

**MINUTES
BREVARD CITY COUNCIL
October 15, 2012 – 5:30 PM**

WATER CAPACITY WORK SESSION

The City Council of the City of Brevard met in special session on Monday, October 15, 2012, starting at 5:00 p.m. with a light dinner and the water capacity work session starting at 5:30 p.m. in the Council Chambers of City Hall with Mayor Jimmy Harris presiding.

The following were present: Mayor Jimmy Harris, Mayor Pro Tem Mac Morrow, Council Members Rodney Locks, Charlie Landreth, Maurice Jones and Wes Dickson.

Staff: City Manager Joe Moore, Planning Director Josh Freeman, Assistant Planning Director Brad Burton, City Engineer Jay Johnston, Planner Daniel Cobb, Public Service Director David Lutz, Public Services representative Wesley Shook, Finance Director Jim Fatland, Fire Chief Craig Budzinski and City Clerk Desiree Perry.

Press: Derek McKissock, Transylvania Times

Others: County Commissioner candidates Jackie Whitmire and Page Lemel, County Manager Artie Wilson, County Economic Development Director Mark Burrows, Heart of Brevard Interim Executive Director Michael Trufant, and HOB President Kim Provost.

Welcome - Mayor Harris called the meeting to order, welcomed those present and explained the properly Noticed meeting is open to the public and will be held in a workshop setting. He explained this will likely be the first of a few workshops to discuss the subject of the City's water capacity.

Quorum and Agenda – A quorum was established with all members of Council present. Agenda was accepted as presented.

Opening Comments – Mr. Moore presented power point titled, "Water Capacity Work Session". (A copy is on file with agenda packet materials.) He described the goals and an outline to accomplish including the goals relationship to the City's adopted Vision and Strategies as it relates to water capacity. Information and data specific to Brevard's Water Capacity Study permitted capacities, current plant and watershed conditions, current plant viability, water use and future water needs was provided. Although it is not a perfect science, if the population and water need projections are correct, it shows Brevard would have difficulty meeting peak water demands by 2016 and by 2026 would have difficulty meeting daily needs. Discussion is timely because as a general rule of thumb it requires a 7 to 10 year time frame for the necessary permitting, etc., to take place for a new water plant.

Work session to include options available to consider, such as: discuss connection options to Hendersonville or Asheville water supply, fund a reasonability/feasibility study, construct a new water plant, and, what water source should be considered (ie. Cathey's Creek, Davidson River or French Broad River).

J. Freeman and J. Johnston presented power point titled, "Capacity Development". (Exhibit A) The City's available capacity is 1.9 MGD, with an average daily production of 1 MGD. Staff provided data using the City's Zoning Map districts to show current residential, non-residential and industrial land and water use, and, described constraints to development when considering conservation lands, steep slope areas, limited infill development sites, and floodplains. Three alternative growth scenarios based upon the City's current zoning were included: (a) current, (b) limited and, (c) aggressive build out. The concluding aggressive development assumption slides represented full build out (although not likely) under the City's current ordinance

and policies without expanding boundaries - showing the potential of an additional 11,106 residential units.

Discussion:

1. Jim Fatland shared several of the City's water meters are out of date and that they are likely not reading water usage correctly. He is working on a water audit and will likely report findings at Council's Retreat.
2. Ready Read Meters will help as they will provide accurate data.
3. Discussed DATA and UNIT methods of gathering data. Data method takes an assumption that future consumption (the way we develop in the future) will be the same as in the past; however, staff questions that future of Brevard will develop as has been done in the past. Staff chose the Unit (actual) method for their calculations as they believe it provides more accurate data.
4. Land Use Plan update that is budgeted will be helpful
5. Stream Flow Data was used. Staff contacted the USGS and they agreed to assist with stream gauging. Asked to calculate for a 7Q10 Flow (average lowest over a 10 year span) and received the following: (a) Cathey's Creek 1.0 MGD; (b) Davidson River 3.0 MGD; and, (c) French Broad River 15.0 MGD.
6. Perhaps a combination of water sources to meet the City's demands should be considered, such as Cathey's Creek and Davidson River. Much of the Davidson River stream system is protected in the National Forest.
7. Hendersonville's intake is Mills River. They have recently been permitted a new intake on the French Broad that would enable them to take on a very large water customer like the City of Brevard.
8. Ideally you want to site a plant near the intake as a cost saving factor; however, you can pump from intake to plant.
9. Currently City has the one water source. Combination Plan should be considered to reduce risk of a single source water supply; perhaps Davidson River and Cathey's Creek. Should Kings Creek been considered?
10. 1975 Report resulted in the City moving to Cathey's Creek as the Kings and Norton Creek were starting to not have enough water to meet the City's demands.
11. In looking at the Brevard Water Study Capacity Chart, given all the projections and looking for a time frame when the City would have to have something built, are we looking at the 2016 and 2020 time frame? Answer: Yes, 2016-2019 we expect to have some peak demand day issues.
12. Work Session is timely as it's all about our community being prepared and ready to facilitate our future (water) needs.

~~ At 7:16 p.m. Mayor Harris called for a ten minute break. ~~

13. Important to get customers aware of conservation efforts in advance (now) in order to prepare as a new water plant clearly won't happen by 2016 or 2019.
14. Permitting from the State is quicker for interconnection than for new plant; interconnection with Hendersonville could perhaps be done by 2016/2019.
15. Briefly discussed interconnection potentials with Hendersonville or Asheville.
16. City of Brevard is in the water business. Why should the City want to be in the water business? Answer: One reason is for growth - controlled growth, a revenue stream to controlled growth in keeping with the City's plans.
17. Brevard citizens are accustomed to owning their own water system. Mindful if using an outside system the City would be the customer and ultimately at the mercy of someone else. Eventually this other source will also be faced with water capacity issues too. What then?
18. If we were to consider building a new water plant, based on the growth projections, what size or capacity of a water plant should we consider? Four to five MGD or larger? Answer: Need at least 2.5 MGD. Staff recommends 5 MGD with understanding that perhaps this decade would only need 3 MGD, allowing expansion to 5 MGD when needed. (Hendersonville's Permit allows 12 million gallons of water; they didn't build to that size, but secured the water source allowing for future expansion and use.)

- 19. In addition to looking at Cathey's Creek and Davidson River, agreed the French Broad River should also be looked at as a potential water source. Some concern was expressed over how to reclassify and protect the French Broad River water source.
- 20. Consensus of Council was for staff to continue exploring options for a new water plant with the staff recommended capacity of 5 MGD.
- 21. Land Use Plan leads us to look at the UDO. If we don't want the City to grow in that way (aggressive development build out projections), then we need to look at possible amendments to the UDO that will allow and encourage growth in the way we desire, in a way that is keeping with our Vision.

Interconnection Consideration - The consensus of Council was to not pursue interconnection with Hendersonville or other neighboring community as a water supply source.

Motion to Amend Agenda - Mr. Morrow moved, seconded by Mr. Jones, the Agenda be amended to remove Item F- Closed Session, Potential Litigation. Motion carried unanimously.

Adjourn - There being no further business, Mr. Jones moved, seconded by Mr. Dickson, the water capacity workshop be adjourned. Motion carried unanimously. Meeting adjourned at 8:28 p.m.

s/ _____
Jimmy Harris
Mayor

s/ _____
Desiree D. Perry, NCCMC
City Clerk

Minutes Approved: February 18, 2013