such a success.

Councilmember Jackson motioned to approve the amended and restated memorandum of understanding with WCCHL. Councilmember Chase seconded the motion. All voted in favor of the motion. Motion passed 7-0.

B. Progress on Action Plan for Water System Recommendations

Ms. Coffey presented a preliminary version of an action plan demonstrating steps and timeframes for progress toward completion of the water system recommendations adopted by Town Council on June 27, 2022. No action taken by Council.

C. Water Allocation Request – LDG Multifamily LLC – 171 Monticello Road

Mayor Fitzsimmons noted that action toward the water allocation request would not be taken by Town Council during this meeting as public input would be sought on the matter.

Landon Cox, a representative of LDG Development, spoke on behalf of the proposed development and the water allocation being requested. Of note was that the application for a water allocation was not coupled with a voluntary annexation request and that development approval following the water allocation, if granted, would be sought through Buncombe County.

Mayor Fitzsimmons recognized Ruth Smith, Latasha Vandevear, Harry Harper, Eileen Riehman, Joan D'Entremont, County Commissioner Amanda Edwards, Lucy Keil, and Pamela Retzloft each spoke regarding their position on the proposed development or water allocation request. There was a mix of support for and opposition to the project.

D. Recreation Complex – Redesigned Concept Plan

Mr. Pennell presented to Town Council a redesigned recreation complex concept plan noting changes from the original plan which would provide additional parking for the complex and Community Center.

Councilmember Cordell motioned to approve the redesigned recreation complex concept plan. Councilmember Jackson seconded the motion. All voted in favor of the motion. Motion passed 7-0.

E. Staff Recommendations on Lake Louise Traffic Calming

Ms. Coffey presented staff recommendations which will serve to calm traffic around Lake Louise and provide for increased pedestrian safety. These recommendations included measures to update signage around the lake, better delineation of trails and roadways, and improved crosswalks.

Councilmember Wood motioned to direct staff to implement the recommendations for traffic calming around Lake Louise. Councilmember Chase seconded the motion. All voted in favor of the motion. Motion passed 7-0.

F. Board Applications

Mayor Fitzsimmons spoke regarding the ongoing efforts to obtain applications for vacancies on various Town boards and encouraged citizens to submit applications.

G. Quarterly Report – Fire Department

Interim Chief Davis presented Town Council with the quarterly report for the Fire Department.

H. Quarterly Report – Police Department

Chief Davis presented Town Council with the quarterly report for the Police Department.

7. Adjournment.

Without objection, Mayor Fitzsimmons declared the meeting adjourned. Meeting adjourned at approximately 7:30.

James Eller, Town Clerk

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Monthly Tax Report
PRESENTER: Finance Director
ATTACHMENTS: Monthly Tax Report

DESCRIPTION/SUMMARY OF REQUEST:

Buncombe County provides the following monthly tax report for August 2022. This report is provided for information only.

No action is requested or required.

**Town of Weaverville
MONTHLY TAX REPORT
FY 2022-2023**

**Tax Year 2022
Summary for YTD August 2022:**

Original Billed Amt	\$	3,960,275
Abs Adj (Adjustments by Assessor)	\$	(5)
Bill Releases	\$	(32)
Discovery Levy	\$	5,690
Additional Levy	\$	-
Net Levy	\$	3,965,928
Total Current Year Collections	\$	387,868
% Collected		9.78%
Total Left to be Collected:	\$	3,578,060
Prior Years Tax Paid	\$	542
Prior Years Interest Paid	\$	37

Date run: 9/7/2022 3:21:48 PM
 Data as of: 9/6/2022 11:31:06 PM

TR-401G Net Collections Report

NCPTS V4

Report Parameters:

Date Sent to Finance Start: **Min - August 1, 2022** Date Sent to Finance End: **Max - August 31, 2022** Abstract Type: **BUS,IND,PUB,REI,RMV**
 Tax District: **WEAVERVILLE**

Levy Type: **Admin Expense, Advertisement Fee, Attorney Fee, Collection Fee 5, Collection Fee 9, Cost, Docketing Expense, EXPENSE, FEE INTEREST, Garnishment Fee, Interest, LATE LIST PENALTY, Legal Ad Expense, NSF Penalty, Postage Expense, Sheriff Service Fee, SPECIAL ASSESSMENT, TAX, VEHICLE FEE, WEAVERVILLE TAX**

Tax Year: **2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004** Year For: **2022, 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010, 2009, 2008, 2007, 2006, 2005, 2004, 2003** Collapse Districts: **N**

Default Sort-By: **Tax Year** Grouping: **Tax District, Levy Type**

Fiscal Year Activity from July 1, 20XX to August 31, 2022												Activity from August 1, 2022 to August 31, 2022			
Tax Year	Orig. Billed Amt (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Net Levy (\$)	Amt Collect. (\$)	Unpaid Balance (\$)	Amt Collect. (\$)	Abs. Adj (\$)	Bill Releases (\$)	Disc. Levy (\$)	Assessor Refunds (\$)	Additional Levy (\$)		
			Net Collections (\$)	Additional Levy (\$)	Collection Fee Amt (\$)	% Coll.	% Uncoll.								
TAX DISTRICT: WEAVERVILLE LEVY TYPE: Interest															
2021	0.00	0.00	0.00	0.00	0.00	4,868.05	0.00	4,868.05	0.00	0.00	0.00	0.00	0.00		
2020	0.00	0.00	4,868.05	0.00	0.00	NA	NA	NA	0.00	0.00	0.00	0.00	0.00		
2019	0.00	0.00	0.00	0.00	0.00	11,373.78	0.00	11,373.78	0.00	0.00	0.00	0.00	0.00		
2018	0.00	0.00	0.00	0.00	0.00	NA	0.00	NA	0.00	0.00	0.00	0.00	0.00		
2017	0.00	0.00	0.00	0.00	0.00	316.01	0.00	316.01	0.00	0.00	0.00	0.00	0.00		
2016	0.00	0.00	0.00	0.00	0.00	39.57	0.00	39.57	0.00	0.00	0.00	0.00	0.00		
2015	0.00	0.00	0.00	0.00	0.00	64.92	0.00	64.92	0.00	0.00	0.00	0.00	0.00		
2014	0.00	0.00	0.00	0.00	0.00	100.08	0.00	100.08	0.00	0.00	0.00	0.00	0.00		
2013	0.00	0.00	0.00	0.00	0.00	6.70	0.00	6.70	0.00	0.00	0.00	0.00	0.00		

2012	0.00	1,020.36	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	730.74	0.00	0.00	0.00	NA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub.	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: LATE LIST PENALTY																			
2022	2,555.97	0.45	0.80	715.40	3,270.12	848.56	2,421.56	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	1,320.31	65.20	0.54	3,159.35	4,413.92	4,379.27	34.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	1,211.84	478.88	0.96	6,083.77	7,047.59	6,662.17	385.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub.	5,088.12	544.53	2.30	9,958.52	14,731.63	11,890.00	2,841.63	0.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: TAX																			
2022	3,960,275.22	4.54	32.20	5,689.99	3,965,928.47	387,868.13	3,578,060.34	4.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2021	3,717,652.88	3,168.26	34.73	14,153.16	3,729,129.89	3,724,252.78	4,877.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2020	3,354,216.35	5,999.72	59.94	22,850.56	3,373,734.01	3,370,659.66	3,074.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	73,342.49	0.00	1,623.13	0.00	71,719.36	71,719.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	68,037.63	0.00	1,498.22	0.00	66,539.41	66,539.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	82.56	0.00	66,539.41	0.00	0.00	100%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub.	11,173,607.13	9,172.52	3,248.22	42,693.71	11,207,133.70	7,621,121.90	3,586,011.80	4.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TAX DISTRICT: WEAVERVILLE LEVY TYPE: WEAVERVILLE TAX																			
2019	49,954.82	0.00	191.19	0.00	49,763.63	43,545.59	6,218.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	1,576.57	0.00	43,545.59	0.00	0.00	87.50%	12.50%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	771.97	0.00	3.29	0.00	1,573.28	914.17	659.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	914.17	0.00	0.00	58.11%	41.89%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	2.21	0.00	769.76	145.15	624.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	145.15	0.00	0.00	18.86%	81.14%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2016	217.62	0.00	2.56	0.00	215.06	168.06	47.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	168.06	0.00	0.00	78.15 %	21.85 %						
2015	201.36	0.00	8.59	0.00	192.77	160.43	32.34	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	160.43	0.00	0.00	83.22 %	16.78 %						
2014	2,126.15	0.00	5.98	0.00	2,120.17	23.32	2,096.85	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	23.32	0.00	0.00	1.10 %	98.90 %						
2013	570.35	0.00	0.00	0.00	570.35	1.15	569.20	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	1.15	0.00	0.00	0.20 %	99.80 %						
2012	752.46	0.00	111.58	0.00	640.88	204.72	436.16	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	204.72	0.00	0.00	31.94 %	68.06 %						
2011	1,636.85	0.00	0.00	0.00	1,636.85	0.00	1,636.85	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %						
2010	277.25	0.00	0.00	0.00	277.25	0.00	277.25	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00	0 %	100 %						
Sub.	58,085.40	0.00	325.40	0.00	57,760.00	45,162.59	12,597.41	0.00	0.00	0.00	0.00	0.00	0.00
Total	11,236,780.65	9,717.05	3,575.92	52,652.23	11,279,625.33	7,701,599.99	3,601,450.84	369,453.24	4.99	15.91	3,157.61	0.00	0.00
		1,457.40	7,703,057.39	3,485.42	0.00	68.07 %	31.93 %						

Signature (Tax Collector) _____

TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM

Date of Meeting: September 26, 2022
Subject: Budget Amendment – Police
Presenter: Town Finance Director
Attachments: Budget Amendment Form

Description/Summary of Request:

As a result of the ABC Store’s Fiscal Year 2021-2022 audit, it was determined that part of the Town’s general distribution should have included additional allocations to the Police Department as follows: **\$11,642.70** for Law Enforcement and **\$16,299.78** for Alcohol Education. The attached budget amendment is needed to re-appropriate these amounts from the prior year budget.

Action Requested:

Town Manager recommends approval of the attached Budget Amendment.

Budget Amendment FY 2022-2023

Town of Weaverville

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-430-431-26450	Police – ABC Law Enforcement	\$11,642.70
010-430-431-26400	Police – Alcohol Ed & Prevention	\$16,299.78

What expense account(s) are to be decreased or additional revenue expected to offset expense?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-004-310-09900	Appropriated Fund Bal (General)	\$27,942.48

Justification: Please provide a brief justification for this budget amendment. *ABC audit adjustment for fiscal year 2021-2022 distributions.*

_____ Authorized by Finance Officer	_____ Date
_____ Authorized by Town Manager	_____ Date
_____ Authorized by Town Council (if applicable)	_____ Date

Budget Ordinance Section 7:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Report of Settlement of Judicial Action and Budget Amdmt
PRESENTER: Town Attorney
ATTACHMENTS: Budget Amendment

DESCRIPTION/SUMMARY OF REQUEST:

In accordance with G.S. § 143-318.11(a)(3) the Town Attorney reports that the Weaverville Town Council has approved a \$70,000 settlement of *McKinney vs. Town of Weaverville*, et al., No. 1:21-cv-253, with the Town of Weaverville paying \$20,000 and the North Carolina League of Municipalities paying \$50,000. This settlement is of a disputed claim and is not intended to be an admission of liability, but rather a compromise in order to avoid the expense of litigation, to terminate all controversies between the parties, and to finally resolve all claims by and between the parties. Town Council is asked to approve the attached budget amendment that corresponds to this settlement.

TOWN COUNCIL ACTION:

Approval of the attached budget amendment.

Budget Amendment FY 2022-2023

Town of Weaverville

What expense accounts are to be increased?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-410-411-19000	Gov Body – Professional Svcs	\$20,000.00

What expense account(s) are to be decreased or additional revenue expected to offset expense?

<u>Account</u>	<u>Account Description</u>	<u>Transfer Amount</u>
010-004-310-09900	Appropriated Fund Bal (General)	\$20,000.00

Justification: Please provide a brief justification for this budget amendment. *Settlement of the McKinney lawsuit.*

_____ Authorized by Finance Officer	_____ Date
_____ Authorized by Town Manager	_____ Date
_____ Authorized by Town Council (if applicable)	_____ Date

Budget Ordinance Section 7:

- B. The Budget Officer or his/her designee is hereby authorized to distribute departmental funds based upon the line item budgets and make expenditures therefrom, in accordance with the Local Government Budget and Fiscal Control Act.
- C. The Budget Officer or his/her designee may authorize transfers between line items, expenditures and revenues, within a department or division without limitation and without a report being required.
- D. The Budget Officer or his/her designee may transfer amounts up to 5%, but not to exceed \$10,000 monthly, between departments, including contingency appropriations, but only within the same fund. The Budget Officer must make an official report on such transfers at a subsequent regular meeting of Town Council.
- E. The Budget Officer or his/her designee may not transfer any amounts between funds, except as approved by Town Council, as a budget amendment.

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Code Amendment – Retail Uses in C-1 District – Set Public Hearing
PRESENTER: Planning Director
ATTACHMENTS: Proposed Code Amendment

DESCRIPTION/SUMMARY OF REQUEST:

One of the items that Town Council recently indicated was high priority is enacting the Town Code amendments recommended by the Economic Development Advisory Committee regarding retail uses within the C-1 zoning district.

To that end, on September 6, 2022, the Planning Board reviewed both the current regulations and the attached proposed text amendment to Town Code Section 20-3205 that would require conditional district zoning for any retail use within the C-1 zoning district that encompasses more than 5,000 square feet.

At the conclusion of its review the Planning Board unanimously found that the proposed text amendment is consistent with the Town’s Comprehensive Plan and reasonable and recommended adoption of same.

Staff recommends that Town Council move forward and consider adoption of these text amendments. To do so Town Council must set and hold a public hearing. October 24, 2022, at 6 pm, is the proposed date and time for this hearing.

TOWN COUNCIL ACTION REQUESTED:

The following motion is recommended:

I move that Town Council hold a public hearing on October 24, 2022, at 6 pm in the Community Room and Council Chambers at Town Hall in order to receive public comment on the proposed text amendments to Chapter 20 related to retail uses within the C-1 zoning district.

**ORDINANCE AMENDING WEAVERVILLE TOWN CODE CHAPTER 20
CONCERNING CERTAIN RETAIL USES IN THE C-1 ZONING DISTRICT**

WHEREAS, the Planning Board met on September 6, 2022, in order to discuss certain Code amendments that would amend the zoning regulations regarding certain retail uses in the C-1 zoning district;

WHEREAS, the Planning Board found that the proposed code amendments which would require conditional district zoning for retail uses within the C-1 district that are 5,000 square feet or larger, are consistent with the Town's comprehensive land use plan and are reasonable and in the best interest of the public in that such amendments provide for more orderly development within the central business district;

WHEREAS, after proper notice the Town Council held a public hearing on ____, 2022, in order to receive input from the public on the amendments related to these proposed changes;

NOW, THEREFORE, BE IT ORDAINED by Town Council of the Town of Weaverville, North Carolina, as follows:

1. The findings and recommendations of the Planning Board are hereby incorporated by reference and adopted by Town Council, including specifically a finding that the amendments approved herein are consistent with the Town's adopted comprehensive land use plan.
2. Code Section 20-3205 is hereby amended as follows with the added language shown as underlined and deleted language, if any, is shown with strike-throughs:

Sec. 20-3205. Table of uses.

The following notes shall be applicable to the Table of Uses established herein.

- (1) Additional standards for those uses identified on the Table of Uses as "permitted with standards" are found in article III of part III of this chapter.
- (2) If a proposed use can't be found on the table of uses herein established or is not specifically defined herein, then the zoning administrator shall make a determination on which use most closely resembles the proposed use and shall apply those regulations and restrictions. Such determination may be made as a formal interpretation, or as part of an issuance or denial of a zoning permit or a notice of violation. The zoning administrator's determination is subject to an appeal of an interpretation which shall be heard by the board of adjustment.
- (3) The abbreviations and symbols shown in the Table of Uses have the following meanings:
 - "C" = Conditional District required
 - "P" = Permitted

"PS" = Permitted with Standards

"-" = Not Permitted

USES	R-1	R-2	R-3	R-12	C-1	C-2	I-1	MHO
RETAIL/RESTAURANTS								
<u>General Retail (Under 5,000 sq. ft.)</u>	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	-
<u>General Retail (5,000 – 9,999 Under 10,000 sq. ft.)</u>	-	-	-	-	<u>PS C</u>	P	P	-
General Retail (10,000 – 24,999 sq. ft.)	-	-	-	-	<u>PS C</u>	PS	PS	-
<u>General Retail (25,000 sq. ft. or more)</u>	-	-	-	-	C	C	C	-

- It is the intention of Town Council that the sections and paragraphs of this Ordinance are severable and if any section or paragraph of this Ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining paragraphs or sections of this Ordinance, since they would have been enacted by Town Council without the incorporation in this Ordinance of any such unconstitutional or invalid section or paragraph.
- These amendments shall be effective immediately upon adoption and immediately codified.

ADOPTED THIS the ___ day of _____, 2022, by a vote of ___ in favor and ___ against.

PATRICK FITZSIMMONS, Mayor

ATTESTED BY:

APPROVED AS TO FORM:

JAMES ELLER, Town Clerk

JENNIFER O. JACKSON, Town Attorney

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022

SUBJECT: Comprehensive Land Use Plan Update – Set Public Hearing

PRESENTER: Planning Director

ATTACHMENTS: Updated Table of Stated Goals, Responsibilities, and Priorities; and Updated Fact Sheet

DESCRIPTION/SUMMARY OF REQUEST:

The Comprehensive Land Use Plan (CLUP) has been reviewed and amended every year since its adoption in August of 2019. Town Council and the Planning Board recently discussed new priorities at its joint meeting on July 19th.

NCGS 160D-501 requires that amendments to the CLUP follow the same procedures as a text amendment, so a formal recommendation from the Planning Board and a public hearing are required prior to any action by Town Council.

On September 7, 2022, the Planning Board formally reviewed and recommends that the CLUP be amended to include the attached update the Table of Stated Goals, Responsibilities and Priorities and Fact Sheet. The Planning Board’s recommendation will be presented during the public hearing.

Staff proposes that a public hearing on this matter be held on October 24, 2022, at 6 pm.

COUNCIL ACTION REQUESTED:

The following motion is recommended:

I move that Town Council hold a public hearing on October 24, 2022, at 6 pm in the Community Room and Council Chambers at Town Hall in order to receive public comment on the proposed amendments to the Comprehensive Land Use Plan.

COMPREHENSIVE LAND USE PLAN STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	PRIORITIZATION			STATED GOAL	NOTES	Staff	PB	TC
			TC	PB	Staff					
3			WATER							
4	1	1	1	1	1	Update Plan and regulations to slow land use development if water treatment plant expansion is postponed or terminated and water usage and commitments reach 70% of available water supply		✓	✓	✓
5	1	1	1	1	1	Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
6	1	1	1	1	1	Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
7	1	-	1	1	1	Investigate interconnection with Asheville for supplemental water	TC resolution adopted 6/27/2; in progress by staff	✓		
8	1	-	1	1	1	Negotiate interlocal agreement with Asheville for purchase of supplemental water	Pending investigation	✓		✓
9	2	-	2	2	2	Development of Water System GIS Layer	Anticipated FY2023-2024	✓		
10			STREETS AND SIDEWALKS							
11	1	1	1	1	1	Continue the Street Improvement Program	Program funded FY2023	✓		✓
12	1	1	1	1	1	Consider implementing a Sidewalk Improvement Program and Master Plan	Bike-Ped Study recommendations pending			✓
13	1	1	1	1	1	Establish Priority List for Sidewalk Installation	Bike-Ped Study recommendations pending	✓	✓	✓
14	1	-	1	1	1	Development of Stormwater System GIS Layer	Anticipated work for Spring 2023; LOSRC grant funding	✓		
15	2	2	2	2	2	Study possible adoption of driveway construction standards – steep slope, reduction of curb cuts, common driveways		✓	✓	✓
16	3	2	3	3	3	Consider a bike-ped overlay district for the implementation of the bike-ped plan	Bike-Ped Study recommendations pending	✓	✓	✓

COMPREHENSIVE LAND USE PLAN STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
17			HOUSING							
18	1	1	1	1	1	Define and consider ways to achieve balanced residential development	Related to TC consensus on 5/14/22			✓
19	2	-	2	1	2	Consider ways to increase housing affordability	TC considered in 2020	✓		✓
20	2	-	2	2	2	Consider broadening allowable housing types in residential districts (duplexes, quaddplexes)				✓
21	2	-	2	2	2	Consider expansion of the MH Overlay District				✓
22			GENERAL POLICY MATTERS							
23	1	1	1	1	1	Review of overlapping land use authority	Anticipated FY2023	✓		✓
24	1	1	1	1	1	Negotiate interlocal agreement(s) with County (Building Permits and Inspections)	Anticipated FY2023	✓		✓
25	1	1	1	1	2	Review & update economic development goals				✓
26	1	-	1	1	1	Develop annexation guidelines that include consideration of how quality municipal services will be provided	Related to TC consensus on 5/14/22; TC considered in 2018 as part of Strategic Plan – current policy is case-by-case			✓
27	1	-	1	1	1	Continue to annex properties along the Town’s borders in order to impose the Town’s land use regulations	Related to TC consensus on 5/14/22			✓
28	1	-	1	1	1	Continue to work with Buncombe County during its on-going long term planning	Related to TC consensus on 5/14/22	✓		✓
29	1	-	1	1	1	Engage in conversations with NCDOT about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
30	1	-	1	1	1	Engage in conversations with MSD about long-term planning for growth	Related to TC consensus on 5/14/22	✓		✓
31	1	-	1	1	1	Comprehensive review of Future Land Use Map	Related to TC workshop 5/14/22	✓	✓	✓

COMPREHENSIVE LAND USE PLAN

STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
32	1	-	1	1	1	Make decisions on annexation based on the ability to provide quality municipal services to proposed land uses to the same extent and under current policy	Related to TC consensus on 5/14/22			✓
33	2	-	2	2	2	Investigate possibility of reestablishing direct bus route between Weaverville and Asheville		✓		✓
34	2	-	2	2	2	Investigate possibility of establishing a "Park and Ride" in Weaverville to provide a shared ride option to Asheville		✓		✓
35	3	3	3	3	3	Consider reestablishing the Town's extraterritorial jurisdiction		✓		✓
36	3	3	3	3	3	Evaluate need to strengthen regulations with regard to hazard mitigation	Buncombe-Madison Hazard Mitigation Plan dated 6/21	✓	✓	✓
37	LAND DEVELOPMENT REGULATIONS									
38	1	-	1	1	1	Comprehensive review of Table of Uses		✓	✓	✓
39	1	2	1	1	1	Review regulations for non-conforming lots		✓	✓	✓
40	1	-	1	1	1	Initiate small area studies for growth areas: Gill Branch Valley, Monticello Rd West, Ollie Weaver Rd, I-26 Corridor, Reems Creek Rd	Related to TC workshop 5/14/22	✓	✓	✓
41	1	-	1	1	1	Consider adoption of land use regulations which provide greater control of retail development in Main Street area (C-1)	Economic Development Advisory Committee recommendation (7/22)	✓	✓	✓
42	1	-	1	2	2	Consider regulations that encourage open space or greenway dedication, conservation measures		✓	✓	✓
43	1	2	1	3	3	Consider Town-initiated rezonings to better align established uses with underlying zoning districts or to address long dormant properties	Focusing on long dormant properties	✓	✓	✓
44	2	2	2	2	2	Undertake a comprehensive review of zoning regulations		✓	✓	✓
45	2	2	2	2	2	Review sign regulations for legal compliance and policy objectives		✓	✓	✓

COMPREHENSIVE LAND USE PLAN

STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
46	2	3	2	2	3	Review hillside/steep slope regulations for legal compliance and policy objectives		✓	✓	✓
47	2	3	2	2	3	Determine need or desire for Town grading regulations for projects less than 1 acre		✓	✓	✓
48	3	2	3	3	3	Continue to analyze ways to provide standard regulations in order to reserve use of conditional zoning for unique development	Areas improved: Mixed Use Development Apartments	✓	✓	✓
49	3	2	3	3	3	Study mountain ridge protection regulations for possible implementation		✓	✓	✓
50	3	2	3	3	3	Revise wireless telecommunication facility regulations for legal compliance and policy objectives		✓	✓	✓
51	0	2	0	3	3	Study removal of floodplain areas from density calculation		✓	✓	✓
52	0	3	0	0	0	Initiate special area studies: Downtown, North Main Street-“Five Points” Area, Monticello Road corridor, and Reems Creek Road corridor	Proposed for deletion; see line 43	✓	✓	✓
53	PLAN CONSISTENCY REVIEW - LEGALLY REQUIRED									
54		-		-	-	Consult plan priorities if inconsistencies develop in the implementation of this Plan		✓	✓	✓
55		-		-	-	Consult the Future Land Use Map and use descriptions for Plan consistency review	Legally required	✓	✓	✓
56		-		-	-	Consult Action Plan and stated goals for Plan consistency review	Legally required	✓	✓	✓
57		-		-	-	Consult additional approved plans for Plan consistency review	Legally required	✓	✓	✓
58	MAINTENANCE OF PLAN AND REGULATIONS – LEGAL COMPLIANCE AND ACCOUNTABILITY									
59		-		-	-	Conduct an annual review of progress towards accomplishment of Plan goals	July/August each year	✓	✓	✓

COMPREHENSIVE LAND USE PLAN STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
60		-		-	-	Update appendix to this Plan when new plans or amendments are adopted	To keep Plan up-to-date and usable	✓		
61		-		-	-	Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
62		-		-	-	Undertake annual review of the Table of Uses	For legal compliance	✓		
63		-		-	-	Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	For legal compliance and progress towards Plan goals	✓		
64		-		-	-	Consider development of or amendment to regulations consistent with law and Plan	For progress towards Plan goals	✓	✓	✓
65		-		-	-	Undertake a comprehensive update to the Plan in 2025 or at such time as substantial legislative or other changes are experienced	2025 is proposed in order to provide for 5 year updates that better align w/ Census	✓	✓	✓
COMPLETED										
✓		-				Conduct an annual review of progress towards accomplishment of Plan goals	7/5/22 – PB Review; 7/19/22 Jt Mtg b/w TC and PB	✓	✓	✓
✓		-				Update appendix to this Plan when new plans or amendments are adopted	August 2022	✓		
✓		1				Consider simplification of outdoor lighting regulations	Amendments proposed for adoption 7/25/22	✓	✓	✓
✓		1				Continue the Street Improvement Program	Program funded FY2023	✓		✓
✓		1				Implementation of GIS system and Zoning Layer	Implemented April 2022	✓		
✓		1				Provide educational information on parking availability in downtown area	Website posting	✓		
✓		1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓		1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		

COMPREHENSIVE LAND USE PLAN STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		1				Negotiate interlocal agreement(s) with County (Stormwater and Sedimentation/Erosion Control Permitting and Enforcement)	Agreements approved by TC June 2022	✓		✓
✓		1				Review use of flag lots	Implemented Nov 2021	✓	✓	✓
✓		1				Study solar collector regulation for possible implementation	Implemented May 2022	✓	✓	✓
✓		-				Conduct an annual review of progress towards accomplishment of Plan goals	August 2021	✓	✓	✓
✓		-				Update appendix to this Plan when new plans or amendments are adopted	August 2021	✓		
✓		1				Implementation of Chapter 160D Amendments	Implemented July 2021	✓	✓	✓
✓		1				Consider Implementation of a Manufactured Home Overlay District	Implemented Feb 2021	✓	✓	✓
✓		1				Undertake a comprehensive review of subdivision regulations	Implemented July 2021	✓	✓	✓
✓		1				Clarify legally required exemptions to subdivision regulations and reexamine the definitions of minor subdivisions and major subdivisions	Implemented July 2021	✓	✓	✓
✓		1				Streamline the subdivision review process	Implemented July 2021	✓	✓	✓
✓		1				Determine when sidewalks and other improvements are required with development approvals	Implemented July 2021	✓	✓	✓
✓		-				Conduct an annual review of zoning regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓		-				Undertake annual review of the Table of Uses	With 160D Project	✓		
✓		-				Conduct an annual review of subdivision regulations to ensure statutory compliance and consistency with stated goals	With 160D Project	✓		
✓		1				Continue monitoring water production, allocations, usage, and availability	Staff quarterly reports 2020/2021	✓		

COMPREHENSIVE LAND USE PLAN

STATED GOALS, RESPONSIBILITIES, AND PRIORITIES

(1 = high priority to be accomplished in 12 months, 2 = medium priority to be addressed in 24 months, 3 = lower priority to be addressed in 36 months; 0 = proposed for removal as a goal)

Proposed - August 2022

1	2022	2021	TC	PB	Staff	STATED GOAL	NOTES	Staff	PB	TC
✓		1				Continue reserving water allocation for infill development within the town	Staff quarterly reports 2020/2021	✓		
✓		-				Update appendix to this Plan when new plans or amendments are adopted	August 2020	✓		
✓		-				Conduct an annual review of progress towards accomplishment of Plan goals	August 2020	✓	✓	✓
✓		1				Continue monitoring water production, allocations, usage, and availability	In progress by staff with quarterly reports	✓		
✓		1				Continue reserving water allocation for infill development within the town	In progress by staff with quarterly reports	✓		
✓		1				Consider land use regulation that better provides for mixed use development	Regulations amended in May 2020	✓	✓	✓
✓		1				Consider land use regulation that provides for high density single family residential development	Studied in 2019; no new regulation desired	✓	✓	✓
✓		2				Review the current policy on street standards for private streets	Private street standards adopted May 2020	✓	✓	✓
✓		2				Consider ways to address housing affordability	Workshop presentation in January 2020	✓		✓
✓		2				Consider land use regulation that provides for transition districts	Accomplished 2020 with mixed use amendments	✓	✓	✓
✓		2				Implement a staff-led Technical Review Committee for development reviews	TRC amendments adopted in May 2020	✓	✓	✓
✓		3				Develop and distribute a downtown parking map	Map available on website and Town Hall in 2019	✓		

FACT SHEET

Sources: 2010 and 2020 US Census, 2020 American Community Survey, Weaverville Departmental Data

POPULATION CHARACTERISTICS				
	2010	2020	Total Change	NC Average
Population	3,120	4,567	+1,447 (46%)	
Population Density	836 per sq. mi.	1,436 per sq. mi.	+600 (71%)	
Median Age	51.4	55	+3.6 years	39.1
Household Size	2.13	2.14	+.01	
Voting Age Pop.	2,482	3,370	+888	

BASIC INFORMATION ON LAND			
	2010	2022	Total Change
Base Land Area	1,983.06 acres	2,037.22 acres	+54.16 acres
Satellite Annex. Area		23.38 acres (1.1%)	
Real Property Value	\$481,786,300	\$1,041,313,250	+\$559,526,950
Personal Property Val.	\$150,966,630	\$81,921,573	-\$69,045,057

HOUSING PROFILE			
	2010	2020	Total Change
Housing Stock	1,330	2,031	+701
Single Family	81%	76.9%	
Multi-Family	14%	23.1%	
Housing Value	\$242,600	\$320,300	+77,700

INCOME / EDUCATION CHARACTERISTICS			
	2010	2020	Total Change
Median Income	\$47,391	\$71,806	+\$24,415
Poverty Rate	9.4%	5.1%	-4.3%
Bachelor’s Degree or +	43%	58.9%	+15.9%

GOVERNMENTAL INFRASTRUCTURE	
Municipal Streets	20 Miles
Sidewalks	6 Miles
Water Lines	71 Miles
Water Meters	3140
Fire Hydrants	631
Trails	1.4 Miles
Park Acreage	23.9

COMPARATIVE DATA (per 2020 US Census Data)						
	Population	Median Household Income	Bachelor’s Degree or Higher	Employment Rate	Total Housing Units	Total Households
Weaverville	4,567	\$66,179	56.3%	53.6%	2,354	1,785
Asheville	94,589	\$52,339	48.9%	63.9%	47,606	40,340
Black Mtn.	8,426	\$50,373	49.5%	51.3%	4,476	3,913
Woodfin	7,936	\$48,202	34.1%	54.3%	3,689	2,495
Buncombe C.	269,452	\$54,970	40.4%	59.1%	129,141	106,741

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Board Appointments
PRESENTER: Mayor Fitzsimmons
ATTACHMENTS: Proposed Rosters

DESCRIPTION/SUMMARY OF REQUEST:

There are terms that are expiring in September on the Planning Board, Board of Adjustment and ABC Board and a vacancy needs to be filled on the Planning Board. There is also a term that is expiring in November on the Animal Control Appeals Board. Mayor Fitzsimmons has been working on these appointments and his recommendations are shown on the attached rosters and outlined below.

Mayor Fitzsimmons proposes that Planning Board regular members Bob Pace and Rachael Bronson be reappointed for an additional 3-year term and that Donna Mann Belt, who is currently serving as an alternate Planning Board member, be appointed to fill the regular seat vacancy created by Gary Burge's recent resignation. Maggie Schroder is also recommended for reappointment to a 3-year term as an alternate on this Board. This leaves one alternate seat vacancy, and the Mayor is still considering recommendations.

The Board of Adjustment has terms expiring for Paul Clauhs (regular seat), and alternate Caleb Fieser. Mayor Fitzsimmons recommends that Mr. Clauhs be reappointed for another 3-year term. Since Mr. Fieser has not been able to attend any of the Board's meetings to date the Mayor recommends that this vacancy be held open for a recommendation in coming months.

The Mayor recommends that Thomas Destino be appointed to the ABC Board for a new 3-year term. The Mayor also recommends that Town Council designate Rob Chason as the Chairman of this Board beginning in September 2022.

COUNCIL ACTION REQUESTED:

Suggested motion: *I move the approval of the following board reappointments/appointments:*

Bob Pace and Rachael Bronson – reappointment as regular members of the Planning Board to serve new 3-year terms beginning in September 2022

Donna Mann Belt - appointment as a regular member of the Planning Board to serve an unexpired term that is due to expire September 2023

Maggie Schroder – reappointment as an alternate member of the Planning Board to serve a new 3-year term beginning in September 2022

Paul Clauhs - reappointment as a regular member of the Board of Adjustment to serve a new 3-year term beginning in September 2022

Thomas Destino - appointment to the ABC Board to serve a new 3-year term beginning in September 2022

Rob Chason - designation as the ABC Board Chairman for a 1-year term beginning in September 2022

WEAVERVILLE PLANNING BOARD

Regularly meets 1st Tuesday of the month at 6 pm in
Community Room/Council Chambers at Town Hall

NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
Bob Pace Regular Member Chair	116 Mountain Meadow Circle 919-434-6938 ncstman@gmail.com	2020	September 2022	September 2022 – 2025
Rachael Bronson Regular Member Vice Chair	31 Reynolds Lane 843-327-6709/828-229-1838 rachael.bronson@gmail.com	2019	September 2022	September 2022-2025
Mark Endries Regular Member	9 Grove Street 828-423-0035 (cell) markendries@hotmail.com	2021	March 2022	March 2022 - Sept 2024
Jane Kelley Regular Member	31 Moore Street 843-801-5100 jane.kelley2@yahoo.com	2021	November 2021	November 2021 – Sept 2023
Donna Mann Belt Regular Member	53 Highland Street 903-530-2967 (cell) donnaleemann@gmail.com	2021	September 2022	September 2022 – 2023
Maggie Schroder Alternate Member	32 Alexander Drive 919-610-7207 schrodermaggie@gmail.com	2022	September 2022	September 2022 – 2025
Alternate Member				___ – Sept 2024
<i>Catherine Cordell Non-Voting Town Council Liaison</i>	13 Hamburg Drive (cell) 776-7380 ccordell@weavervillenc.org	2021	December 2021	TBD
James Eller Town Planner	828-484-7002 (direct line) jeller@weavervillenc.org			
Jennifer Jackson Town Attorney	828-442-1858 (cell) jjackson@weavervillenc.org			

Last updated September 2022

**WEAVERVILLE
BOARD OF ADJUSTMENT**

Regularly meets 2nd Monday of the month at 6:00 pm (subject to cancellation)
in Community Room/Council Chambers at Town Hall

NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
John "Tyker" Lewis Chairman	14 South College Street (cell) 279-4290 tycerrenovations@gmail.com	2017	August 2020	September 2020 - 2023
Cynthia Wright Vice-Chairman	88 Hillcrest Drive (cell)703-862-8428 wright.cindy2011@gmail.com	2014	August 2021	September 2021 - 2024
Paul Clauhs Regular Member	P.O. Box 483 74 Hamburg Drive 828-768-6679 weavervilleplumbing@hotmail.com	2011	September 2022	September 2022 - 2025
Roger Parkin Regular Member	57 Church Street 828-337-2868 rdplimey@gmail.com	2017	August 2020	September 2020 - 2023
Peter McGuire Regular Member	11 Whitetail Drive 828-230-1862 pbumcguire73@gmail.com peter@strausslaw.com	2021	August 2021	September 2021 - 2024
Larry Murray Alternate Member	7 Alexander Road 828-645-4285 flurmur104@aol.com	2021	November 2021	November 2021 - Sept 2023
Alternate Member				September 2022 - 2025
James Eller, Zoning Administrator	828-484-7002 jeller@weavervillenc.org			
Jennifer Jackson Town Attorney	828-442-1858 jjackson@weavervillenc.org			

**WEAVERVILLE
ALCOHOL BEVERAGE CONTROL (ABC) BOARD**

Quarterly – 10 am on First Wednesday in March, June, September and December in Community Room/Council Chambers at Town Hall; and as needed

NAME AND POSITION	CONTACT INFORMATION	FIRST APPT	DATE OF APPT	TERM (3 YEARS)
Robert Chason Chairman	26 Scenic Mountain Drive Weaverville, NC 28787 273-8510 (cell) homebrew7@charter.net	2011	August 2020	September 2020 - 2023
Tonia Sheppard	27 Central Avenue Weaverville, NC 28787 MAILING ADDRESS IS 1186 Patton Avenue Asheville, NC 28806 828-712-4259 (cell) funinfolly@gmail.com	2019	September 2021	September 2021 - 2024
Thomas Destino	2 Orchard Place Weaverville, NC 28787 (828)551-7137 thomas.destino@us.kbr.com	2022	September 2022	September 2022-2025
Jennifer Jackson Board Attorney	828-442-1858 (cell) jjackson@weavervillenc.org			

**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Drinking Water State Revolving Fund (DWSRF) Resolution
PRESENTER: Town Manager
ATTACHMENTS: Proposed Resolution

DESCRIPTION/SUMMARY OF REQUEST:

In March of 2022 the Town submitted an application for the Drinking Water State Revolving Fund (DWSRF) Spring 2022 cycle of grants and loans in order to seek grant/loan funding for the Town and certain water supply resiliency improvements and/or the expansion of the water treatment plant. As previously reported, the Town's applications did not score well enough to be funded with the Spring cycle. However, large amounts of funding will be available during the Fall 2022 grant cycle and the Town has been encouraged to resubmit the application at not further cost.

For application purposes, water supply resiliency improvements include a new generator at the WTP, a new generator at the raw water intake, back wash pumps, a new high service pump station, and conversion from chlorine gas to sodium hypochlorite. These needed improvements are expected to score well in the grant review process.

Town Council is asked to adopt the attached resolution which obligates the Town to do the following should funding be approved:

- Arrange financing for all remaining costs of the project, if approved for a State grant/loan award and such award is accepted by Town Council
- Agree that should the Town default on any loan repayment that any State funds that the Town is entitled to can be withheld from the Town until loan is paid off
- Maintain water rates and fees adequate for the proper operation, maintenance, and administration of the system and the repayment of all principal and interest
- Provide for efficient operation and maintenance of the project on completion of construction
- Authorize the Mayor and appropriate staff to execute and provide documents necessary for a complete application
- Comply with application federal, state, and local laws, regulations, and rules, and to any grant or loan provisions

COUNCIL ACTION REQUESTED:

Town Council is asked to take action to adopt the attached resolution as presented.

TOWN OF WEAVERVILLE RESOLUTION CONCERNING APPLICATION FOR GRANTS AND/OR LOANS FOR WATER TREATMENT PLANT PROJECTS

WHEREAS, The Federal Clean Water Act Amendments of 1987 and the North Carolina the Water Infrastructure Act of 2005 (NCGS 159G) have authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of drinking water treatment works; and

WHEREAS, The Town currently owns and operates a 1.5 MGD water treatment plant (WTP) and associated water distribution system. This plant was constructed in 1996 and is approaching water production values which trigger mandated actions to begin the planning, design, and construction process for increase capacity of this facility; and

WHEREAS, The Town of Weaverville has need for and intends to construct drinking water treatment works projects described in the alternative as:

- (1) Water Supply Resiliency Improvements Project to increase resiliency of the water supply by installing a new generator at the WTP, back wash pumps and a new high service pump station, and a new liquid chlorine system for the WTP which will convert the treatment process from chlorine gas to sodium hypochlorite; or
- (2) Water Treatment Plant Expansion Project which will double the capacity of the WTP from 1.5 MGD to 3.0 MGD; the expansion of the water treatment plant.

WHEREAS, The Town of Weaverville intends to request state grant/loan assistance for the project;

NOW THEREFORE BE IT RESOLVED, BY THE TOWN COUNCIL OF THE TOWN OF WEAVERVILLE:

That Town of Weaverville, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State grant/loan award and such award is accepted by **Applicant**.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Town of Weaverville to make scheduled repayment of the loan, to withhold from the Town of Weaverville any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That **Selena Coffey, Town Manager**, and **Patrick Fitzsimmons, Mayor**, the **Authorized Officials**, and successors so titled, are hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a grant and/or loan to aid in the construction of the project described above.

That the **Authorized Officials**, and successors so titled, are hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.

ADOPTED this the 26th day of September, 2022, at Weaverville, North Carolina.

Patrick Fitzsimmons, Mayor



September 2022

Town Clerk Introduction

The Town Manager will be introducing the new Town Clerk, Grace Keith, at this meeting, as September 26 will be her first day of employment.

Fire Chief

As you are aware, I have hired our new Fire Chief, Scottie Harris. Chief Harris comes to us from Northern Wake Fire Department most recently, but served as Black Mountain's chief for 3 year prior. Chief Harris will begin on October 10 and we will be holding a reception at some point thereafter in order for Council and the public to meet him. I will formally introduce him at your October meeting.

October Workshop

Town Council's workshop on Tuesday, October 18 at 6pm will focus on the bike-ped plan. Traffic Planning & Design will be presenting the plan and discussing next steps during this workshop.

Fountain at Lake Louise

As you may have noticed, the fountain at Lake Louise has been inoperable for several weeks now. Public Works has been trying to get it repaired and operational. They have replaced a damaged starter for the fountain pump only to find that the electrical storm some 5 weeks ago also damaged the pump itself. The Public Works Director advises that the new pump has been ordered, but we have had some delays. Meanwhile, the department is using a portable pump to circulate water within the lake and the fire department has brought a pumper on one occasion to do the same. This is helping to keep the algae at bay until we have the proper equipment installed.

I-26 Bridge Replacement

As a reminder, NCDOT will begin work on replacing the I-26 bridges over Quarry Road in October. It is very important that we maintain safety in the area and I encourage the public, as well as our Town departments, to not walk in that area, as there will be substantially more traffic on Quarry Road, as well as potential debris from the construction being performed above the road on the bridges.

New Toters

As Town Council will recall from the budget process, the Town is improving it's garbage collection process by requiring the use of Town-approved toters. In order to provide for safer and more efficient garbage pick-up the Town of Weaverville will be changing to the automated side-loading garbage truck in the coming months. This change in operations will require all garbage customers to use a Town-approved garbage toter. These toters have been available for purchase through the Town for several years and many customers are already

using them. This project is a large undertaking and will take several months to complete, but all toters will be delivered to customers prior to the end of December 2022. The one-time cost of each toter is \$55 and that amount will be added to water bills in January 2023. If customers prefer to be put on a payment plan providing for 5 monthly payments of \$11, they will need to contact the Town at 828-645-7116 and those arrangements will be made. Residents that are not Town water customers will be billed directly. Questions concerning the toters should be directed to the Public Works Department at 828-645-0606 or ecutshall@weavervillenc.org; billing questions should be directed to Town Hall at 828-645-7116 or mworley@weavervillenc.org. This will also be announced on our website and via the e-Focus.

Town of Weaverville
Town Council Agenda Item

Date of Meeting: September 20, 2022
Subject: Weaverville Community Center Use 2021-2022
Presenter: Shelby Stovall
Attachments: Facility Use Report

Description:

This agenda item serves to address the following content:

The Recreation Coordinator would like to present the use of all spaces in the Weaverville Community Center from September 6th, 2021 to September 6th, 2022 in celebration of the one year anniversary of the Community Center opening. The attached report shows the number of reservations in each space, which includes both paid rentals and free programs, as well as the revenue generated from each space.

Action Requested:

No action required.

Facility Use 09/06/2021-09/06/2022 (ran on 8/16/2022)						
Location	Facility	Bookings	Total Time Booked	Base Fees	Addons	Total Revenue (includes refunded deposits)
Weaverville CC at Dottie Sherrill Knoll	Albert Weaver Room (Capacity 120-165)	459	50:18:17:00	\$19,200.00	\$2,895.00	\$22,095.00
Weaverville CC at Dottie Sherrill Knoll	Covered Patio	25	02:23:45:00	\$125.00	\$200.00	\$325.00
Weaverville CC at Dottie Sherrill Knoll	Covered Patio ADD ON	10	02:22:00:00	\$125.00	\$0.00	\$125.00
Weaverville CC at Dottie Sherrill Knoll	Fireplace ADD ON	6	01:03:00:00	\$75.00	\$0.00	\$75.00
Weaverville CC at Dottie Sherrill Knoll	Kitchen	89	15:21:45:00	\$4,127.50	\$730.00	\$4,857.50
Weaverville CC at Dottie Sherrill Knoll	Multipurpose Room (Capacity 15-35)	490	37:08:15:00	\$6,165.00	\$850.00	\$7,015.00
Weaverville Town Hall	Community Room / Kitchen	61	08:11:00:00	\$540.00	\$0.00	\$540.00
		1035		\$30,357.50	\$4,675.00	\$35,032.50

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

DATE OF MEETING: September 26, 2022

SUBJECT: Water Commitment Request – LDG Multifamily, LLC –
171 Monticello Road

PRESENTER: Town Manager and Town Attorney

ATTACHMENTS: Application for Water Commitment Letter
Conceptual Site Plan
Public Works Director Email dated 9/21/2022
Town Code Sections 30-77

DESCRIPTION/SUMMARY OF REQUEST:

At its meeting on August 22, 2022, Town Council heard public comments concerning the LDG Multifamily, LLC, affordable housing project which is described below.

LDG Multifamily, LLC, has submitted a water commitment application for a proposed multifamily housing development. This application requests 56,600 gallons per day off of a 3-inch water meter for a proposed apartment complex consisting of 168 dwelling units on property located at 171 Monticello Road bearing Buncombe County parcel identification number 9733-60-3503. No extension of the Town’s water system is needed to serve this project.

This project has not requested annexation into Weaverville’s municipal jurisdiction but is likely open to that should Town Council require it.

This request is brought to Town Council pursuant to Code Section 30-77(3) which requires Town Council approval on commitments involving water meters that are larger than 2 inches. The Public Works Director, who also serves as the town engineer, has reviewed the request and has found that there is sufficient capacity within the Town’s water system to accommodate this request without any adverse effects on service to the Town’s current water customers (see attached email dated 9/21/2022). As previously indicated the Town Manager recommends that this request be approved. Town Code Sec. 30-77(3) indicates that the “criteria for the determination shall be based on the town manager’s recommendations; the standing of the request as it relates to priorities listed in Town Code Sec. 30-31(5). Priorities listed in Town Code Sec. 30-31(5) include: capacity in the system, public health and safety, orderly growth, environmental conditions, capital improvement plans, annexation plans, master plans, zoning, fiscal impact on the town, and effect on service to existing customers.

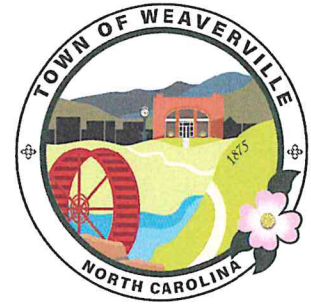
Based on the application, Town Code provisions, Town obligations to USDA, and the recent history of action taken regarding water, Town Council could take any of the following actions:

- (1) grant the water commitment request;
- (2) grant the water commitment request conditioned upon annexation into the Town (and development approvals of the project by the Town); or
- (3) declare an intent to deny the water commitment request and seek USDA’s concurrence on the proposed denial of water based on justifications identified by Town Council.

Town staff will be available at tonight’s meeting to answer any questions that Town Council might have regarding this matter.

ACTION REQUESTED:

Council discussion and decision regarding the water commitment application.



TOWN OF WEAVERVILLE
WATER DEPARTMENT

APPLICATION FOR A COMMITMENT LETTER

APPLICANTS NAME: LDG Multifamily, LLC PROJECT NAME: Monticello Family
ADDRESS: 1469 S 4th Street, LOCATION: 171 Monticello Road,
Louisville, KY 40208 Weaverville, NC 28787
PHONE NUMBER: (502) 638-0534 PIN NUMBER: 973360350300000
ELEVATION: 2180'

TYPE OF SERVICE:

- RESIDENTIAL SINGLE FAMILY HOME
- TWO FAMILY _____ NUMBER OF BUILDINGS
- MULTI-FAMILY 7 NO. OF BUILDINGS 24 UNITS PER BUILDING 168 Units
- RESIDENTIAL SUBDIVISION _____ NO. OF LOTS
- COMMERCIAL SINGLE COMMERCIAL BUILDING
- UNIFIED BUSINESS DEVELOPMENT _____ NO. OF BUILDINGS
- _____ NO. OF UNITS
- INDUSTRIAL SANITARY FACILITIES ONLY
- SANITARY & INDUSTRIAL PROCESS WATER
- OTHER FIRE SPRINKLER SYSTEM
- IRRIGATION SYSTEM
- Pool/Clubhouse

CAPACITY REQUESTED:

MAXIMUM GALLONS PER MINUTE 40
MAXIMUM GALLONS PER DAY 56,600
ANTICIPATED DATE OF SERVICE July 2024

PROJECT DESCRIPTION:

By way of Attachment(s) provide as much information as possible about this project. At minimum, attach A copy of the County Tax Map showing the location of the property. If the project involves a subdivision or more than one building location, a topographic map of the property is required to show building or lot Elevation.

ACKNOWLEDGEMENT:

I London Cox understand that the processing fee of **\$35.00**, paid herewith is non-refundable and is to cover the costs of processing and investigating this request and that an additional Commitment Fee based on the size and number of connections is due upon approval. It is further understood that the Town has the exclusive right to deny the request for any reason whatsoever.

Signature 

Date 07/20/22

Jennifer Jackson

From: Dale Pennell
Sent: Wednesday, September 21, 2022 2:31 PM
To: Selena Coffey; Jennifer Jackson
Cc: Dale Pennell
Subject: Second Review of Water Commitment Request from LDG Multifamily at 171 Monticello Road
Attachments: Weaverville Water Commitment Application.pdf; 171 Monitcello Rd Flows.pdf; 2022-08-05 CONCEPTUAL SITE PLAN.pdf; Outstanding Wtr Commitments 09-19-2022.xlsx

Selena and Jennifer,

An “Application for a Commitment Letter” was received by the Public Works Department on August 3, 2022 for the Monticello Family apartment project at 171 Monticello Road. This application has been submitted on behalf of LDG Multifamily LLC for 168 apartments consisting of 24 1-bedroom, 84 2-bedroom, 60 3-bedroom units plus a pool and clubhouse, with an internal looped water system served by a master meter at the entrance. The project is outside town limits, and the applicant indicates they have no plans to request annexation by the town. I reviewed this application on August 4, and emailed review comments to their engineer. They responded to our technical comments about their “per unit” flow amounts and layout of the water system on August 8, showing a connection to our 12” water line that runs along the front of their site. Their revised application is attached, requesting a total of 56,600 gallons per day (GPD), .

Previously, for the August 2022 Town Council meeting, I used my water allocation report dated June 15, 2022 to review this application. The June report indicated that our Summary of Projected Water Demands at that time was 969,940 gallons per day, or 64.66% of our 1.5 MGD water treatment plant capacity. The addition of this project to our water system at that time would increase the percentage of used or committed water to 1,026,540 GPD or 68.44%. At that time, in my opinion, the town had the capacity to serve this development without any adverse effects for our current customers.

My most recent water commitment report dated September 19, 2022 (attached) indicates that our current Summary of Projected Water Demands (based on the period from June 2022 to August 2022) is 1,043,007 gallons per day, or 69.53% of our 1.5 MGD water treatment plant capacity. The addition of this project to our water system will increase our percentage of used or committed water to 1,099,607 GPD or 73.30%. In reviewing this figure, I realized that water usage for the quarter of June through August was exceptionally high, probably due to increased irrigation throughout the system. An analysis of the three large apartment complexes in our system confirmed my worries. In addition, we have had several previous discussions about the difference between the state-required daily demand figures versus the actual usage figures within our system. Therefore, I recalculated the current demands with these variables in the results. At the end of the September 19 commitment report, I have shown the percentage of WTP capacity used or committed. Using the last 6 months of actual usage with the state required demands, our current demand drops to 66.53%. Using the June-August usage and commitments based on estimated usage rather than state demands, this figure drops to 53.37%. If the actual usage is based on March – August (6 months) and the future commitments are based on estimated usage, the figure drops further to 50.37%. The addition of this proposed project will increase each of these figures by 3.8%.

Based on any of these scenarios, our water system currently has the capacity to serve this development without any adverse effects for our current customers.

As we have discussed in the past, the state mandates that we have a plan in place for how to increase our water supply when we reach a total of actual usage and future commitments of 80% of our WTP capacity (which would equal 1,200,000 GPD). When we reach 90% of WTP capacity, we must be under construction or limit any additional

commitments until construction begins. We have been conservative in our approach as to how to supply additional water for our system, and have therefore used the 70% threshold for being proactive in determining our future needs. The difference between 70% and 80% is 150,000 GPD, which could be quickly reached if we receive 2 or 3 major water allocation requests in the upcoming months.

As you know, we are now actively looking at 7 alternatives to address our future water needs. Based on our current WTP status, consideration of this allocation request, anticipation of future requests, and an estimated 2 to 4 years for completion of any water-related construction project(s), I want to emphasize the need to promptly move forward with a plan that guarantees a dependable and reliable water source for the town's future.

Thanks,
Dale

Dale Pennell, PE, PLS
Public Works Director
Town of Weaverville
15 Quarry Road
Weaverville, NC 28787
828-645-0606 Office
828-231-7050 Cell

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by: Dale Pennell, Public Works Director

REVISED 09-19-2022

Water Line Status	Project with current commitment	Address	Description	Number of Units	Gallons per Connection (GPD)	Projected Demand per NCDEQ standards (GPD)	Estimated Demand at 50 GPD/apt and 100 GPD/house
Renewal pending	Greenwood Park (Dorf)	Governor Thomson Terrace	73 homes	73	400	29,200	7,300
Construction	Stoney Knob Mixed Use Development	3 Garrison Road	2 buildings w 4 units/bldg	8	625	5,000	5,000
Construction	Pailsades at Reems Creek	Weaverly Highway	132 apartments + clubhouse	133	55100	55,100	6,650
Construction	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824	14,824
Construction	22,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	1100	1,100	1,100
Construction	6,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	600	600	600
Pending	Ollie Weaver Apartments	60 Ollie Weaver Road	202 apartments + clubhouse	202	200-400	55,600	10,100
Pending	Pleasant Grove Townhouses	9 Pleasant Grove Road	54 townhouses	54	400	22,000	5,400
Pending	Clarks Chapel Subdivision	601 Clarks Chapel Road	13 homes	13	400	5,200	1,300
			Subtotal Current Projects			188,624	52,274
on-going	Existing but not active meter sets			157	250	39,250	15,700
on-going	Projected inside-town vacant land development (rev 8/27/2020)			250	400	100,000	25,000
on-going	Projected Outside-town-limit residential units			25	400	10,000	2,500
			Subtotal On-going Projections			149,250	43,200
			Total Outstanding Commitments			337,874	95,474
SUMMARY OF PROJECTED WATER DEMANDS (GPD)							
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments (as of Sept 19, 2022)	Mars Hill agreement for emergency water (see note 5 below) (expired Oct. 20, 2015)	Current usage and commitment	WTP Capacity and permitted withdrawal	Current % of WTP used or committed	Notes
June 2022 - August 2022	June 2022 - August 2022	337,874	0	1,043,007	1,500,000	69.53%	see 1 below
652,111	53,022	95,474	0	800,607	1,500,000	53.37%	see 2 below
652,111	53,022						
March 2022 - August 2022	53,022	337,874	0	997,895	1,500,000	66.53%	see 3 below
606,999	53,022	95,474	0	755,495	1,500,000	50.37%	see 4 below
606,999	53,022						
Outstanding Wtr Commitments 09-19-2022							
	Note 1. Chart uses only June - August usage data and NCDEQ projected flow for future commitments. Note 2. Chart uses only June - August usage data with estimated demand for future commitments. Note 3. Chart uses March - August usage data with NCDEQ projected flow for future commitments. Note 4. Chart uses only March - August usage data with estimated demand for future commitments. Note 5. Projections do not include any future flow to the Town of Mars Hill (200,000 GPD in expired agreement) and possible additional 200,000 GPD in future.						

Sec. 30-77. Commitment letter.

- (1) *Application.* Any applicant desiring to reserve increased or new water service at a designated location owned or to be purchased by the applicant may request a commitment letter from the town as to the availability of service at the designated location.

All requests for commitment letters shall be in writing on such forms and in such detail as prescribed by the town manager.

- (2) *Processing fee.* At the time of requesting a commitment letter, the applicant shall pay to the town manager a nonrefundable processing fee in the amount set forth in the rates, fees and charges schedule to cover the costs of processing and investigating the applicant's request.
- (3) *Approval/disapproval.* Commitment letters for water service requiring a meter size of two inches or less shall be considered by the town manager. Commitment letters for water service meters larger than two inches shall be voted on by the town council meeting in formal session.

All requests for water service meters larger than two inches shall be reviewed by the town engineer and shall be presented to the town council only after it has been determined by the town engineer that the system has adequate capacity to serve the connection. The criteria for the determination shall be based on the town manager's recommendations, the standing of the request as it relates to priorities listed in division 1, subsection 30-31(5) and/or the exclusive right of the town to deny the request for any reason whatsoever.

- (4) *Reserved service.* If a commitment letter is approved, upon payment of a fee as described in the rates, fees and charges schedule, the town manager shall issue a letter to the applicant committing the town to supply the designated service, describing the location for which it is committed, limiting the use to the purpose proposed, and specifying the maximum commitment. The town shall reserve for one year sufficient capacity to satisfy the applicant's designated needs.
- (5) *Duration.* If the recipient of a commitment letter has not applied in writing for an extension or connection within one year from the date of the commitment letter, the commitment letter shall be null and void, of no further force and effect, and the reservation of the service shall be terminated and released. However, the applicant may request an additional commitment letter, which letter shall be valid for one year from the date of the second letter, upon payment of a nonrefundable fee described in the rates, fees and charges schedule. The town will continue to reserve the specified use after the conclusion of one year from the date of the second commitment letter only if the applicant pays the applicable minimum monthly charge thereafter. If the applicant fails to pay the applicable minimum monthly charge, the commitment letter will be null and void, and the reservation shall be terminated and released.
- (6) *Transferability.* A commitment letter is transferable by the applicant. However, any commitment letter is valid only as to the designated location, the use originally proposed and the maximum amount of use described therein. The applicant must notify the town manager of the transfer.

(Ord. of 8-18-2008, § 2.2)

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

DATE OF MEETING: September 26, 2022
SUBJECT: Town Hall Roof Replacement
PRESENTER: Town Manager
ATTACHMENTS: None

DESCRIPTION/SUMMARY OF REQUEST:

There are several small leaks that have been found in different roof locations at Town Hall during recent heavy rain events. The construction on Weaverville's Town Hall building was completed in 2001. The roof is original to the construction of the building, so it is now more than 21 years old and at the end of its useful life.

In the process of seeking roof repairs, Town staff has been informed that repairs will not be particularly effective and a complete roof replacement has been recommended by more than one roofing company.

Staff is in the process of receiving quotes for this work and hopes to have them in hand at tonight's meeting. The vendors have been asked to make sure that solar panel installation can be accommodated on the new roof so that option is available to the Town in the future.

As this project was not foreseen during the budget process, adequate funds are not, however, currently available to proceed with this project.

The Town Manager believes that if the roof replacement is delayed until next fiscal year the current leaks may worsen and more may develop, possibly resulting in costly interior damage. She is, therefore, recommending Town Council allow staff to proceed with this project. If there is Town Council consensus to do so, a budget amendment for the roof replacement will be needed so that it can be scheduled and undertaken without delay.

ACTION REQUESTED:

Council discussion and direction to staff.

TOWN OF WEAVERVILLE

TOWN COUNCIL AGENDA ITEM

Date of Meeting: Monday, September 26, 2022
Subject: Sidewalk Priority List
Presenter: Planning Director
Attachments: Staff Report with Sidewalk Priority List and Maps

Description:

The current goals of the Comprehensive Land Use Plan (CLUP) call for the establishment of a priority list for sidewalks as one of the top priorities. A sidewalk priority list is intended to provide a list of streets upon which sidewalks will be required as a part of development approvals at the developers' expense. It does not obligate the Town to install any sidewalks.

The proposed sidewalk priority list is included within the attached Staff Report. If adopted this priority list could also provide a good starting point for implementing a sidewalk improvement program and master plan, which are also listed as goals within the CLUP.

On September 6, 2022, the Planning Board reviewed the information presented by staff and provided a unanimous favorable recommendation for the approval of the sidewalk priority list. The Planning Board is also recommending that the sidewalk priority list be included within the CLUP and reviewed annually.

In separate action by Town Council at tonight's meeting a public hearing has been scheduled for October 24, 2022, at 6 pm on the updates to the CLUP. Action to approve the sidewalk priority list and include it within the CLUP could be included within that public hearing.

Action Requested:

Town Council is asked to consider adding the sidewalk priority list to the October 24, 2022, public hearing that is scheduled for the updates to the CLUP and take action on the sidewalk priority list after the public hearing has been held.

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Comprehensive Land Use Plan Stated Goal and Background Information

The current goals of the Comprehensive Land Use Plan (CLUP), last informally updated in July 2022, call for the establishment of a priority list for sidewalk installation. This goal was given number 1 (highest) priority within the CLUP giving staff the direction to accomplish or address the stated goal within 12 months. This proposed sidewalk priority list will also aid in another goal of the CLUP which calls for the consideration of implementing a sidewalk improvement program and master plan.

While the bicycle and pedestrian plan is nearing completion and adoption by Town Council is anticipated in the coming months, this study is poised to propose 10 catalyst projects mostly placed adjacent to NCDOT roads. Of these proposed catalyst projects 7 are adjacent to state roads, 1 is adjacent to a town road, 1 is on town owned property and one is adjacent to a private road. This leaves the opportunity to consider sidewalk installation along town owned roads to provide greater access to the current sidewalk network, the downtown area, or to create sections which will provide additional connectivity to portions of the existing sidewalk system.

It is also important to remember that an amendment to the subdivision regulations made in 2021 establishes when and where sidewalks are to be constructed in conjunction with subdivisions. In short, sidewalks are required on one side of new streets within major subdivisions and required for street frontages for major and minor subdivisions if the street is shown on a sidewalk master plan, sidewalk improvement plan or sidewalk priority list.

Sec. 20-2404. Sidewalks.

- (a) Sidewalks shall be constructed along all street frontages of the property or properties for which the subdivision, whether major or minor, is proposed if the street is shown on a sidewalk master plan, sidewalk improvement plan, or sidewalk priority list adopted by the town, state, or regional council.
- (b) Sidewalks shall be provided on at least one side of new streets constructed within major subdivisions.
- (c) Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction. Sidewalk rehabilitation shall be required where the existing sidewalk has been determined by the department of public works to be dilapidated.
- (d) Subdivisions may apply to the board of adjustment for a sidewalk waiver in accordance with Code section 20-3108(e).

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Sidewalk construction again surfaces in the zoning regulations for new commercial development and multi-family residential development and all major subdivisions and certain minor subdivisions.

Sec. 20-3503. Sidewalks.

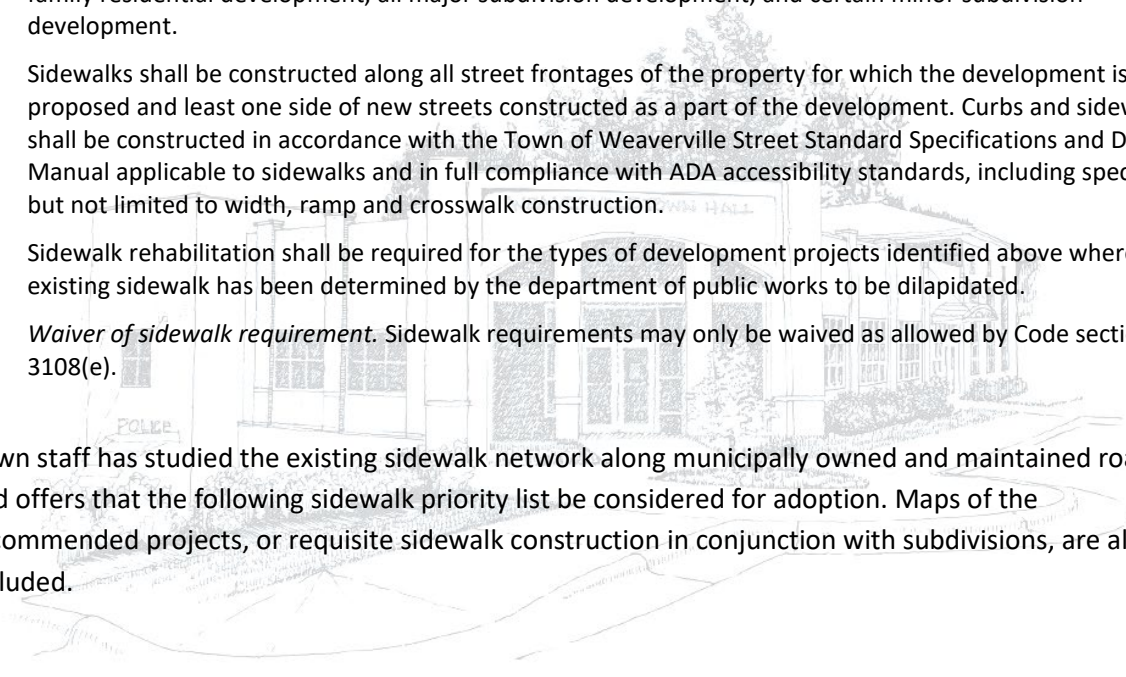
- (a) *Purpose.* The purpose of this section is to ensure that applicants for new construction and renovations, additions, and/or expansions to existing structures consider the need for sidewalks as part of the proposed development and to establish requirements for the construction of sidewalks. While the town recognizes its need to maintain sidewalks and to construct sidewalks to meet the needs of the general population, project applicants may be required to participate in the construction of sidewalks to meet the pedestrian needs of the citizens of the town. The town also recognizes that in certain cases, sidewalks may not be needed or their construction may not be feasible.
- (b) *Sidewalks required.* Sidewalks shall be required for all new commercial construction and development, multi-family residential development, all major subdivision development, and certain minor subdivision development.

Sidewalks shall be constructed along all street frontages of the property for which the development is proposed and least one side of new streets constructed as a part of the development. Curbs and sidewalks shall be constructed in accordance with the Town of Weaverville Street Standard Specifications and Details Manual applicable to sidewalks and in full compliance with ADA accessibility standards, including specifically but not limited to width, ramp and crosswalk construction.

Sidewalk rehabilitation shall be required for the types of development projects identified above where the existing sidewalk has been determined by the department of public works to be dilapidated.

- (c) *Waiver of sidewalk requirement.* Sidewalk requirements may only be waived as allowed by Code section 20-3108(e).

Town staff has studied the existing sidewalk network along municipally owned and maintained roads and offers that the following sidewalk priority list be considered for adoption. Maps of the recommended projects, or requisite sidewalk construction in conjunction with subdivisions, are also included.



Town of Weaverville, North Carolina
Staff Report: Sidewalk Priority List

Prepared August, 2022

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Table of Proposed Sidewalk Priority List

Loops

Section	Intersections	Length
Reeves St.	From Pine St. to Hamburg Mountain Rd.	690 ft.
Florida Ave.	From Merchants Al. to Alabama Ave.	250 ft.
Georgia Ave.	From Main St. to Alabama Ave.	380 ft.
Moore St.	From Main St. to Alexander Rd.	1,875 ft.
Alexander Rd.	From Moore St. to Church St.	375 ft.
Clinton St.	From Main St. to Weaver Blvd.	1,300 ft.
Hamburg Dr.	From Main St. to Williams St.	1,000 ft.
Aiken Rd.	From Merrimon Ave. to Seneca St.	1,325 ft.
Alabama Ave.	From Central Ave. to Merrimon Ave.	315 ft.
Park Ave.	From Merrimon Ave. to Brown St.	590 ft.
College Cr.	From North College to Central Ave.	770 ft.
S College and Brown	From Merrimon Ave. to Lakeshore Dr.	1,075 ft.

Spurs

Section	Intersections	Length
Salem Rd.	From Salem Acres Rd. to Highland Street	1,800 ft.
Alexander Rd.	From Church St. to Terminus	2,480 ft.
Church St.	From Highland St. to Terminus	1,500 ft.
Yost St.	From Main St. to Merrimon Avenue	1,500 ft.

Other

Section	Intersections	Length
Merchants Alley	From Florida Ave. to Central Ave	300 ft.
Reems Creek Pedestrian Bridge	From South Creek Bank to North Creek Bank near Merrimon Ave.	

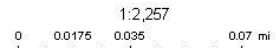
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Aerial View of Individual Sections



August 2, 2022

- Connection to Existing Sidewalk System
- Proposed Sidewalk Section



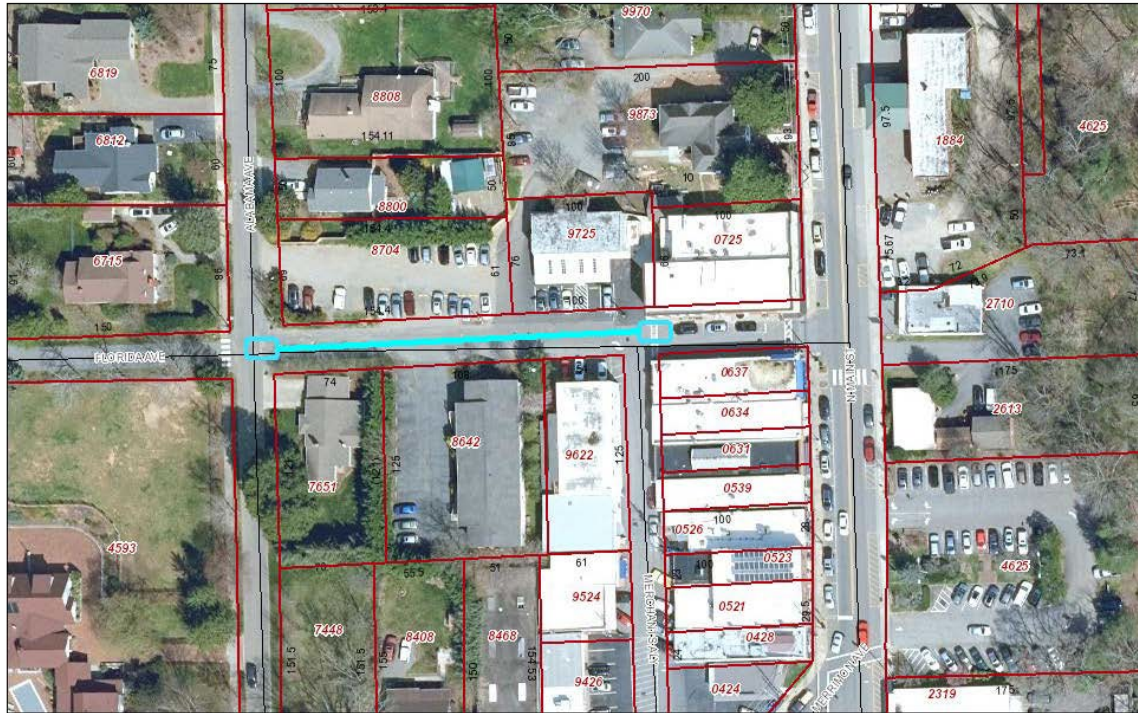
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

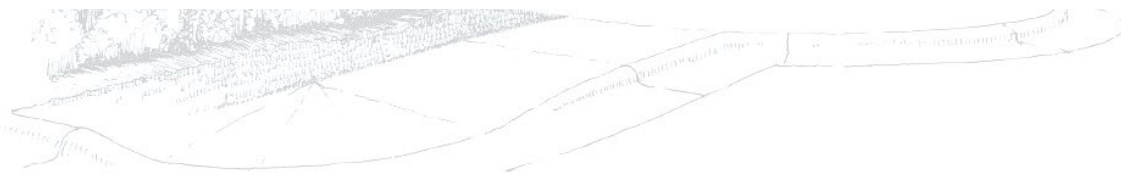
Florida Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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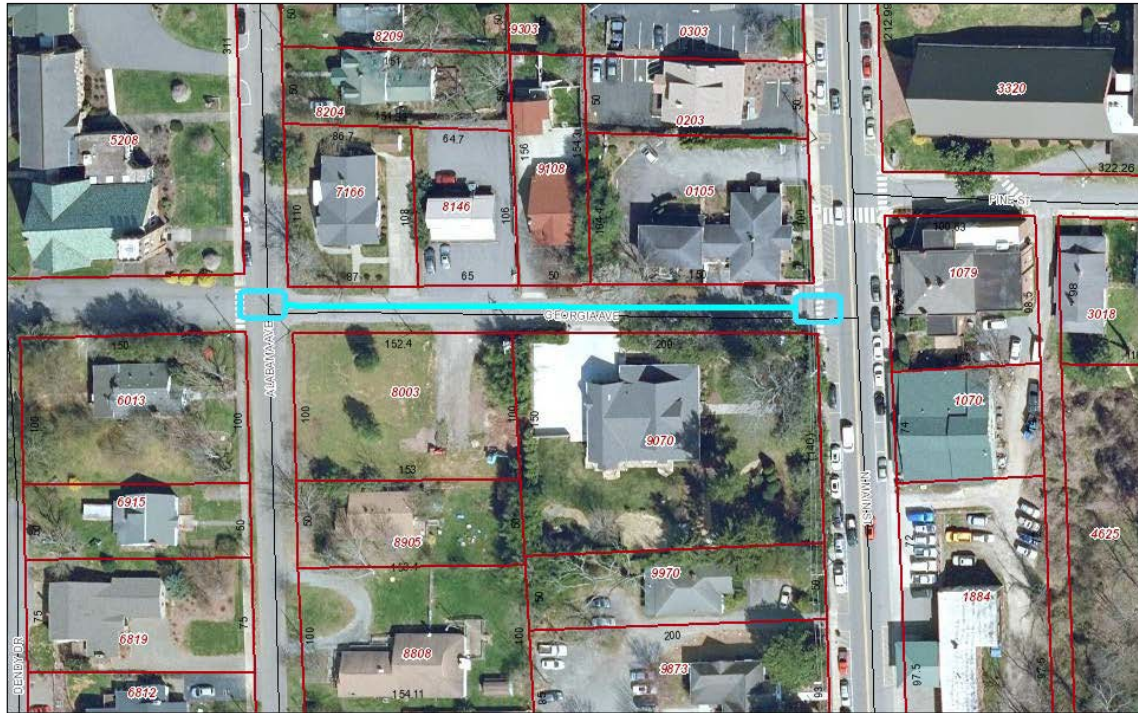
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

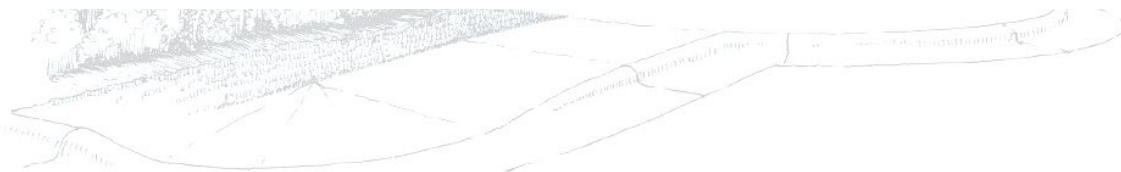
Georgia Avenue



August 3, 2022

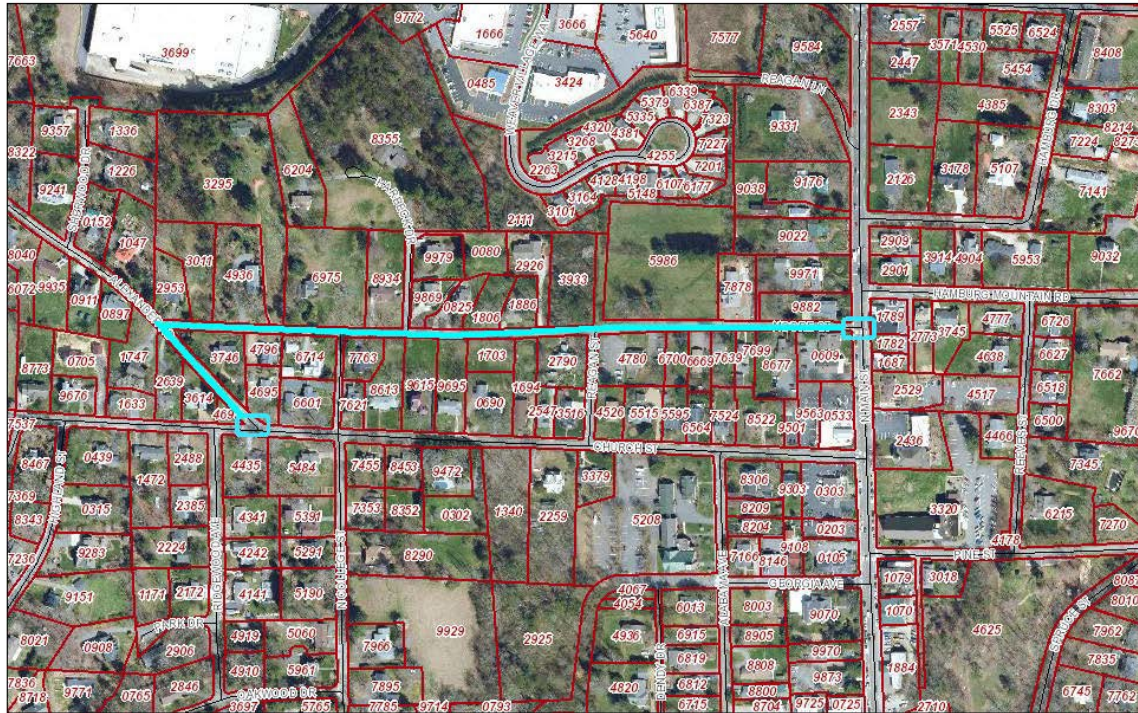
-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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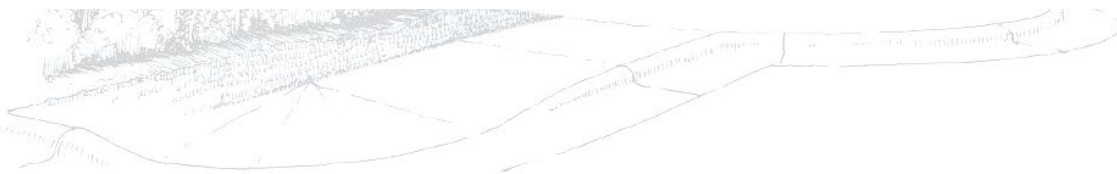
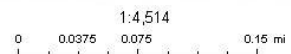
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Moore Street and Alexander Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



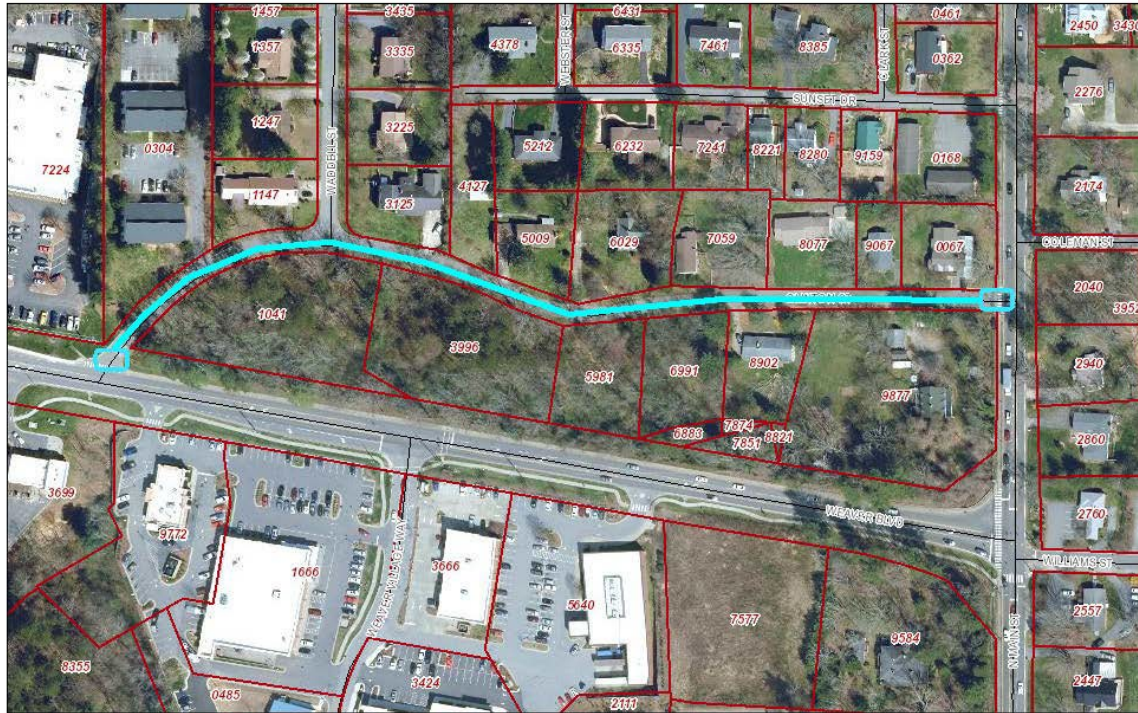
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

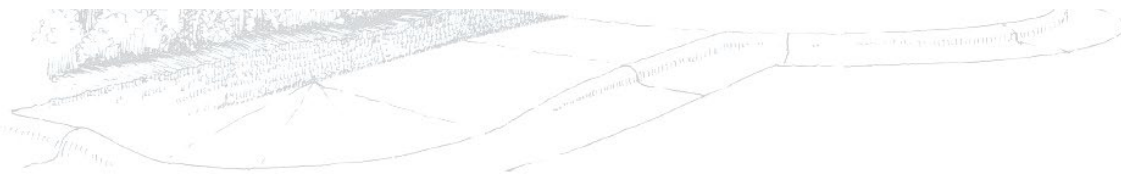
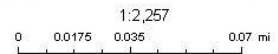
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Clinton Street



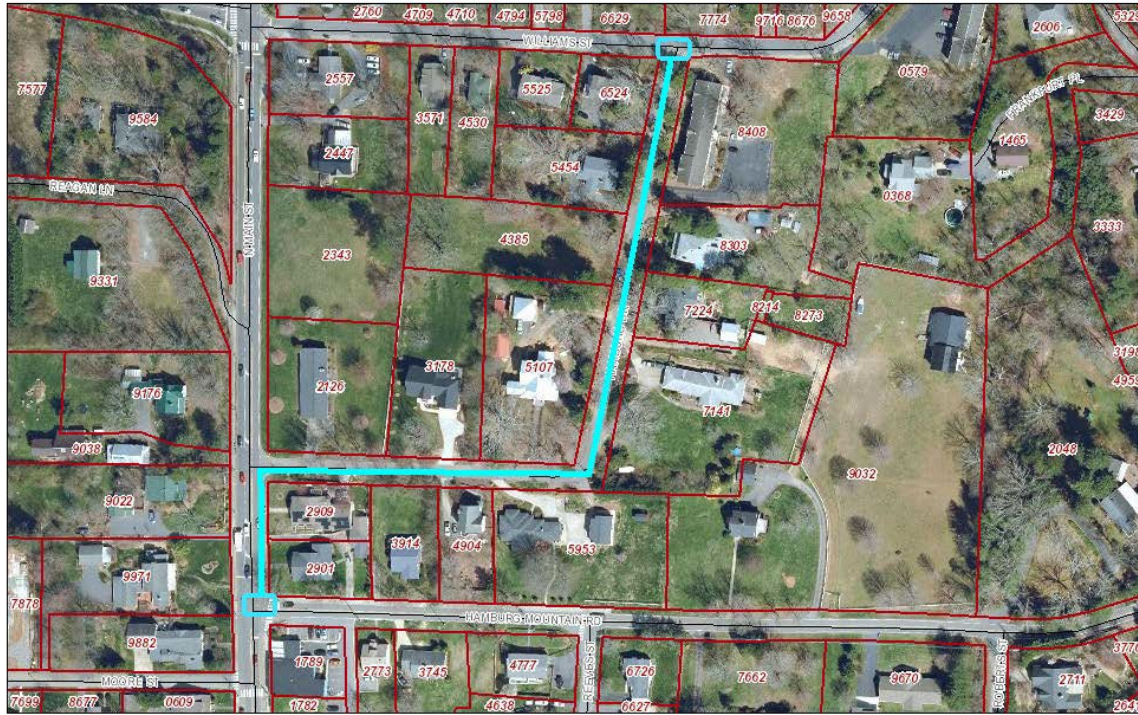
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section





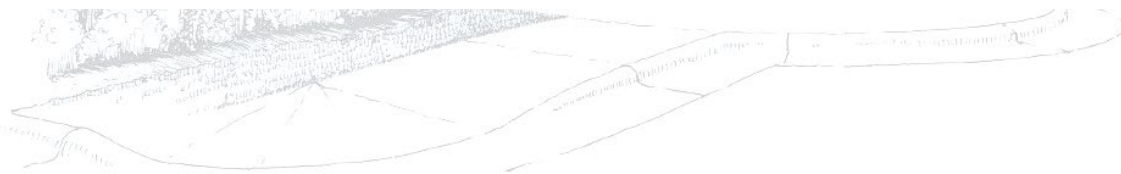
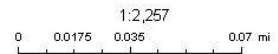
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Hamburg Drive and Main Street



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



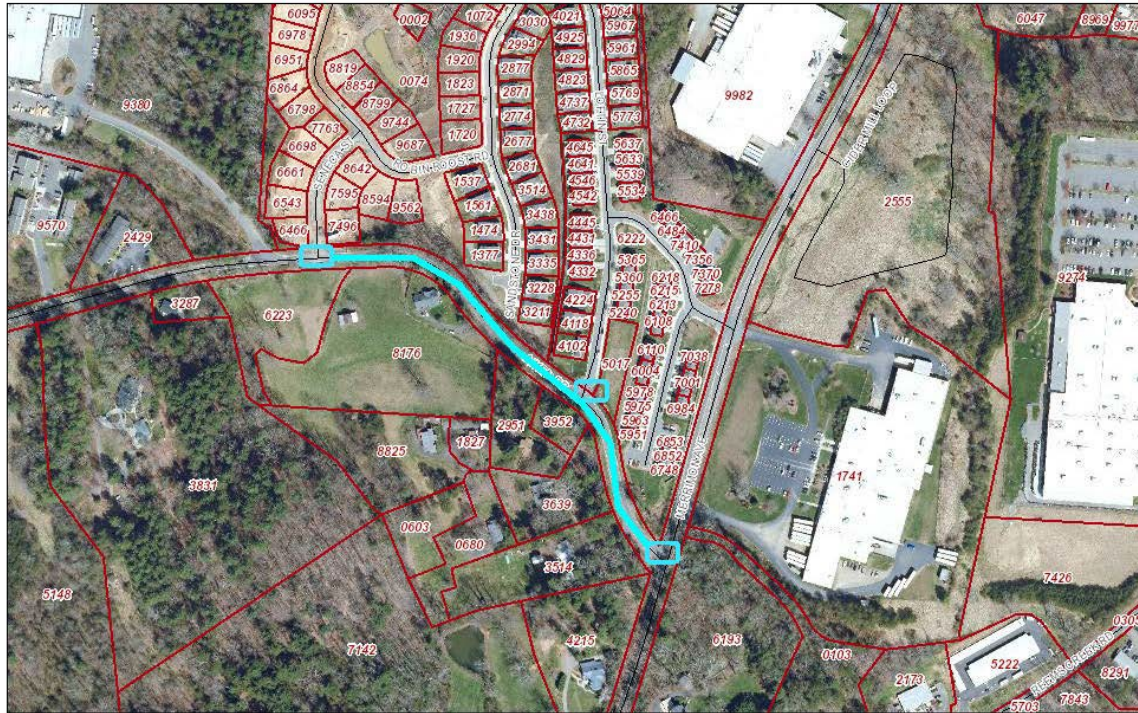
Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

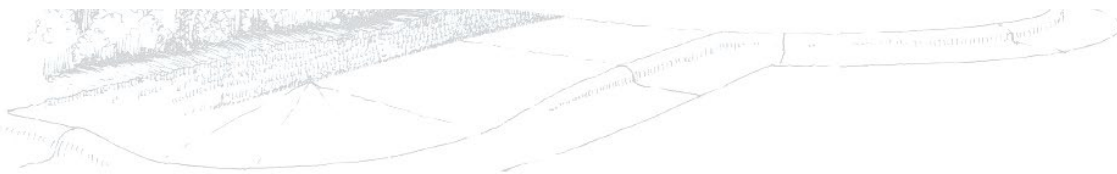
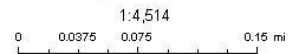
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Aiken Road



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

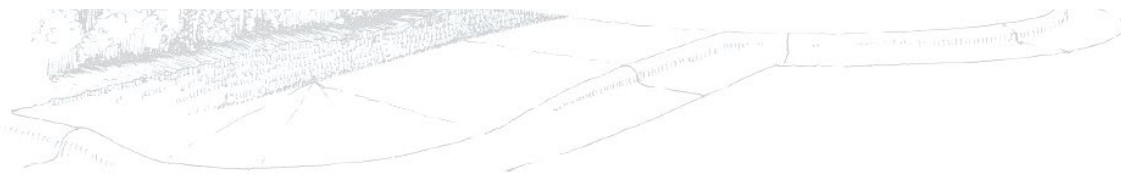
Alabama Avenue



August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section

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Town of Weaverville, North Carolina

Staff Report: Sidewalk Priority List



Prepared August, 2022

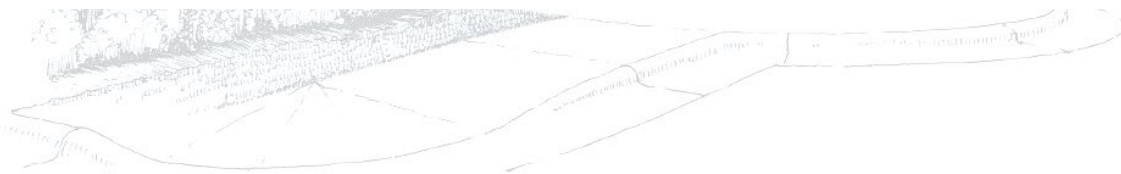
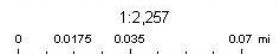
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan

Park Avenue



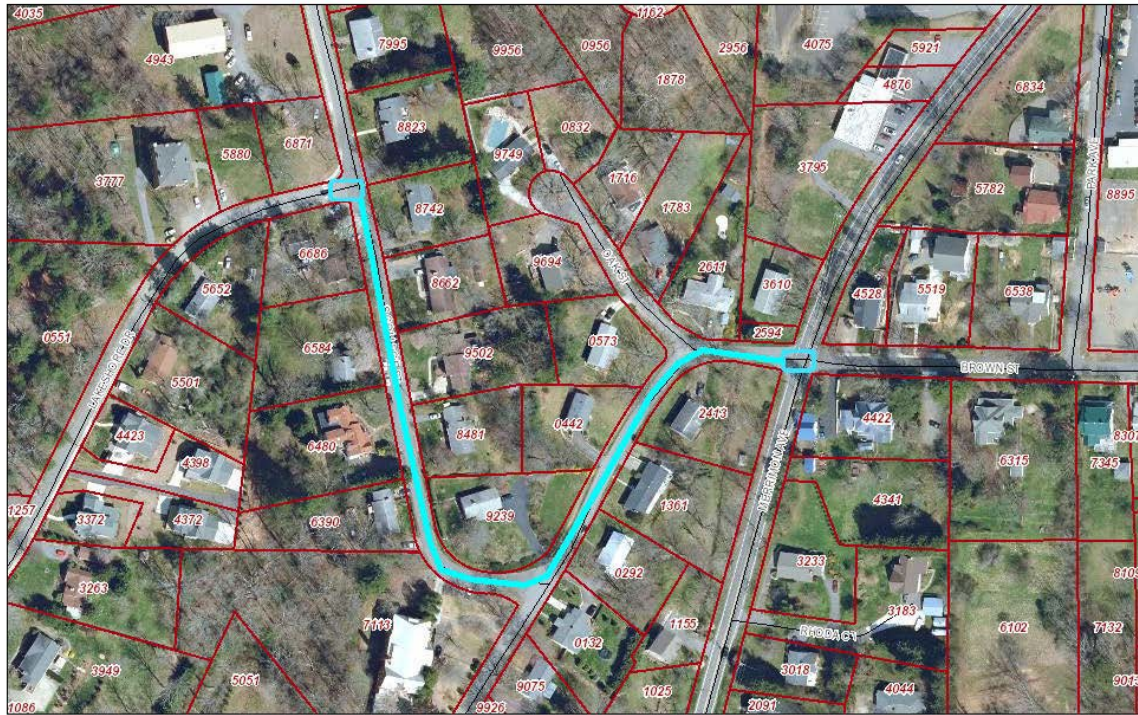
August 3, 2022

-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



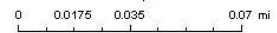
Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan



South College and Brown



September 14, 2022

1:2,257

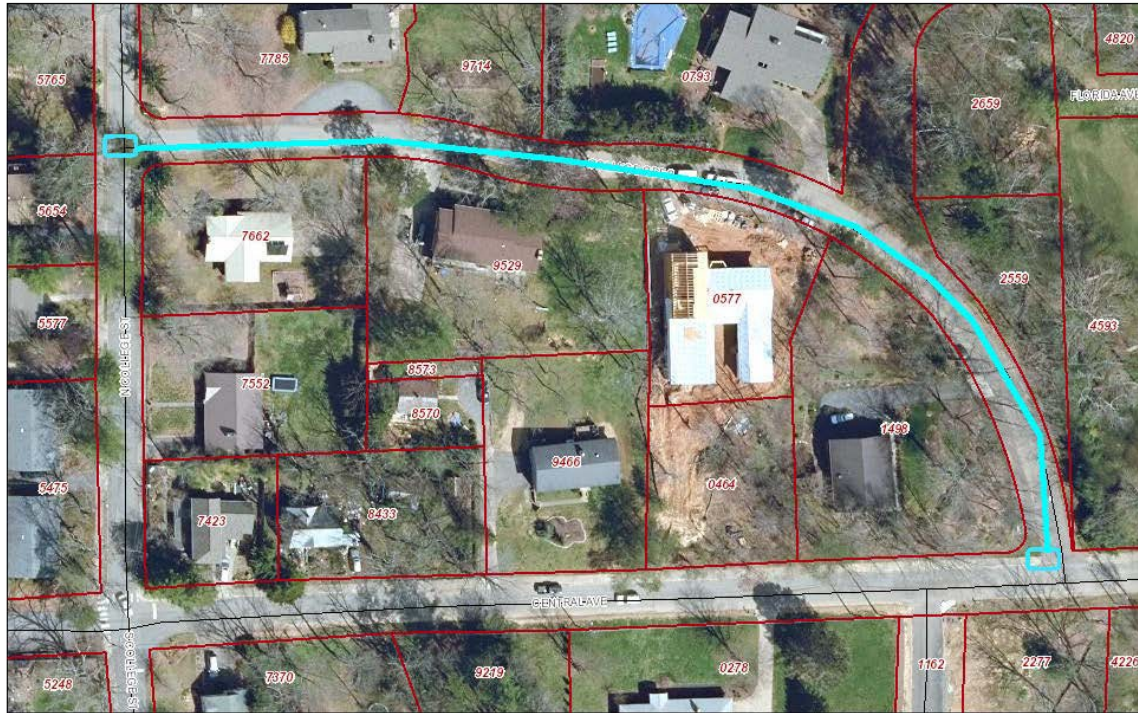


-  Connection to Existing Sidewalk System
-  Proposed Sidewalk Section



Sources: Town of Weaverville Code of Ordinances; Comprehensive Land Use Plan


College Crescent




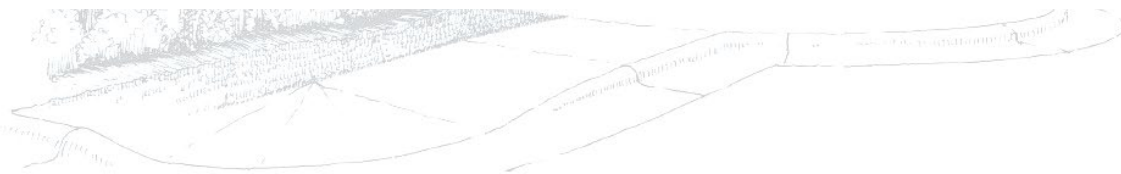
September 14, 2022

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 Connection to Existing Sidewalk System

 Proposed Sidewalk Section



**TOWN OF WEAVERVILLE
TOWN COUNCIL AGENDA ITEM**

MEETING DATE: September 26, 2022
SUBJECT: Quarterly Report - Public Works & Water
PRESENTER: Public Works Director, Dale Pennell
ATTACHMENTS: Quarterly Report (June 2022 – August 2022)

DESCRIPTION/SUMMARY OF REQUEST:

Attached please find the quarterly report from the Public Works Department.
No action requested.

TOWN OF WEAVERVILLE PUBLIC WORKS ACTIVITY SHEET

JUNE 2022 - AUGUST 2022

WATER MAINTENANCE DIVISION:

	Jun-22	Jul-22	Aug-22	3 month average
Water Leaks Repaired	3	2	1	2
New Water Taps	6	4	6	5
Total Active Water Meters	3,175	3,183	3,212	3190
Water Quality Complaints	0	0	0	0
Meter Re-Read Service Calls	78	54	69	67
General Service Calls	150	112	147	136
Water Door Tags Delivered	21	37	37	32
Water Line Locate Utility Service Calls (811)	128	130	162	140
Water Meter Change Outs to Radio Read	0	0	1	0
Reservoir-Pump Station Site Checks	3	3	4	3

Palisades (90%) Palisades (95%) Palisades (95%) Palisades (95%)

WATER PRODUCTION DIVISION:

(Gallons per month)

	Jun-22	Jul-22	Aug-22	3 month average
1A. Raw water pumped from river to Water Treatment Plant (daily average vs. 1.5 MGD plant capacity)	23,819,000	21,739,000	22,597,000	22,718,333
1B. Raw water used at the WTP	1,596,000	1,477,000	1,620,000	1,564,333
1C. Finished water Produced at WTP	22,223,000	20,262,000	20,977,000	21,154,000
2. Water Purchased from Asheville	0	0	0	0
A1. TOTAL WATER PRODUCTION (1.C. + 2)	22,223,000	20,262,000	20,977,000	21,154,000
3. Finish Water used at WTP	800,028	729,432	1,205,172	911,544
A2. TOTAL WATER AVAILABLE FOR SALES	21,422,972	19,532,568	19,771,828	20,242,456
B. TOTAL METERED FOR BILLING	17,538,600	16,922,700	15,293,600	16,584,967
C. Metered, Non-Metered & Non-Billed Use by Town	2,125,000	2,100,000	1,975,500	2,066,833
D. Total Accounted For Water (3 + B + C)	20,463,628	19,752,132	18,474,272	19,563,344
E. TOTAL UNACCOUNTED (A1-D)	1,759,372	509,868	2,502,728	1,590,656
F. MONTHLY UNACCOUNTED WATER (E/Ax100)	7.9%	2.5%	11.9%	7.5%

WATER CAPACITY VS PRODUCTION:

(Gallons per day)

	Jun-22	Jul-22	Aug-22	3 month average
Water Plant Design Capacity	1,500,000	1,500,000	1,500,000	1,500,000
Average Daily Production	740,767	675,400	699,233	705,133
Total Water Production (A1 above) / 30 days in month	49.4%	45.0%	46.6%	47.0%
AVERAGE USE RELATIVE TO DESIGN CAPACITY				
Current Water Commitments for future development	337,874	337,874	337,874	337,874
MONTHLY USAGE & FUTURE USAGE VS 1,500,00 GPD				
	71.9%	67.6%	69.1%	69.5%

STREETS DIVISION:

	Jun-22	Jul-22	Aug-22	3 month average
Street/Sidewalk/Drainage /Sign Repairs Completed	4	5	5	5
Roads paved	na	na	na	na

GROUNDS MAINTENANCE DIVISION:

	Jun-22	Jul-22	Aug-22	3 month average
P&R Special Projects/Repairs Completed	3	4	6	4

SANITATION DIVISION:

	Jun-22	Jul-22	Aug-22	3 month average
Residential Collection Points	2214	2218	2218	2217
Monthly Residential Collections (4/month)	8856	8872	8872	8867
Business Pick Ups	80	80	80	80
Business Pick Ups (4/month)	320	320	320	320
Residential Set-Outs	99	99	99	99
Residential Set-Outs (4/month)	396	396	396	396
TOTAL points picked up per month	9572	9588	9588	9583
Total Tons to Landfill	143	122.63	149.85	138.49
Average Pounds Per Collection Point (per week)	29.9	25.6	31.3	28.9
Cubic Yards - Yard Debris	40.5	36.0	63.0	46.5
Cubic Yards - Brush Chipped	176	154	225.5	185.2
Cubic Yards - Leaf Collection	0	0	0	0

MISC

1. 43 toter garbage cans were sold during the quarter; 1600 new toters have arrived for fall delivery.
2. In-house survey of condition of all town streets is completed, in preparation for bidding of fall paving program.
3. Heating system for Lake Louise restrooms will be installed in the fall.
4. Annual WTP sludge removal project completed, with 100.07 tons of sludge removed.
5. NCWRC has completed fall stocking of catfish in Lake Louise as part of the Community Fishing Program.

TOWN OF WEAVERVILLE - PUBLIC WORKS DEPARTMENT - WATER COMMITMENTS

Prepared by: Dale Pennell, Public Works Director

REVISED 09-19-2022

Water Line Status	Project with current commitment	Address	Description	Number of Units	Gallons per Connection (GPD)	Projected Demand per NCDEQ standards (GPD)	Estimated Demand at 50 GPD/apt and 100 GPD/house
Renewal pending	Greenwood Park (Dorf)	Governor Thomson Terrace	73 homes	73	400	29,200	7,300
Construction	Stoney Knob Mixed Use Development	3 Garrison Road	2 buildings w 4 units/bldg	8	625	5,000	5,000
Construction	Pailsades at Reems Creek	Weaverly Highway	132 apartments + clubhouse	133	55100	55,100	6,650
Construction	16-18-20 Garrison	Garrison Branch Road	3 commercial buildings	1	14824	14,824	14,824
Construction	22,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	1100	1,100	1,100
Construction	6,000 SF Retail at Northridge Com	49 Northridge Commons Pkwy	1 commercial building	1	600	600	600
Pending	Ollie Weaver Apartments	60 Ollie Weaver Road	202 apartments + clubhouse	202	200-400	55,600	10,100
Pending	Pleasant Grove Townhouses	9 Pleasant Grove Road	54 townhouses	54	400	22,000	5,400
Pending	Clarks Chapel Subdivision	601 Clarks Chapel Road	13 homes	13	400	5,200	1,300
			Subtotal Current Projects			188,624	52,274
on-going	Existing but not active meter sets		157 open meter sets	157	250	39,250	15,700
on-going	Projected inside-town vacant land development (rev 8/27/2020)			250	400	100,000	25,000
on-going	Projected Outside-town-limit residential units			25	400	10,000	2,500
			Subtotal On-going Projections			149,250	43,200
			Total Outstanding Commitments			337,874	95,474
SUMMARY OF PROJECTED WATER DEMANDS (GPD)							
Average metered and unmetered town usage per day	Average Unaccounted-for daily water	Outstanding Commitments (as of Sept 19, 2022)	Mars Hill agreement for emergency water (see note 5 below) (expired Oct. 20, 2015)	Current usage and commitment	WTP Capacity and permitted withdrawal	Current % of WTP used or committed	Notes
June 2022 - August 2022	June 2022 - August 2022	337,874	0	1,043,007	1,500,000	69.53%	see 1 below
652,111	53,022	95,474	0	800,607	1,500,000	53.37%	see 2 below
652,111	53,022						
March 2022 - August 2022	53,022	337,874	0	997,895	1,500,000	66.53%	see 3 below
606,999	53,022	95,474	0	755,495	1,500,000	50.37%	see 4 below
606,999	53,022						
Outstanding Wtr Commitments 09-19-2022							
	Note 1. Chart uses only June - August usage data and NCDEQ projected flow for future commitments. Note 2. Chart uses only June - August usage data with estimated demand for future commitments. Note 3. Chart uses March - August usage data with NCDEQ projected flow for future commitments. Note 4. Chart uses only March - August usage data with estimated demand for future commitments. Note 5. Projections do not include any future flow to the Town of Mars Hill (200,000 GPD in expired agreement) and possible additional 200,000 GPD in future.						