

Minutes-Special Meeting of the Boone Town Council

Water Use Committee

July 25, 2011

A special meeting of the Boone Town Council was called to order at 5:30 p.m., Thursday, July 25, 2011, in the Council Chambers, 1500 Blowing Rock Road.

Mayor Loretta Clawson presided. Council Members present were Rennie Brantz, Stephen Phillips, and Andy Ball. Members of the Water Use Committee present were Tim Wilson, Pam Williamson, Patrick Beville, and Dr. James Buchanan. Staff Members present were Greg Young Town Manager, Rick Miller Public Utilities Director, Bill Bailey Planning and Inspections Director and Elisa Phillips, Administrative Support Assistant. Town Attorney Sam Furguele was also in attendance.

Mayor Clawson called the meeting to order, welcomed all in attendance and continued by announcing that the Town of Boone had won the Marvin Collins State Award for the Town's 2030 Master Plan, which will be presented on October 6, 2011.

Mayor Clawson then requested to begin the agenda with Items V and VI, then proceeding to Items numbered II, III, and IV. Two Council Members at another meeting had made this request, in hopes of discussing these issues upon their arrival (Mason and Leigh). A motion was made by Council Member Rennie Brantz, second by Pam Williamson. All were unanimous. The quorum was met.

Discussion of Sub-Committee Recommendations regarding the UDO and the Water & Sewer Ordinance as it applies to Multi-Family Water Meters.

Mayor Clawson then relinquished the meeting to Public Utilities Director Rick Miller. Mr. Miller opened by explaining that the Water Conservation Sub-Committee had forwarded a recommendation requesting both UDO and Water and Sewer Ordinance text amendments which would require individual water meters on all Multi-Family uses. The committee members discussed at length the advantages and disadvantages to both the Town and property owners concerning change of use and monetary costs, after which a motion was made by Committee Member Williamson to forward a recommendation to Town Council members for both UDO and Water and Sewer Ordinance text amendments requiring individual water meters on all new development of Multi-Family complexes. This motion was seconded by Committee Member Buchanan,

Vote: Aye-(8) L Clawson, P Williamson, A Ball, J Buchanan, R Brantz, P Beville, C Coulter, S Phillips
Nay-(1) T Wilson

Committee Member Williamson then made a second motion to have the Town Attorney and staff investigate the repercussions of such requirements on existing Multi-Family projects. This was seconded by Council Member Brantz. Council Member Phillips expressed concern for staff being busy and not having time to complete this task and voiced his non-support.

Vote: Aye-(8) L. Clawson, P Williamson, A Ball, R Brantz
Nay-(1) T Wilson P Beville, C Coulter, S Phillips, J Buchanan

Discussion of Sub-Committee Recommendations regarding amending the Water & Sewer Ordinance to match current North Carolina Building Code regarding the use of Grey Water.

Public Utilities Director Rick Miller then moved to a second recommendation by clarifying that the Town's Water and Sewer Ordinance currently prohibits the use of grey water as a conservation method. This contradicts the NC State Building Code which allows for the use of grey water. The Water Conservation Sub-Committee Members forwarded a recommendation that the Water and Sewer Use Ordinance be revised to allow for the use of grey water as a conservation method in conjunction with state building code. After some discussion, Committee

Member Wilson made the motion to forward a recommendation to Town Council for such. The motion was then seconded by Committee Member Williamson.

Vote: Aye- All

Committee Member Beville and Planning Director Bailey left the meeting at 6:40 .pm

Discussion of Ordinance 11-01 Expiration

Next Public Utilities Director Rick Miller explained how Ordinance 11-01 had been originally drafted and modified throughout the years, but was due to expire December 31, 2011. He then described how the original allocation amount was initially determined. Committee Member Williamson, then asked staff for an update as to the Town's current status in the intake process? Town Manager Greg Young expressed that the reclassification portion of the project was moving forward and a public hearing was scheduled for August 30, 2011. It was anticipated that this portion of the process would be finalized by July 2012. The USDA funding commitment requires for the project to be bid by September 2012 and it is anticipated that an additional 18-24 months will be needed for completion. Discussion moved to the water usage numbers, and Public Utilities Director Rick Miller justified how he had calculated both a conservative and aggressive amount for the committee's deliberation.

Mayor Pro-Tem L. Mason and Council Member J. Leigh entered the meeting at 7:00 pm.

Public Utilities Director Rick Miller continued describing how our peak period influences the usage numbers, as well water leaks. Mr. Miller then recommended that the committee utilize 2.03 and 2.30 million gallons as the conservative and aggressive amounts needed for consideration of allocation amounts if they wished to extend the Ordinance. Committee Member Williamson asked for clarification on the amounts. Mr. Miller stated that currently all projects with allocations totaled 177,857 gallons per day (gpd), the old high school had 150,000 gpd, and vacant lots totaled 3,420 gpd. These amounts would need to be subtracted from our permitted limits.

Committee Member Buchanan left the meeting at 7:15 pm

After further discussion on the issue, Committee Member Wilson made the motion to recommend extension of Ordinance 11-01 to Town Council for two additional years expiring on December 31, 2013, while adding 110,000 gallons per day for allotment each year. Committee Member Williamson seconded.

Vote: Aye- All

Public Utilities Director Rick Miller advised the committee since extension of the ordinance was recommended, other issues should be reviewed within the Ordinance. After proceeding to review each item, only sewer approvals were discussed. Committee Member Williamson made a motion to recommend to Town Council members for deletion to this portion of Ordinance 11-01, and provide further clarification in the Water and Sewer Ordinance on this issue. Council Member Brantz seconded the motion.

Vote: Aye- All

Discussion of Current Allocation Process

Public Utilities Director Rick Miller explained the allocation process as defined by Ordinance 11-01. He stated, currently Council action is required for water allocations predicted to utilize 3,000 gallons per day or more, or if they are not located within the corporate limits. He then asked committee members if they wished to adjust this amount. The committee members discussed several options, which included adjusting staff approval amounts to 5,000 gallons per day and to allow utilities staff the ability to approve requests in the ETJ up to 500 gallons per day, if other Water and Sewer Ordinance requirements were fulfilled. After much discussion on the topic, Council member Brantz made a motion to forward a recommendation to Town Council

members which would allow utilities staff to approve water allocation requests up to 5,000 gallons per day inside the corporate limits and in the ETJ up to 500 gallons per day, plus editing the language in Ordinance 11-01 to allow for the ETJ approval. Committee member Williamson seconded the motion.

Vote: Aye- All

At 8:05 Committee Member Wilson made a motion to adjourn. This motion was seconded by Council Member Ball and with a unanimous vote the meeting was adjourned at 8:05pm.

Vote: Aye- All

Mayor Loretta Clawson

Committee Secretary Elisa Phillips