MINUTES - SPECIAL MEETING
BOONE TOWN COUNCIL
FEBRUARY 16, 2005

A special meeting of the Boone Town Council was called to order at 3:10 p.m., Wednesday, February 16, 2005, in the Town Council Chambers, 1500 Blowing Rock Road, Boone, NC. Mayor Velma C. Burnley presided. Council members present were Mayor Pro-Tem Loretta Clawson, Lynne Mason (arrived at 3:18 p.m.), Dempsey Wilcox (arrived at 3:12 p.m.), Graydon Eggers, and Bunk Spann. Town staff members present were Greg Young-Town Manager, Rick Miller-Public Utilities Director, John Spear-Development Services Director, Blake Brown-Public Works Director, Jim Byrne-Special Assistant to the Town Manager, Kim Tester-Deputy Town Clerk, George Cole-Planning Supervisor, and James Perry-Environmental Planner. Timothy Lormand-Water Research Engineer was also present.

The purpose of the meeting was to discuss the National Pollutant Discharge Elimination System (NPDES) Phase II and current stormwater regulations contained in the Town of Boone Unified Development Ordinance (UDO).

Mayor Burnley welcomed everyone to the meeting and invited Tim Lormand to begin his presentation.

Mr. Lormand presented information through a power-point presentation. Please see the attached copy of the presentation (**Exhibit A**).

Council member Mason asked Mr. Lormand to clarify two terms used in the presentation: offline retention and inline retention. Mr. Lormand stated that offline retention means that the stormwater is not in the main path flow. Stormwater that is in the inline retention is in the main flow path.

Mayor Burnley stated that many regulations exist for stormwater management, but there are not any mechanisms for maintenance of these systems. Mr. Spear agreed that there is no active program for annual inspections for the stormwater retention and detention systems.

Council member Eggers asked about properties that have been developed prior to current town standards. Mr. Lormand stated that the UDO regulations are implemented when a property undergoes a change of use. He stated that there are not many opportunities to retrofit a property with a stormwater retention/detention system.

Council member Mason asked about the NPDES status of the NC Department of Transportation. Mr. Lormand stated that the DOT is currently Phase II regulated. He also indicated that the Department is currently working with different programs to determine the best solution to stormwater concerns.

Council member Eggers asked about the differences in stormwater regulations for commercial and single-family uses. Mr. Lormand stated there are other options than having large retention ponds or underground pipes. He noted a retention option such as rain gardens that could be used in residential areas. Council member Eggers inquired as to the cost differences and maintenance issues. Mr. Lormand stated that the cost for different approaches does vary. He explained that stormwater projects could be approached as a community project or be the responsibility of the property owner. He further noted maintenance measures, such as keeping trash picked up, aerating the soil, and replacing the soil or media every ten years. Council member Mason stated this would require public education regarding stormwater management issues.

Audience member Ralph Leonard asked how this information would be disclosed to property owners. Mr. Lormand stated this information could be part of a property owners' association agreement.

Mr. Lormand informed the Council of the actions taken by the Charlotte/Mecklenburg governments which include a dedicated funding source collected from all properties as a storm utility charge. Mr. Byrne further noted that credit can be given against other aspects of the project for new development if stormwater management efforts are being made. Mr. Lormand introduced a drawing showing an example of a bioretention stormwater management technique

(**Exhibit B**).

Audience member Jim Deal stated that his opinion is that an above ground-retention system would be easier to maintain. He pointed out the retention system behind the new Lowe's Hardware store on Blowing Rock Road as a very unsightly example of stormwater management efforts. He further indicated that the Town Council should institute stormwater management measures which are effective, cost effective, and aesthetically effective. Mr. Lormand agreed, stating that is why he likes low-impact development techniques which utilize landscaping.

Mr. Lormand and the Town Council discussed several other municipalities such as Chapel Hill, which have similarities to Boone.

Mayor Burnley thanked Mr. Lormand for the information presented to the Council. There being no further discussion, Mayor Burnley adjourned the meeting at 5:26 p.m.

Deputy Town Clerk		Mayor