

**Town of Montreat
Board of Commissioners
Town Council Meeting
July 10, 2014
Walkup Building**

Commissioners present: Mayor Letta Jean Taylor
Mayor Pro Tem Mary Standaert
Commissioner Martha Campbell
Commissioner Tim Helms
Commissioner Jack McCaskill
Commissioner Ann Vinson

Town staff present: Misty R. Gedlinske, Town Clerk
Steve Freeman, Public Works Director
Barry Creasman, Senior Water Operator
Jack Staggs, Chief of Police
David Arrant, Master Police Officer
Stefan Stackhouse, Finance Officer
David Currie, Building Inspector/Code Administrator

Approximately 150 members of the public were also present. Mayor Taylor called the meeting to order at 7:01 p.m., led the group in reciting the Pledge of Allegiance and gave the invocation.

Agenda Approval

Mayor Pro Tem Standaert moved to adopt the meeting agenda as presented. Commissioner Vinson seconded and the motion carried 5/0.

Mayor's Communications

Mayor Taylor thanked Montreat resident Matt Ashley for his assistance with the Montreat Gait Run/Walk Event, and recognized the Town's Police and Public Works Department staff for their traffic control and public safety efforts during the July 4th Parade. She referred the public to the print copies of the current meeting agenda, her recent community letter concerning the Town Hall replacement project, and excerpts from the Board's adopted Rules of Procedure available during this meeting, and said that these items were also posted on the Town's website. She noted the Board's submission deadline for agenda item requests and explained the importance of consistent adherence to this policy. In response to community concerns that the Board was refusing to consider the proposed alternate Town Hall location outside the Montreat Gate, she stated that the group supporting this option had not submitted any proposals or other information for review. She also clarified the difference in public notice requirements between special and emergency meetings of public bodies as set forth in the North Carolina General Statutes and the Board's adopted Rules of Procedure, and reiterated that the Board of Commissioners chooses to conduct public business during its own official meetings.

Review of the Consent Agenda

With the adoption of the Consent Agenda, the Board approved the following items:

- June 5, 2014 (4:30 p.m.) Special Meeting Minutes Adoption;
- June 5, 2014 (5:30 p.m.) Special Meeting Minutes Adoption;
- June 5, 2014 Agenda Minutes Adoption;
- June 12, 2014 Town Council Meeting Minutes Adoption;
- Re-appointment of Philip Arnold and Bill Hollins as Community Members of the Audit Committee for two-year terms to expire on June 1, 2016;
- Approval of Change Order #4 from Huntley Construction Company, Inc. for the Upper Kentucky Road Phase 1 Neighborhood Utility Assessment project.

Town Administrator's Communications

Town Administrator Ron Nalley was absent due to a family emergency. Mayor Taylor and Mr. Freeman gave the following reports on Mr. Nalley's behalf:

- Representatives from KCI Associates will give a preliminary design presentation for the Texas Road bridge replacement project during the August 14 Town Council Meeting.
- Huntley Construction will complete work on the Upper Kentucky Road Phase 1 Neighborhood Utility Assessment within the next few weeks. Bid advertisements for the paving assessment in this area have been published, and staff will present a bid approval recommendation to the Board during the August Town Council Meeting.
- There was no further progress to report at this time concerning the Town's request for address corrections to the Buncombe County Board of Elections voter registration database.
- Architectural Design Studios staff attended the July 5 Montreat Cottagers Association Meeting to present preliminary conceptual design plans for the Town Hall replacement project. The public will also have an opportunity to review and ask questions about the current plans during the Cottagers Association's August 2 Annual Business Meeting.

Administrative Reports

Police Chief: Chief Staggs presented and reviewed his June 2014 departmental activity report. He also noted recent reports from other areas of Buncombe County of scam artists attempting to promote certain products and services through persistent door-to-door solicitation. Chief Staggs advised that door-to-door solicitation is not permitted in Montreat, and encouraged anyone who experiences this type of encounter to contact the Police Department.

Public Works Director: Mr. Freeman reported on the following items:

- Approximately 75 cubic yards of materials were collected during the July 8 bulk item collection date, an increase from the previous year.
- The Assembly Drive Greenway project, including the pedestrian bridge across from the Shenandoah Terrace intersection is now complete. Final grant reimbursement proceeds from the North Carolina Parks and Recreation Trust Fund (PARTF) are pending the submission of as-built drawings from Equinox Environmental Group.
- The Westminster Terrace and Suwannee Drive paving projects are now complete, along with pavement patching work on Kentucky Road and South Carolina Terrace.
- Street Department crews responded to two reports of fallen trees blocking the roadways on Tennessee Road and Kanawha Drive during late June and early July.

During discussion, Commissioner Helms asked Town staff to ensure that residents in the Upper Kentucky road area are kept informed about the status of the utility and street assessment work underway in this area. Mayor Taylor encouraged residents to have their oak trees evaluated for Sudden Oak Death and other diseases. Commissioner Campbell and Mayor Pro Tem Standaert thanked the Public Works Department for their efforts, and Mayor Pro tem Standaert shared an e-mail from Rev. Gus Boone thanking the Board for the Assembly Drive walking path and pedestrian bridge, which is now fully accessible to him while using his motorized wheelchair.

Finance Officer: Mr. Stackhouse presented and reviewed the following financial reports:

- May 2014 Financial Summary Report
- Final May 2014 Financial Statement
- Preliminary June 2014 Financial Statement
- June 30, 2014 Cash and Investment Earnings Report

Building Inspector/Code Administrator: Mr. Currie presented and reviewed his June 2014 zoning and inspections activity report. The Planning and Zoning Commission will meet next week to consider a temporary rule pertaining to Montreat Zoning Ordinance Article X – Sign Regulations. The Board of Adjustment did not meet during the past month and has no cases pending at this time.

Commissioner Reports

Mayor Pro Tem Standaert encouraged the public to attend the upcoming “How to Protect Your Montreat Home” information session on August 5 at 10:30 a.m. in the Moore Center Meeting

Room. She said that Town staff was collaborating with Montreat Conference Center Vice President for Development Lynn Gilliland to address parking concerns on Florida Terrace and Missouri Road near Sylvan Heights and Balsam Lodge. Mayor Pro Tem Standaert also reported that Montreat resident Frank Cooper had approached her concerning several Mountain Retreat Association owned properties located within Montreat's municipal limits which he felt that, depending on their availability, could be considered by the Board as possible alternative Town Hall location sites. The sites suggested by Mr. Cooper were Pratt Park; the area around the Montreat Post Office, including an adjacent lot bordered by Assembly Drive, Georgia Terrace and Collegiate Circle; the former Community Store site along Flat Creek; and Welch Field. She said she would like Mayor Taylor and Town staff to contact MRA officials to verify the availability of these sites. Depending on the MRA's response, she advocated having the Town's architectural firm perform a site evaluation on one or more of these properties to determine their suitability as potential Town Hall sites.

Commissioner Campbell reported on her participation in Montreat College's most recent All IN Initiative telephone presentation. She gave the date of the next presentation, which she explained was accessible to anyone in the public through call-in information posted on the College's website. She also listed the dates for the start of Fall semester classes and convocation ceremonies.

Commissioner Helms had no report at this time.

Commissioner McCaskill had no report at this time.

Commissioner Vinson reported that during their May 13 meeting, the Open Space Conservation unanimously agreed to recommend expansion of their membership from three to a maximum of five members residing within the municipal limits of the Town of Montreat. The Board will consider a proposed Resolution under New Business to make this change, along with revisions to the Committee's Rules of Procedure to state that the Committee Chair will vote only in the instance of a tie vote of the other Committee members, and to fix the date of the Committee's annual organizational meeting.

Public Comment

Ms. Robyn Josephs of 538 Peace Lane asked the Board to reconsider moving forward with the Peace Lane street paving assessment. She said she understood the need for paving in the Upper Kentucky Road area due to the roadway's steepness, but did not agree that paving Peace Lane was necessary or beneficial. She claimed that some of the property owners who signed the assessment petition were pressured into doing so, and stated that not all of the affected property owners were in favor of the project. She suggested that if the Jones family wanted Peace Lane to be paved, they should do so at their own expense instead of requesting that the

work be done by the Town as an assessment procedure. Ms. Josephs stated that, during the work on the Upper Kentucky Road Phase 1 Neighborhood Utility Assessment project, she had experienced telephone, cable and water service disruptions without prior notification, as well as unannounced road closures. She hoped that public notification efforts about the status of capital improvement projects would improve in the future. She also described Peace Lane as unsafe and in need of immediate repair, which she felt was the Town's responsibility as the road was now designated as a public street.

Mr. Peter Boggs of 338 Chapman Road felt that the anger and frustration expressed by some members of the community were justified, and that those opposed to the Florida Terrace Town Hall site felt ignored and disrespected. He referred to Mayor Taylor's community letter and accompanying lot comparison chart as an attempt to discredit the work of the "Montreaters for a New Town Hall in a Better Location" community group. He felt that the chart was an inaccurate and incomplete comparison because it did not include criteria related to degradation of an established residential neighborhood; grading and excavation costs; costs of building on a sloped lot, including the cost of a multi-story building and related retaining walls, elevator and stairwells; accessibility; convenience; public safety, including pedestrian and vehicular traffic safety; visibility; and environmental impacts, including stormwater runoff. Mr. Boggs said that a group of Montreat property owners were willing to purchase the Florida Terrace lots, thus returning three parcels to the property tax scrolls and refunding their purchase price to the Town. He felt that the decision that the new Town Hall facility must be inside the Town's municipal limits was arbitrary and unjustified, as the current Town Services Office has been outside the Montreat Gate for many years and was easily accessible year-round to all community residents and visitors.

Mr. Ashton Phelps of 433 Kentucky Road spoke of his many interactions with public officials during career with the *Times-Picayune* newspaper in New Orleans. He said that none of his experiences there were as baffling or troubling as the Board of Commissioners' refusal to recognize that the majority of Montreat community members did not support a new Town Hall facility on Florida Terrace. Mr. Phelps said that while he agreed there was a clear need for a new Town Hall, he felt that Florida Terrace was an inappropriate location for many of the same reasons Mr. Boggs mentioned. He urged the Council to accept the offer to purchase the Florida Terrace lots and to no longer consider this location as a viable Town Hall site. He said he found nothing objectionable about locating the new Town Hall outside the Montreat Gate, and said he had spoken to many other community members who felt the same. He acknowledged that it was likely frustrating to the Board and Town staff members that the public was just now getting involved in this issue, but felt that the Board should still listen and respond to the community's opposition to the Florida Terrace site.

Mr. Richard Grotty of 349 Florida Terrace asked about over-budget construction bids and wanted to know at what point these additional costs might prompt the Board to consider an alternative Town Hall location.

Mr. Dan Dean of 337 Chapman Road described his comments as a continuation of Mr. Boggs' earlier incomplete remarks concerning the Town Hall project. He said he felt that a surprising and uncharacteristic attitude of unwillingness to consider new information or differing opinions had recently developed within the Town. He urged the Mayor and Board members to sponsor a free, open and vigorous discussion that welcomed all points of view concerning the location of the new Town Hall facility.

Mr. Philip Arnold of 530 Magill Drive commented on his conversations with several Black Mountain residents about how Montreat is perceived by those who live outside the Town. He said that those he spoke with mentioned the past controversy over the Assembly Drive bicycle lane as evidence supporting a perception that Montreat is becoming a place whose residents are worried about intrusions from the outside world. Mr. Arnold said he was saddened by this, and that he had always believed that the purpose of Montreat was to be inviting and welcoming and inclusive to everyone. He said he then asked the same individuals to give their opinions of the debate over the Town Hall replacement project. The response he received was that while they could understand the concerns expressed about placing the new facility near Montreat homes, they were disturbed by the desire by some to locate a facility in a residential area of Black Mountain. Mr. Arnold said he supported locating the new Town Hall inside the Montreat Gate, and not within the Town of Black Mountain's municipal limits.

Mr. John Legerton of 217 Alabama Terrace quoted excerpts from a book entitled "Pattern Language" that focused on how the location chosen for Town Halls and other multi-service public buildings contributes to the success of those facilities. He stated that, according to the quoted source, community centers located at major intersections were used significantly more than those located in residential areas. The book also recommended that town hall be composed of three parts, including a meeting space, public services and areas dedicated to community projects and ad hoc groups. Mr. Legerton said that in his experience as a licensed professional architect and a member of the Asheville City school board, significant levels of opposition to a public project were best resolved by pausing the process to gather more input and build community consensus before moving forward again. He encouraged the Board to consider taking similar steps with regard to the Town Hall replacement project.

Mrs. Robin Melvin of 246 Texas Road said that tonight's meeting was the first time she had heard of any desire by the Board to examine alternative Town Hall sites. She felt that, if the Board is sincere in this interest, the appropriate way to proceed with vetting alternative sites would be to vote for a moratorium on the project rather than proceeding with developing architectural plans for the Florida Terrace site.

Mrs. Anne Rogers of 527 Calvin Trail spoke in favor of the Board's decision to locate the new Town Hall inside Montreat's municipal limits near the Montreat College campus and Montreat Conference Center facilities, rather than in the Town of Black Mountain. She said that the Town had been incorporated for over 40 years, and that both the Board and Town staff deserved a Town Hall with adequate and appropriate facilities to perform their appointed duties and conduct public business. She thanked the Mayor and Commissioners for their willingness to serve the community and make decisions as a representative government on the public's behalf. She also expressed her support of the process the Board had followed with respect to the Town Hall project and other business items, describing it as open to all who wished to participate either through attending meetings or viewing posted electronic information. She said that the Board also encourages public participation through service on a number of advisory committees, and has been welcoming and appreciative of the few members of the public who have regularly attended Town Council meetings in the past. She did not agree with arguments that the public has not had an opportunity to participate in this process, and expressed her opposition to the actions by those in the community who seemed in her opinion to prefer criticizing the Board's actions after the fact rather than participating in the decision-making process.

Mrs. Kay Layman of 141 Maryland Place said she had known for a number of months that the Board had purchased the Florida Terrace lots as a new Town Hall location, and had been researching possible sites for several years prior to this action. She said that although she has had many opportunities to do so, she had not attended a Town Council Meeting, read any of the Board's minutes, visited the Town's website or spoken with any of the Commissioners about this issue. She said she took personal responsibility for any lack of knowledge on her part about the Town Hall issue. She believed that if others in the community had taken more time to stay informed about Town business and to voice any questions or concerns at the time the Florida Terrace lots were purchased, the controversy surrounding the Town Hall issue would perhaps not have escalated to its current level. She explained that she attended the July 2 forum held by the "Montreaters for a New Town Hall in a Better Location" group in order to listen and gather information, but noted that her attendance did not necessarily mean that she agreed with the group's point of view. She thanked the Board for their diligence and for their responsiveness to the recent comments, questions and correspondence about the Town Hall issue. She said that if she wished to have a larger voice in the Town's decision-making process, she should do a better job of informing herself of the issues at hand and express her opinions more clearly. She said she understood representative government to mean that if she is still unhappy with the Board's actions at that point, she can either run for elected office herself or use her vote to make changes to the Board's membership at election time.

Mrs. Corrine Donkle of 298 North Carolina Terrace said she had not become aware of the Town Hall replacement project until she had arrived in Montreat this summer. She noted that the Montreat Cottagers Association had not included any mention of this project in their recent

newsletters, and asked why more had not been done to notify the public of an issue that had been going on for several years. She said she was very concerned about this matter and hoped there would be better communication efforts in the future.

Mr. Bill Scheu of 146 Eastminster Terrace listed a number of controversial topics that the City of Jacksonville, Florida's elected officials had faced over the past several years. He mentioned his service as Chair of the City's pension reform commission as example of how Jacksonville's elected officials have utilized citizen task forces to help examine and develop consensus solutions to these issues. He provided copies of both the pension reform commission's report and proposed ordinance language under consideration by Jacksonville's City Council, and suggested that Montreat's Board of Commissioners use a similar approach to address the Town Hall replacement project.

Ms. Ann Jones of 314 Chapman Road spoke about her many years of service working in the Currie Craft Center and other Montreat facilities. She said she felt that the Montreat Gate was the representative symbol of the community, and asked the Board to consider viewing the suggested Town Hall site just outside the Gate as part of the entrance to the Montreat, rather than as being outside the Town. She felt that an attractive, well-designed Town Hall facility at the Gate would serve as an immediate welcome to residents and visitors and would represent the Montreat community more appropriately than the Florida Terrace location.

Ms. Jane Holt said she had been a full-time Montreat resident for most of her life, and described the various roles in which she had served the community over the years. She said she had visited the Florida Terrace site, understood the Board's process for selecting this location, and felt that the Board had conducted its business correctly in this regard. She expressed appreciation for Mayor Taylor's recent letter to the community, describing it as one she might have written herself if she were serving in this position. Ms. Holt said she had gone in and out of the Montreat Gate and had visited the current Town Services Office for many years without feeling that its location was inconvenient or inappropriate. She spoke in favor of considering alternative Town Hall sites and encouraged the Board to review the proposed alternative site outside the Gate in comparison with the Florida Terrace property.

Mrs. Clare Frist of 98 Frist Road appreciated the opportunity to hear various community points of view concerning the Town Hall replacement project, and expressed her thanks that the Board seemed to be open to considering other locations for the new building. She said that after learning recently about the project and hearing how many times the issue had been publicized and discussed, she at first felt as though her lack of awareness was her own fault. She said that this opinion changed after realizing that so many other community members had been equally unaware, and she now wonders how the Board's public communication efforts about this topic had been so ineffective, especially with regard to a project of this scope and expense. She believed that the Town should have made the kind of extra notification efforts

currently underway at the time the Board initially expressed its interest in the Florida Terrace lots. She felt that the Board's unwillingness to consider a moratorium on the Town Hall project to consider and debate alternative site proposals gave the impression that the Board saw itself as the custodian of Montreat's destiny regardless of the public's wishes, and that receiving community feedback was not one of the Board's primary goals. She said she was sure that no one wanted the rift in the community to become worse or to leave irreparable damage, but was concerned that this would be the outcome if the Board continued to advance its current plans. She asked the Board to please consider a moratorium to allow expert review of alternative sites, followed by a broad public conversation and citizen poll of those findings.

Mr. David Berry of 372 and 375 Arkansas Trail thanked the Mayor and Board members for their efforts and agreed that a new Town Hall is needed. He did not support placing blame on any party for the public notification methods chosen for this project, nor their effectiveness. He mentioned the urban design programs at Clemson University and Georgia Tech and said he did not believe that any reputable urban design team would recommend locating a Town Hall within the center of a college campus or church youth conference facilities due to public safety concerns related to the level of pedestrian and vehicular traffic in those areas. He referred to the Town of Black Mountain's Town Hall as example of an attractive municipal facility in a more easily accessible location. He said he didn't fully understand the importance of locating the new Town Hall inside the Montreat Gate, since the current Town Services Office has been located there for many years and has become an accustomed place for residents and visitors to transact business and ask questions. He felt that the proposed site just outside the Gate should be considered as a viable alternative, whether or not it is annexed into the Town of Montreat.

Mr. Don Reid of 127 Shenandoah Terrace said that both he and his wife have had much experience with contentious issues during her service on Montreat College's Board of Trustees and his eight years as a member of Charlotte's City Council. He said he had received a copy of Rev. Boone's e-mail thanking the Board for the ADA-accessible walking path and pedestrian bridge along Assembly Drive. Mr. Reid said that while he shared Rev. Boone's appreciation for the walking path, he felt that the pedestrian bridge was over-engineered and unattractive. He said he feared that the pedestrian bridge was a harbinger of how the Texas Road bridge replacement project will be completed. He claimed that the chosen bridge replacement site was not the best or least expensive option available, but had been selected at least in part out of an interest by one or more of the Board members to protect their adjacent properties. He also stated that he had tried to view the Town Hall replacement project as objectively as possible, and felt that if the facts presented by supporters of the alternative location outside the Montreat Gate were accurate he could find no reason to favor the Florida Terrace site. He could not understand why a location outside the Montreat Gate could be seen as a "deal breaker," since the current Town Services Office has been outside the Gate and outside Montreat's municipal limits for so many years. He believed the Board has made a mistake, but was thankful that mistakes can be corrected and forgiven.

Mrs. Mary Jo Clark of 407 West Virginia Terrace spoke her extended family's long history of visiting and owning multiple properties in Montreat. She expressed a desire to preserve certain Montreat values, including stewardship of finances, God's creation and community relationships. She felt that several relationships had been damaged by the Board's decisions concerning the Town Hall project. She urged the Board to re-examine this issue and find a way to preserve the community values she had listed.

Mr. Erskine Clarke of 558 Providence Terrace described the controversy surrounding the Town Hall replacement project as a Greek tragedy that has brought anger, discord and frustration to the community. He felt that the situation has been caused by arrogant pride on the part of the Town's elected officials, who he said have brought shame upon the community, themselves, and the way in which this Board will be remembered in the future. He described the Board's statement that the new Town Hall must be built inside the Montreat Gate as a voice of illusion rather than wisdom that has created certain misconceptions about the suitability of the Florida Terrace site and the perceived detriments of the proposed alternative lots just outside the Gate. He said that while he agreed with the idea that the new Town Hall would serve as a representative symbol of a united community distinct from the Town of Black Mountain, he did not believe that a location inside the Gate was necessary to achieve this goal. He felt that a moratorium on the Town Hall project and open discussion of all related facts was immediately necessary.

Mayor Taylor reiterated the Board's three minute time limit on citizen comments and asked the public to respect this rule.

Mr. Don Headley said he lived near the intersection of Lookout Road and Florida Terrace. He felt that the Board deserved credit for engaging the public, which he described as having been asleep for a long time. He said that while he respected the emotional response many people have had to the Town hall issue, he felt that anger was a type of energy that could be put to a better, more useful purpose. He noted that there was agreement between the Board and the community that a new Town Hall was needed. He encouraged compromise between those with opposing views to avoid what he believed could result in a power struggle with losses to all concerned and no true winner.

Mr. Van Talmage of 213 Alabama Terrace spoke of his previous experiences in another municipality where a lack of public dialogue and cost overruns in a Town Hall expansion project resulted in a number of council members being voted out of office in the following election cycle. He described public service as an often thankless job and expressed his appreciation to the Board of Commissioners for their efforts. He encouraged the Board to slow its progress on the Town Hall replacement project in order to reconsider other alternatives and have open communication with the public in the hopes of reaching a consensus decision.

Mr. John Johnson of 131 Shenandoah Terrace commended the Board for its efforts and said he disagreed with claims that the Board of Commissioners has refused to listen to public concerns about the Town Hall replacement project. He stated that in his experience the Board has always listened to the community's input, although it has not always agreed with the information or ideas presented. He said that he would be supportive of a decision by the Board to either proceed with the Florida Terrace site or to examine alternative locations, so long as proper procedures and public notification efforts continue to be followed. He disagreed with statements describing the proposed lot outside the Montreat Gate as an ideal alternative Town Hall location, stating there were known flood plain issues related to the site. He also questioned whether the two-story building design plan presented during the most recent community forum included adequate handicapped accessibility provisions.

Mr. Gordon Neville of 226 Alabama Terrace said he understood that the hillside lot just inside the Montreat Gate was one of the locations considered for the new Town Hall facility. He wondered whether the Town's architectural firm had performed a feasibility study for this site, and encouraged the Board to consider such a study if one had not already be done.

Mr. Tom Frist of 98 Frist Road said that despite his attendance at a number of Town Council meetings and numerous e-mails correspondence with Board members, he still failed to understand why the new Town Hall facility must be located inside the Montreat Gate. He said this decision did not seem logical to him given that the current Town Services Office has been located outside the Gate for many years, and that the Board intended for Public Works and sanitation services to remain at their current location outside the Gate.

Mr. Monroe Gilmour shared his experiences with the community response to the State Veterans Nursing Home in the Grovemont community of Swannanoa, which he felt were relevant to Montreat's Town Hall replacement project. He said that neighboring property owners and community members had expressed strong objections concerning the planned facility's entrance location, roadway access and increased vehicular traffic levels well after the public input phase of the project was complete. He stated that despite the lateness of these comments, Veterans Administration officials had developed and presented an alternative plan recommendation to change the facility's entrance location and access points in response to the community's concerns. He hoped that the Board would consider taking similar actions concerning the Town Hall replacement project in response to the public opposition to the Florida Terrace site.

Mr. Sam Sloan of 423 Kentucky Road joked that one solution to controversy about the new Town Hall location would be to move the Montreat Gate. He also referred to a quote from John Muir concerning wilderness preservation and felt that the Board had an opportunity for community preservation with their decisions concerning how to proceed with the Town Hall replacement project.

Old Business

There were no items of Old Business to discuss at this time.

New Business

- A. Open Space Conservation Committee Membership and Rules of Procedure Amendments: Commissioner Vinson moved to adopt Resolution #14-07-0001 Amending the Membership of the Open Space Conservation Committee. Commissioner Campbell seconded. Mayor Pro Tem Standaert spoke briefly in favor of the proposed increase in Committee members. The motion then carried 5/0. A copy of this Resolution is attached to these minutes and incorporated herein by reference. Commissioner Vinson then moved to adopt the proposed revisions the Open Space Conservation Committee's Rules of Procedure. Commissioner Campbell seconded and the motion carried 5/0.

- B. Resolution #14-07-0002 Honoring Rev. Robert J. Tuttle on the Occasion of His Retirement: Mayor Taylor recognized Rev. Bob Tuttle and thanked him for his years of service to the Montreat community. Rev. Tuttle received a standing ovation from the Board, Town staff and members of the public. Mayor Taylor read the resolution text aloud. Mayor Pro Tem Standaert then moved to adopt Resolution #14-07-0002 Honoring Rev. Robert J. Tuttle on the Occasion of His Retirement. Commissioner Helms seconded and the motion carried 5/0. A copy of this resolution is attached to these minutes and incorporated herein by reference.

- C. Declaration of Official Intent to Reimburse – Peace Lane Street Paving Assessment Project: Commissioner Helms moved to approve the Declaration of Official Intent to Reimburse for the Peace Lane Street Paving Project. Commissioner McCaskill seconded and the motion carried 5/0.

- D. Declaration of Official Intent to Reimburse – Upper Kentucky Road Phase 1 Neighborhood Street Paving Assessment Project: Commissioner Campbell moved to approve the Declaration of Official Intent to Reimburse for the Upper Kentucky Road Phase 1 Neighborhood Street Paving Assessment Project. Commissioner Vinson seconded and the motion carried 5/0.

- E. Resolution #14-07-0003 Approving an Interlocal Agreement for Property and Liability Insurance – Interlocal Risk Financing Fund of North Carolina: Commissioner Helms moved to adopt Resolution #14-07-0003 approving an Interlocal agreement for property and liability insurance coverage with the Interlocal Risk Financing Fund of North Carolina. Commissioner Vinson seconded and the motion carried 5/0. A copy of this resolution and agreement is attached to these minutes and incorporated herein by reference.

Public Comment

Mr. Michael Sonnenberg of 125 Virginia Road was critical of the proposed interior design plans for the new Town Hall for not including space for Public Works Department staff. He felt that these employees were most in need of a new facility.

Mrs. Lynn Gilliland, Montreat Conference Center Vice President for Development, thanked the Board for their Resolution honoring Rev. Bob Tuttle's retirement, and invited the public to attend his July 26 retirement celebration on Anderson lawn.

Rev. Bob Tuttle also thanked the Board for their recognition of his upcoming retirement, and expressed his enjoyment in working with the Commissioners and Town staff over the years. He also clarified his understanding of the MRA's position concerning potential Town Hall locations by stating that the MRA would be open to receiving an offer from the Town to purchase property, but would prefer that the Town be responsible for selecting and vetting the site or sites in which they may be interested.

Upcoming Meeting Dates

Mayor Taylor reviewed the following list of upcoming meeting dates and deadlines:

<u>Audit Committee Meeting:</u>	July 16, 2014, 2:00 p.m. Town Services Office
<u>July Planning and Zoning Commission Meeting:</u>	July 17, 2014, 7:00 p.m. Walkup Building
<u>Agenda Items Due:</u>	August 1, 2014, 5:00 p.m. Town Services Office
<u>Public Information Session – "How to Protect Your Montreat Home"</u>	August 5, 2014, 10:30 a.m. Moore Center Meeting Room
<u>Agenda Packets Available:</u>	August 5, 2014 http://www.townofmontreat.org/ TownGovernment.php or Town Services Office
<u>August Montreat Landcare Committee Meeting:</u>	August 6, 2014, 9:00 a.m. Outdoor Education Classroom
<u>August Agenda Meeting:</u>	August 7, 2014, 7:00 p.m. Walkup Building

**Montreat Board of Commissioners
Town Council Meeting Minutes
July 10, 2014**

August Town Council Meeting:

August 14, 2014, 7:00 p.m.
Walkup Building

Bi-Weekly Sanitation Service Ends:

August 29, 2014

Adjournment

There being no further items of business to discuss, Commissioner Campbell moved to adjourn the Agenda Meeting. Commissioner McCaskill seconded. The motion carried 5/0 and the meeting was adjourned at 9:05 p.m.

Letta Jean Taylor, Mayor

Misty R. Gedlinske, Town Clerk