



**JANUARY 30, 2003
SPECIAL MEETING OF THE CITY COUNCIL
PATTON PARK OFFICE BUILDING**

The purpose of the meeting was to discuss the Work Plan for 2003 and the Capital Improvement Plan. Other topics may be discussed.

Present: Mayor Niehoff and Council Members Mayor Pro Tem Padgett, Barbara Volk, Londa Murray, Ron Stephens

Staff Present: City Manager Chris Carter, Finance Director James Rudisill, City Clerk Tammie Drake

The meeting began at 9:00 a.m. at the Patton Park Office Building.

The Council scheduled a Special Meeting on Monday, February 24, 2003, at 3:30 p.m. at City Hall to review the final design for City Hall.

1A. DISCUSSION OF FISCAL YEAR 2003-04 BUDGET CYCLE.

City Manager Chris Carter began by discussing vacating City Hall, loss of state reimbursements, the one-half cent sales tax not passed by county, and the revaluation tax year. Discussion followed on whether Henderson County would have another opportunity to pass an additional sales tax. **The Council agreed to conduct the budget workshops in April and then set the tax rate in June after some variables are known. The Council set the following special meetings to conduct Budget Workshops: April 9, 1:00 p.m., April 10, 9:00 a.m., at the Patton Park Office Building.**

Mr. James Rudisill, Finance Director, began by reviewing an analysis of the General Fund cash flow. He explained revenues are projected conservatively. He stated the Capital Reserve Fund will decrease because of the City Hall Renovation. He predicted a Fund Balance of 39.9% after the audit of FY 02-03. Discussion followed on the expenditures being greater than the revenues and the effect of the revaluation.

Mr. Carter explained the permanent loss of the state shared revenues (intangible tax, inventory tax reimbursement, sales and use tax-food stamps and homestead exemption) will have a direct impact of \$453,000+. He stated the potential revenue loss from the Mills River Incorporation is approximately \$134,000 and a combined loss of \$587,000. He anticipates a 17.7% increase since the last valuation which will restore revenues. He predicted if revenues remain neutral, the tax rate could remain at the current rate of 45 cents. There was discussion of the ½-cent sales tax which reverts to local governments 2003. Mayor Niehoff informed the Council that Henderson County may be switching to the ad valorem tax rate in the future which will help the County and the City. He suggested waiting until June to set the tax rate.

In a review of the *Water and Sewer Fund Cash Flow Analysis*, Mr. Carter stated a rate study is needed. He stated the City has a healthy fund equity now but when the Water Treatment Plant is expanded the debt service kicks in. He explained irrigation education may push the project out.

Salaries & Benefits: Mr. Carter explained traditionally salaries are adjusted according to the Consumer Price Index Summary for all goods and services in the Southeast Region. He stated this increased 2.4% last year. He stated this would mean an appropriation of \$180,223 and the 2.5% merit (at 80%) is \$150,186 for a total adjustment of \$330,409. Mr. Carter asked the Council whether the practice should continue or if they should consider making a 401K contribution instead of the cost-of-living adjustment (cola) to employees to give them the same benefit as the police now receive. Mr. Rudisill explained this may save approximately \$20,000 in payroll taxes and the employee would realize savings because of the pretax benefit. Mr. Carter stated the current study may show that police salaries need to be adjusted.

Discussion followed on *Projected Assessed Property Values*. Mr. Rudisill explained a 97% collection rate is anticipated for budgeting purposes. He stated the additional 3% is shown as a revenue source in the budget. There was discussion of collecting what is owed to the City.

1B. CAPITAL IMPROVEMENT PLAN: Mr. Carter then reviewed the *Form 3's*. He stated two things are not included in the CIP: decorative street lighting poles for downtown and the sidewalk program. He stated the sidewalk program will be discussed separately. The following discussions were held:

- *Fire Equipment Replacement.* Mr. Carter stated the City is following the schedule recommended by the consultant. There was some discussion of rating. The old Fire Chief's car is scheduled for replacement this year.
- *Police:* Mr. Carter commended Chief Parks for obtaining grants for much of the needed equipment.
- *IT:* Mr. Carter stated the computer capability is now equal across the departments. Included are a Police network upgrade, mobile data terminals (which may have to be evaluated in the future if grant

●*IT:* Mr. Carter stated the computer capability is now equal across the departments. Included are a Police network upgrade, mobile data terminals (which may have to be evaluated in the future if grant monies are not available). Funds are also included for software for the Engineering Department to locate the City's stormwater system.

●*Public Works:*

Bridge Replacement (Bat Fork & Devil Creek): This is scheduled for 2003-04.

Park Acquisition: Mr. Carter stated park acquisition and development is included. He reported a faculty member from the NC State University (landscape architect) has agreed to complete an inventory and provide a recommendation of what should be developed.

Police Department Demolition: The demolition of Police Department is scheduled for 2004-05 after City Hall is renovated and the Police Department is relocated there. He stated the City needs additional parking and 28 spaces can be added by demolishing the building.

Old Mill demolition: This project is scheduled for 2004-05 if the arts center doesn't materialize. The space will be used for parking for City Hall staff. He opined this would be the most economical solution to the parking problem. He explained the Water Department building on Fourth Avenue will go to Henderson County. This site may accommodate approximately 80 parking spaces. There will be 40 parking spaces behind City Hall (30 for the public, 10 spaces for Skyland for those requiring close access). Mr. Carter suggested the part of the mill (approximately 40%) that was constructed in 1929 may be preserved and the newer portion (metal building) could be demolished and the space used for parking. There was discussion on whether the building should be demolished or if it may possibly be marketable for a commercial use in the future. Mayor Niehoff suggested leasing the Lance Lumber Company property in the future as it may be more suitable for parking. After discussion, **the Council agreed by consensus to preserve the old portion of the mill building (1929 construction) and to pursue the purchase of the property containing two old houses owned by Pilgrim Funeral Home.**

Upgrade of mini-golf: This is scheduled beyond five years in anticipation of upgrades needed at that time.

Oklawaha Greenway: This segment should be completed by September. Mr. Carter explained the City will advance the costs and be reimbursed by grants. Discussion followed on the future of greenways. Mayor Niehoff explained the City endorsed a master plan for greenways and the future should be determined after the first segment is successful. **The Council agreed by consensus.**

●*Water/Sewer.* Mr. Carter explained much of the equipment contained in the Form 3 is a result of the Water Distribution Study done by Finkbeiner, Pettis and Strout.

Water Plant Expansion: \$500,000 is included in the CIP for design work.

Demolition of old Wastewater Treatment Plant (WWTP): Mr. Carter stated the old components abandoned at the plant should be removed. This cannot be used for a standby because it no longer fits into the process because the main outfall was rerouted.

Discussion followed on whether there is or should be a backup power system for the WWTP as a recent ice storm demonstrated that is a problem. Mr. Carter explained backup power was negotiated out of the project (realizing a savings of \$650,000) because there is no need for it. He stated it is located close to a major feed that has never been down. He stated the chances of being out of power is very slim. He stated the lines and rights-of-way are well-maintained. He opined the largest concern is pump stations without backup power. He stated all stations have been wired to take external power (a propane generator) and the City has external emergency portable power.

Stormwater study: This item was removed from the CIP but may appear in the Engineering budget as a consultancy study. He stated the mapping will be done by the Engineering Department. He stated there are general program requirements including: the system must be mapped, an educational program must be set up for the first year, and a collections system will be required.

At 11:22 a.m., there was a 30 minute recess for lunch.

●**Council discussion on what items should be included:**

Southside Development: Mayor Niehoff commented this may be a tax district in the future and a person is needed to coordinate all activities and suggested Jim Kastetter to serve as the coordinator. DHI endorsed the concept of Mr. Kastetter spending part of his work week to coordinate the activities as long as it does not take away from DHI duties. He stated salary has not been discussed because the City is already paying his salary through DHI support. He stated Mr. Kastetter feels he has the time and would like the new challenge. He stated he has a high regard for Mr. Kastetter's communication and consensus-building skills. **The Council agreed by consensus that a**

looking at outcomes to achieve instead of a job description for the coordinator. He stated one outcome should be getting the property owners working together as business community. **The Council agreed another meeting is needed. A special meeting was scheduled for Thursday, February 6, at 9:30 a.m. at the Patton Park Office Building. The Council agreed William O'Cain, Roger Briggs, and Jim Kastetter should be invited to the meeting.**

"Jus Cruisers" property: There was discussion of this property owned by Mike Hodges and whether the City may be able to purchase it.

Tennis courts: Mayor Niehoff reported he and Mayor Pro Tem Padgett met with members of the School Board. He explained Hendersonville High School is pressuring the School Board for four tennis courts and the Board has considered putting in tennis courts at Edwards Park (which they currently own). He explained he has been giving thought to what the City can do to help them get four tennis courts in exchange for the City getting back Edwards Park. He stated one area considered for tennis courts is the parking area beside the picnic pavilion in Patton Park. He stated this would be a great location because it would require minimum site preparation as it is already paved. He stated the School Board will build the courts but not own them. He stated the School Board would not have exclusive use of the courts and they would be available to the public. The existing two courts may also be reserved for meets, etc. He presented another possibility: in the past Kimberly Clark offered a parcel of land behind the plant next to Mud Creek. He stated access to the property would be difficult, and the property would be donated but this may not be the best arrangement. **The Council agreed by consensus that the best location would be Patton Park.** There was also discussion on whether the four tennis courts would have an effect on the playground equipment that has been ordered for Patton Park.

There was discussion of the possibility of exchanging four tennis courts and the King Park (baseball field) for Edwards Park. Mr. Carter stated staff will investigate whether the property can be converted as it is a federal process. He stated this will have to be a "value for value" trade. The field is now being used by HHS as their home baseball field. Mayor Niehoff explained the School Board wants to put an investment in the park: dugouts, etc. Discussion followed on the lighting. Discussion followed on if it may be a hardship on the neighborhood if it is used exclusively by the school. Mr. Carter reported he has not heard any complaints about the field being tied up. Mayor Niehoff stated it may be available to the public under the supervision of the school.

There was discussion of turning over the King baseball field and four tennis courts at Patton Park, for Edwards Park and the field behind the School Administration Building. He explained they also discussed the School Board having the ability to schedule the ballfield at Patton Park for girl's softball games. Mayor Pro Tem Padgett reported there was discussion about the field behind the school administration building on Third Avenue which is owned by the School Board and could be a multi-use City park. **The Council agreed by consensus this arrangement should be pursued with the School Board as they would like get Edwards Park back.** Mr. Carter commented the natural resources protection ordinance should be considered while situating the tennis courts. **The Council agreed it would be a positive arrangement for both entities.**

Council Member Volk reported the playground equipment will be ordered soon. She also reported an oval track for tricycle use is planned at Patton Park and the center will include a hill, rock, a bear, and a model of the Biltmore House.

Uncapping Mud Creek: This will be discussed at the special meeting on February 6.

Sidewalks: Mr. Carter presented a plan for new sidewalk construction. He stated using the expertise of Bi-Peds, 11 different segments of sidewalk were recommended -- one of which is the Highway 191 segment. All segments have been estimated (including those not in the City limits) at a cost \$2.5 million. He stated last time sidewalks were accomplished with a bond issue and asked Council if they want to continue the sidewalk program and if a bond issue should again be considered. After discussion, **the Council agreed that the sidewalk program should continue.**

Discussion followed on the sidewalk segment recommended for Highway 191. Mr. Carter reported this segment was not completed in the first phase because of NCDOT's plans to improve the roadway. He stated the money from the bond issue for this project has been allocated to other sidewalk projects. **The Council agreed by consensus that the Highway 191 segment should be included as the first project because the Thoroughfare Plan is not scheduled to be received until December 2003 and it may be years before the road is improved. They also agreed to construct sidewalks to the contiguous City limits on both sides of Highway 191 (left side to Middleton Place, Gann Village on right side). The Council also agreed to have a special election for a bond issue vote for sidewalks as soon as is feasible (before September if possible - not on election day).** Mr. Carter stated staff will investigate the time frame required and reminded the Council that the Local Government Commission has to approve it.

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Mr. Carter explained through the previous bond issue 11 new miles of sidewalks were constructed and the worst were repaired. Council Member Murray suggested "pay as we go" if bond issue does not pass and to ask property owners for an easement for sidewalks. She also suggested a serpentine pattern so the trees will not have to be cut. There was discussion of the debt service on \$3 million. Mr. Carter stated the "out of City" segments will be removed from the estimate.

2. BILLBOARD AMORTIZATION PROCESS: Zoning Administrator Susan Frady addressed the Council providing a time line for billboard amortization. She stated the City contracted for a sign inventory and 68 signs were identified. She stated because of multi faced signs, the City came up with 42 signs, (those on I-26, and Highway 64 which are protected were removed from the inventory). She stated these were field-checked which brought the count down to 20 signs. Of the 20, five are completely conforming, two are visible from Highway 64 and are protected, which leaves a total of 13 nonconforming signs. She stated three property owners (with four signs) have verbally agreed to remove their signs which brings the total to nine.

Mrs. Frady explained the Board of Adjustment will begin hearing appeals in February 2003 and will work with two signs at a time. She stated the Board of Adjustment decisions are appealable to the Superior Court. She explained the location of the nine signs are: two 2 on Sugarloaf Road, one on Highway 25 North, five on Greenville Highway (two of which will be removed), two on Seventh Avenue, and one on Old Spartanburg Highway. She explained some may be added after the right-of-way is confirmed. **No action was taken.**

Mrs. Frady reported she has received a demolition permit for old Hawkins Glass building. She stated the property owner is voluntarily removing it. She also reported receipt of a site plan for the property on Highway 25 North/Kimberly Avenue.

•**DISCUSSION OF THE 2002 WORK PLAN: [PLANNING DEPARTMENT DISCUSSION].** Mr. Briggs provided the following update:

I. ACTIVE PROJECTS

A. DEVELOPMENT OF A MASTER PLAN FOR THE REVITALIZATION OF THE SOUTHSIDE: The City retained The Lawrence Group as consultants who have completed the work for the southside including ordinance amendments and related studies. It is now up to the City Council to prioritize and specify to the staff the nature and scope of its implementation. A special meeting was scheduled to discuss the initiative for February 6, 9:30 a.m. at Patton Park.

B. MSD EXPANSION: The plan submitted by Duane Coen has been put on hold due to funding limitations. Council Member Volk commented she would like to see this accomplished. Mr. Briggs stated this could possibly be integrated in the southside initiative.

C. MIXED USE REGULATIONS: Staff has been meeting with the committee and they are continuing to make progress. They are trying to arrive at a consensus on the level of design guidelines and requirements and methods of review. Four additional meeting dates have been scheduled. At direction of Planning Board Chairman O'Cain the Planning Board will wait until they receive a recommendation from the committee. He stated the time line has been revised. The committee is making progress but it is being deliberated at length. The time line is being set by the committee chair and members, not by staff and will be presented at the next regular City Council meeting.

D. STREAM BUFFER ORDINANCE AMENDMENTS: The proposed amendments will be reflected in the Zoning Ordinance: 1) extension of jurisdiction 2) building in an exemption for single and two-family dwellings. This project is on hold until staff receives direction to move forward. There was discussion on including Phase 2 regulations (federal mandates) in conjunction with these amendments. Mayor Niehoff suggested forming a small group to come up with recommendations for City Council to consider to possibly reduce the 50-foot buffer. He reported Lori Moorhead, Division of Water Quality, sent a letter indicating their willingness to assist the City. Mayor Pro Tem Padgett supported involving DWQ in meetings to answer questions and to keep the committee on track with requirements. Council Member Stephens commented the focus will be on blue line maps to determine impact and benefit. He suggested the next step should be forming the group to make recommendations to the Council. **The Council agreed by consensus to the following group: a typical property owner, Lori Moorhead & John Calabria, William Lapsley, Luther Smith, Gus Campano, a Planning Board member (Chairman O'Cain or he will choose the representative), a Planning staff person for coordination/technical support (deals with ordinances) and Gus Campano. Council Member Stephens will chair the meetings.**

E. SIGN REGULATIONS: A number of changes have been made to Article XIII over the years with the last major revision in 1999. A total overall or modernization of the entire article is needed.

F. SUBDIVISION ORDINANCE REVISION: This was drafted in the 1970s and a complete rewrite is needed as it is cumbersome to administer. Although the City is not faced with a lot of subdivisions, this remains on the "to-do" list. Mayor Pro Tem Padgett commented a rewrite will benefit staff and the public and it should be compatible with Henderson County regulations. This project is not high urgency.

The Council discussed what is important to achieve in 2003 (from the City Manager's Work Plan for 2002). The following items were discussed:

1. *Development of a master plan for the revitalization of the South Side:* in progress.
2. *Process of Billboard amortization:* in progress.
3. *Identify available areas and plan for the future acquisition of parks and open space:* Mr. Carter expects a proposal will be received in February from North Carolina State University. The Council expressed a continued interest in purchasing the parcel on North Main Street from Henderson County.
4. *Develop a plan for new sidewalk construction for Council's consideration:* Mr. Carter stated staff will develop and present a time line for a bond issue.
5. *Reexamine the expansion of the Municipal Services District:* **The Council agreed this is not an urgent project. They agreed they should commit funds and devote attention to the southside initiative. They agreed this should be considered at a future date.** Mr. Briggs reported the plan submitted by Duane Coen is being used as a guide to redevelopment. There was discussion of a plan submitted by Bruce Lowe. **The Council agreed the MSD should not extend past Nations Bank on North Main Street.**
6. *Acquisition of key properties to improve the appearance of the City (the lot at the corner of Main and Church Streets and the abandoned service station at the intersection of Highway 25 North and Ashwood Road:* No funds were appropriated for this purpose.
7. *Development of a Fair Housing Ordinance:* Mr. Carter reported the City received an offer from Asheville/Buncombe Human Relations Council to administer a Fair Housing Ordinance. He suggested tracking complaints to determine the need before responding to the offer. Discussion followed on minimum housing requirements. **The Council agreed this should be monitored.**
8. *Drafting of a resolution supporting the creation of a Community Development Department with Henderson County government:* A resolution was sent to Henderson County. Council Member Stephens suggested hiring staff as a community development specialist to accomplish grant-writing and pro-actively develop community projects. He stated the City is missing out on funds because grant applications are not submitted. Mr. Carter commented this person could also identify housing issues, and if grants are received, the salary would be included in the grants and supported the suggestion. Mr. Briggs explained a lot of small towns use consultants for grant-writing and pay an hourly rate for their services. Mayor Pro Tem Padgett suggested hiring a local person that is familiar with the area. Council Member Stephens commented there may be a need for a lot of consultation for the planning aspect of development and grant-writing for the southside and it is possible this could be combined with the Community Development position for a full-time position. Council Member Volk commented administration of the Fair Housing ordinance could also be included. Mr. Carter explained the first step will be to fund a staff person in the budget process for the community development function. After discussion, **the Council agreed by consensus to proceed with an additional staff person (possibly full-time) for community development as the position will pay for itself.**

II. OTHER PROJECTS.

- A. *LDP Revision:* Mr. Briggs stated the City needs a new Land Development Plan (LDP). He stated a lot of time has been spent on areas where most of the growth was anticipated but an overall review/amendment is needed. He stated this is a laborious process and needs to be done by a consultant. He suggesting building on the corridor study elements and incorporate:
1. Principles of growth
 2. Parks and open space element
 3. Public facilities element
 4. Transportation element
 5. Housing element
 6. Population & economics element (from census)
 7. Zoning Ordinance amendments needed for implementation of LDP

Mayor Niehoff suggested the plan be named a "Comprehensive Plan" instead of LDP. Mr. Briggs explained this was delayed because of the cost of the southside plan. He estimated the cost of the study at the \$50,000 range.

- B. *Annexation (Involuntary).* This was not identified as a high-priority project.

The Council set for following priorities for the 2003 Work Plan:

1. **Southside** - Define and implement the City's commitment to the Southside Development Initiative (staff, incentives, ordinances, etc.)
2. **Begin the Comprehensive Plan process** - Scope the project and retain a consultant.
3. **Develop/Adopt Mixed-Use Regulations**
4. **Stream Buffer Amendments** - Coordinate with Phase 2 regulations.
5. **Develop a master plan for parks/open space** - Council should set values to determine what is important, should have standard for what parks should be.
6. **Revisit solid waste practices** - Rules for disposing of solid waste are outdated and need to be revisited.

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Other Priorities identified:

- **Bond issue for sidewalks** - election before September.
- **Community Development Function** - staff will come up with a job description and present it to the City Council .
- **Develop Sewer Master Plan** - link with or integrate with Mud Creek Sewer Advisory Council - will help define future annexations (can be done in-house).

Council Member Stephens asked for a report from the City Manager on these items every 90-days. **The Council agreed by consensus.**

III. MISCELLANEOUS ITEMS:

A. Appointment to Henderson County Courthouse Committee: Mayor Pro Tem Padgett and Council Member Stephens expressed an interest in serving on the committee. After discussion, **the Council appointed Mayor Pro Tem Padgett to serve on this committee.** Mayor Niehoff will notify Henderson County.

B. Water/Sewer logo development: Mr. Carter suggested trying to separate the City publicly from the Water and Sewer or Utilities Department. He opined it would downplay or eliminate angst in the community that one entity controls something that affects much of the county. He opined the logo would downplay ownership by the City and might tie in with the Water/Sewer Advisory Council. After discussion, **Council Member Stephens moved to develop a logo for the Water/Sewer Department. A unanimous vote of the Council followed. Motion carried. The Council agreed by consensus the logo should include natural elements (stream, etc.) and will pay \$200 to a local artist to provide sketches or develop it.**

C. Williams Street Properties: Mr. Carter reported the Operations Center is nearing completion. He stated current plans include parking for employees behind the existing garage. He stated there are 40+ spaces beside the building. He suggested the possibility of purchasing two adjacent lots and reorient First Avenue. He stated the additional property will add 110 spaces. He stated this parking would make the building more feasible to use at night. He suggested adding the cost of the property to the project. **Council Member Stephens moved to proceed with purchasing the lots adjacent to the Operations Center and converting it to a parking lot and straighten First Avenue. A unanimous vote of the Council followed. Motion carried.**

D. Status of Law Suit - State Reimbursements: Mayor Niehoff commented the City would be better off not joining the law suit against the State for reimbursements. He explained the City would have to pay 15% of what is received to the law firm. He explained there is a good probability that the City will get their funds (less 15%) even if they don't join the lawsuit. **No action was taken.**

E. City insurance: Mayor Niehoff explained the City periodically gets requests from local companies to bid on the City's insurance coverage. He explained the City is now insured by the League and has been satisfied with the coverage. He stated the League has been loyal to the City and the City is essentially [partially] self-insured. Mr. Carter explained the League also gives \$5,000 toward the employee's wellness program, they provide occupational training, and gives back premiums once the reserve is met. After discussion, **the City Council agreed to stay with the League and in the event it would become beneficial in the future to solicit bids, the City will take bids from every provider.**

F. Strategic Planning: Mayor Pro Tem Padgett expressed strategic planning is needed and helpful and asked Council to consider it. Mayor Niehoff commented the City has decided to look at a comprehensive plan and stated he felt that is strategic planning. Mayor Pro Tem Padgett agreed strategic planning and a comprehensive plan may accomplish much the same thing but would like to have a formal document that shows where the City will be ten years from now, how the items are prioritized and how they fit in. She stated all the topics City Council has to deal with should be included. She stated a reassessment of the plan should be conducted year to year to determine how things are fitting into the larger picture or if the plan should be modified. She suggested incorporating a time line into the process demonstrating certain things the City will have accomplished by a certain time to keep them on track. **The Council agreed by consensus.** Mayor Niehoff commented the City may charge the consultant to accomplish that. He stated it would be helpful for the citizens to see the goals of the Council and suggested a report to citizens. He asked the Council to think about such a report for the end of 2003. Council Member Volk suggested that every *City News* highlight the accomplishments of one department. **The Council agreed by consensus and further agreed that the work plan is newsworthy and should be included in an upcoming City News.**

G. W/S Advisory Council: Mayor Niehoff suggested a similar advisory council as the Mud Creek Sewer Advisory Council be developed for water line extension requests. He explained once Henderson County's Comprehensive Plan is approved, the council would use it as a plan to determine where water lines should or shouldn't go. He explained he proposed a document similar to the Mud Creek document to the

LGCCA. He reported Chairman Grady Hawkins suggested because water and sewer are both important and indiscriminate water line extensions may lead to septic tank problems later, it should be in the hands of the same group and based on land use considerations. Mayor Niehoff agreed with the suggestion stating it may be a good idea to prevent future septic tank problems as well as link water and sewer. He asked Council Member Stephens, Chair of the Mud Creek Sewer Advisory Council, to think about the suggestion and determine its merit. He stated he plans to report on the subject to LGCCA next month. Mayor Niehoff stated this ties into entire growth of Henderson County . He stated this is a step in the right direction as water and sewer extensions have a much greater effect than zoning. Discussion followed on the Mud Creek district. **No action was taken.** There was some discussion on the ABWA plant.

H. Martin Luther King, Jr. Boulevard: Council Member Stephens asked for an update on the renaming of a street in honor of Dr. King. He stated the City has committed to naming a street. He stated the City should force the issue or they are obligated to name another street. Mayor Niehoff suggested several options: 1) choosing a different street, 2) approaching the NCDOT Board member, or 3) installing signs "entering Martin Luther King Jr. Boulevard". Council Member Volk suggested posting the street as an "honorary street". There was discussion of approaching our representatives to seek a local bill that would allow this action. After discussion, **the Council agreed by consensus that Mayor Niehoff should first speak to NCDOT Board Member Mr. Conrad Burrell about the issue and then approach our representatives to seek a local bill to permit the street renaming.** There was some discussion on the possibility of renaming a different street.

I. Sculptures: Mayor Pro Tem Padgett reported she has received many good comments about the sculptures placed around the City.

The meeting adjourned at 4:52 p.m.

Tammie K. Drake

Tammie K. Drake, CMC, City Clerk

Fred H. Niehoff, Jr., Mayor, City of Hendersonville