

**Town of Montreat
Board of Commissioners
Town Council Meeting
August 14, 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: Ron Nalley, Town Administrator
Misty R. Gedlinske, Town Clerk
Steve Freeman, Public Works Director
Barry Creasman, Senior Water Operator
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 7:08 p.m., led the group in reciting the Pledge of Allegiance and gave the invocation.

Agenda Approval

Mayor Taylor reviewed the changes to the meeting agenda since last week's meeting. Mr. Nalley noted that Eagle Scout candidate Will Presnell and his family were on vacation, and that adoption and presentation of a Resolution commending his beautification work at the Town Services Office had been rescheduled for the September Town Council Meeting. The draft June 19, 2014 Special Meeting Minutes were also removed at staff's request from the Consent Agenda and rescheduled for consideration at the September Town Council Meeting. Mayor Pro Tem Standaert moved to adopt the meeting agenda as presented. Commissioner Campbell seconded and the motion carried 5/0.

Presentations to Council

Montreaters for a New Town Hall in a Better Location: Mr. Francis Burriss expressed his appreciation for the recent revisions made to the conceptual plans to lower the building's height from three to two stories, decrease the proposed square footage, and eliminate the separate parking and access area on Arkansas Trail. He also thanked the Board for allowing him an opportunity to give a presentation on the "Montreaters for a New Town Hall in a Better Location" group's evaluation of a 0.83 acre lot owned by the Mountain Retreat Association, located at 1201 Montreat Road outside the Montreat Gate.

He said that after consulting with professional architects and engineers, Metropolitan Sewerage District staff and Town of Black Mountain planning officials, the “Montreaters for a New Town Hall in a Better Location” group had found this property to be a more suitable Town Hall location than the Florida Terrace site based on the following categories:

1. Cost
2. Visibility
3. Ease of Access
4. Parking
5. Convenience
6. Traffic
7. Safety
8. Neighborhood Impact
9. ADA Compliance
10. Consolidation of Town Facilities
11. Community Unification

Mr. Burriss presented display boards depicting both a single-story and two-story Town Hall facility on the subject property. Both designs would require sale of the property to the Town of Montreat and demolition of the single-family home currently occupied by a Montreat Conference Center employee. Mr. Burriss said that Montreat Conference Center President Dr. Pete Peery had assured the affected employee that she would be provided comparable housing in the event this house is demolished, and that she would continue to receive her lodging free of charge.

The single story plan would locate the building in the center of the lot, partially within the 100-year flood plain area, and would require the foundation of the building to be raised approximately 30 inches so that it was above the base flood elevation. Mr. Burriss stated that areas within a 100-year flood plain had a 1% chance of flooding within a particular year, and that many structures within Buncombe County were located within flood plain areas. He also claimed that a single-story building in this location would result in a cost savings of \$500,000 to \$800,000 due to reduced property purchase and development costs compared to the three-story plan for the Florida Terrace site.

The two-story plan would shift the building’s location over to the left side of the property, away from the flood plain area. Although Black Mountain’s Zoning Ordinance requires only 23 parking spaces, up to 35 spaces could be provided depending on the chosen building plan, as well as ADA-accessible entrances and a covered entry area. Mr. Burriss stated that additional overflow parking for large meetings could be provided in the current Town Services Office’s parking area. He also said that of the two sewer lines running through the property, one was out of service and the other would be covered by the proposed parking lot area.

Mr. Burriss described the proposed lot outside the Montreat Gate as easily visible and accessible to all residents and visitors passing through the Town’s only entrance. Despite the high level of vehicular traffic on Montreat Road, he felt that safe access to the site would be provided by situating the parking lot entrance on Rainbow Terrace. He also stated that vehicles passing by the site would be travelling slowly, having already braked to pass through the Gate

entrance or turn onto Rainbow Terrace. Pedestrian safety in and around the Montreat College campus and Conference Center facilities would be preserved by eliminating the need for employees and visitors to drive through these areas to reach the Town Hall. There would also be no removal of real property from Black Mountain's ad valorem tax scrolls because the property is already owned by a non-profit entity. Mr. Burriss described the impact on the surrounding neighborhood as minimal, stating there was only one residential home directly adjacent to the subject property. In closing, he expressed his belief that constructing a new Town Hall facility on the proposed property outside the Montreat Gate would be the most effective means of resolving the community conflict regarding this project.

During discussion, Commissioner Vinson confirmed with Mr. Burriss that the nearby raw water well head had been located and determined to have no impact on any potential development of the property. She also noted that the building's elevation must be at least two feet above base flood elevation, and that this distance increased on one side of the property to nearly seven feet above ground level. Mr. Burriss agreed that this would be true for the one-story building design, but reiterated that the two-story design was situated away from the 100-year flood plain area.

Mayor Pro Tem Standaert asked for more details about how Mr. Burriss' cost savings claims were calculated, including construction costs for both of the presented building design plans and the expected purchase price for the proposed lot. Mr. Burriss explained that some of the expected construction savings were based on development of a more level parcel that would not require retaining walls, moisture proofing, or a significant amount of land excavation. He estimated that the construction cost for the two story plan would be approximately 37% greater than the single story design, but still significantly less expensive than development of the Florida Terrace site. He stated that exact construction and land purchase costs would be subject to final bid submittals, as well as property acquisition negotiations between the Town and the Mountain Retreat Association.

Mayor Pro Tem Standaert thanked Mr. Burriss and the "Montreaters for a New Town Hall in a Better Location" group for their presentation and their efforts to examine the proposed alternative Town Hall site. She also made a comparison with Dr. Pete Peery's comments at the August 2, 2014 Montreat Cottagers Association's meeting concerning the Conference Center's established core values to explain her personal belief that Montreat's Town Hall should be located with the Town's municipal limits, rather than in the Town of Black Mountain.

Town Hall Project: Ms. Amy Dowty of Architectural Design Studios (ADS) stated that a non-invasive seismic refraction study has been performed on the Florida Terrace property to determine the depth and location of any underground rock within the planned excavation area. No rock that would impede the project was encountered within the proposed building footprint or parking area. These results are preliminary and will be confirmed by traditional soil borings with Board approval. She then presented and reviewed a revised two-story interior design plan

for the Town Hall facility. ADS developed the two-story plan following the Board's decision on June 26, 2014 to eliminate the separate parking area and building access from Arkansas Trail due to continued community concerns regarding the proposed building's height and size.

In the new plans, the Police Department is relocated to the first floor. Two bathrooms are provided on this floor, each with two separate stalls. Direct access is provided from the lobby to the smaller conference room area adjacent to the main Council chambers. The second floor plan now provides a clearer transition between reception and office spaces, and additional privacy for the two single-stall bathrooms. There is also direct access to the conference room from the lobby area. The two-story, glass enclosed stair tower provides open visual access between the two floors, and welcomes and encourages visitors to proceed up to the second floor administrative offices. Display space for local artwork is available on both floors, as well as within the stair tower area, if desired.

The total building square footage of the revised two-story plan is now reduced to 6,675 square feet, while the building footprint has increased slightly to 3,545 square feet. The northern half of the site closest to Arkansas Trail now remains undisturbed, and the height of the retaining walls behind the parking area is also lowered to between four and six feet. The plans also propose a decrease in the number of parking spaces provided from 19 to 17 spaces in order to reduce the height of the retaining walls needed for the parking area. A new sidewalk connection beginning at the Appalachian Way intersection and continuing up to the new facility is also proposed. Two rain garden areas are included for stormwater control, as well as a small catchment tank under the driveway. The roof height and overall building height of the proposed Town Hall are lower than the neighboring Sylvan Heights Lodge, and are below the roadway level of Arkansas Trail. Cascading gable roof lines, lap and shingle siding, natural stone, and shingle roofing are recommended for the building's exterior in order to maintain consistency with other homes and structures throughout Montreat.

During discussion, Ms. Dowty confirmed that while ADS is seeking general approval of the building's size and shape, many aspects of the exterior form and appearance, including exterior form and materials, window size and shape, and stair tower placement can be modified to accommodate the Board's preference and budget for this project. The Board will also be asked later during this meeting to decide whether to proceed with the two-story plan or continue with the three-story design approved at the June 26 Special Meeting, and whether the parking lot area should accommodate 17 or 19 parking spaces.

Texas Road Bridge Replacement Project: KCI Associates staff members, Liz Phipps, Dewayne Sykes and Paul Webb presented preliminary design information for the Texas Road bridge replacement project. The bridge will be replaced with a new structure in the same location as the existing bridge, except that the new bridge structure will be raised approximately five feet in order to avoid construction within the floodway and surrounding non-encroachment areas. A retaining wall will be necessary near Welch Field to accommodate the rise in the road way grade. Guard rails will

also be needed to protect the ends of the bridge structure. The North Carolina State Historic Preservation Office (NC SHPO) has determined that the bridge is located within an eligible National Historic District, and has the authority to require the use of certain construction styles and materials for the new bridge and retaining wall. KCI recommends development of a Memorandum of Agreement (MOA) between the Town and NC SHPO to allow the new structure to be similar in appearance to other bridges in Montreat. Once this MOA is in place, KCI can move forward with the next phases of the project and advertise construction bids in May 2015.

Mayor's Communications

Mayor Taylor said that the Board of Commissioners conducts public business during its own official meetings, which are conducted in accordance with the Board's adopted Rules of Procedure and applicable North Carolina General Statutes. She reviewed the meeting schedule for Agenda and Town Council Meetings, as well as the deadline for agenda item submissions. She reiterated that while the Rules of Procedure allow the Board to add items to the agenda after this deadline, this practice is generally reserved for unusual circumstances to avoid surprise and to allow those who are unable to attend the meeting to have complete access to the entire online agenda packet materials. She encouraged those who have not already done so to join the Town's Sunshine List and register for CodeRED emergency notifications.

Mayor Taylor pointed out that while General Statutes require local governments to provide one public comment period per month, the Board offers two public comment periods during each Agenda and Town Council Meeting, for a total of four per month. She explained that public comment periods were intended as a time for the Board to receive input from the public, but were not meant as a two-way dialogue or question and answer period between the public and the Board members. She noted that the three-minute time limit on individual public comments is a common practice used by the Town of Black Mountain, City of Asheville, Buncombe County, and several other towns and cities throughout the Southeast. Those wishing to give public comments are not required to pre-register or complete a sign-in sheet in order to speak.

Mayor Taylor said that the Board members have responded individually to numerous telephone calls, e-mails and written letters, have met individually with residents and other community members, and will continue to listen to the public's concerns. She also noted that several aspects of the proposed plans for the Town Hall facility had been altered in response to community concerns about this project.

Review of the Consent Agenda

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

- June 23, 2014 Special Meeting Minutes Adoption;
- June 26, 2014 Special Meeting Minutes Adoption as amended;

- July 3, 2014 Agenda Meeting Minutes Adoption as amended;

Town Administrator's Communications

- An updated project schedule for the Texas Road bridge replacement was included for review in the meeting agenda packet. The schedule proposes a construction completion date of May 1, 2016. The Board agreed by consensus to begin discussions with NC SHPO to develop an agreement that would allow the new bridge structure to be aesthetically similar to other bridges in Montreat.
- A copy of the seismic refraction study report for the Florida Terrace Town Hall site is included in the agenda packet and has been posted to the Town's website.
- Staff has fulfilled a public records request for print and electronic correspondence related to the Town Hall issue since April 1, 2014. The documents provided totaled approximately 4,700 pages and required a cumulative total of three business days' time to fulfill.
- Huntley Construction Company crews continue working to complete the Upper Kentucky Road Phase 1 Neighborhood Utility Assessment project. Bids for the Phase 1 Neighborhood Street Paving Assessment will be considered later in this meeting under New Business.
- There is no new information to report at this time concerning the Town's efforts to correct township name and ZIP Code inaccuracies in the Buncombe County Board of Elections' voter registration database for Montreat.
- Boy Scout Troop 42 member Will Presnell and a group of community volunteers performed exterior painting, landscaping and other cosmetic improvements to the Town Services Office on July 11 and 12, 2014 as part of his Eagle Scout service project. Because the Presnell family was unable to attend tonight's meeting, consideration of a Resolution of appreciation of Mr. Presnell's efforts has been postponed until the September Town Council Meeting.

Administrative Reports

Police Chief: In Chief Staggs' absence, Officer Arrant presented and reviewed his July 2014 departmental activity report. He also explained that individuals placed under arrest in Montreat are transported to the Buncombe County Detention Center in Asheville.

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

- Bi-weekly sanitation collection ends on August 29, 2014. Due to the upcoming Labor Day holiday, household garbage and recycling collection for the following week will take place on Tuesday, September 1 beginning at 8:00 a.m.

- Although private contractors are prohibited from using the Town's dumpster facility, residents may contact the Town to arrange a special collection of large volumes of corrugated cardboard for a minimum fee of \$25. The Town pays a disposal fee of \$135 each time the corrugated cardboard container is hauled away to be emptied.
- Preliminary estimates indicate that solid waste disposal tonnages during May and June 2014 have decreased approximately nine tons since the same time last year. Corrugated cardboard recycling container hauls have been reduced from nine to four during this same period.
- Street Department crews have been working on Town-wide pothole patching, as well as brush clearing to maintain vehicular sight distances at street intersections. A tree trimming contractor for Duke Energy Progress will also be trimming trees in the right-of-way areas of Greybeard Trail over the next several weeks.
- Water Department crews installed five ¾-inch water taps on Appalachian Way and Greybeard Trail during the past month, and repaired a water main break on Lookout Road.

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

- June 2014 Financial Summary Report
- Final June 2014 Financial Statement
- Preliminary July 2014 Financial Statement
- July 31, 2014 Cash and Investment Earnings Report

Building Inspector/Code Administrator: Mr. Currie presented and reviewed his July 2014 zoning and inspections activity report. He noted that Montreat College's Anderson Residence Hall was recently issued a temporary Certificate of Occupancy. The Board of Adjustment did not meet during the past month and has no cases pending at this time. The Planning and Zoning Commission's recommendations for a temporary rule affecting Montreat Zoning Ordinance Article X – Sign Regulations will be considered later during this meeting as an item of New Business.

Commissioner Reports

Mayor Pro Tem Standaert reported that approximately 70 people attended the August 5 "How to Protect Your Montreat Home" public information session.

Commissioner Campbell reported on the following items:

- The Montreat Landcare Committee has appointed Mr. Bill Seaman as its new Chair following Rev. Bob Tuttle's retirement from the Montreat Conference Center. The Landcare

Committee continues its work to pursue official Tree City USA designation through the Arbor Day Foundation.

- The number of visitors to the Presbyterian Heritage Center is expected to exceed 10,000 this year, including 3,500 high school and middle school students. The Center's website has received more than 150,000 online visits.
- Presbyterian Church (USA) Moderator Dr. Heath Rada will visit a number of Middle Eastern countries during late September and early October, and will give a presentation on his travels on November 10 at 3:00 p.m. on the third floor of Freeland Hall.

Commissioner Campbell also spoke about her recent conversations with Town staff to learn more about the Town's various financial practices and procedures. She thanked the Montreat Conference Center for their Community Service Fee contributions, and encouraged other non-profit entities in Montreat to consider making similar payments in lieu of property taxes.

Commissioner McCaskill will attend an upcoming French Broad River Metropolitan Planning Organization meeting on August 28.

Commissioners Helms and Vinson had no report at this time.

Public Comment

Mr. Kent Smith of 513 Greybeard Trail spoke both as a private citizen and in his capacity as Co-President of the Montreat Cottagers Association Board. As a private citizen, he asked the Board to consider acting upon the Association's resolution requesting appointment of a representative task force to hear and evaluate alternatives from the community and to make recommendations to the Town Council concerning the Town Hall. As Co-President, he stated that while he had heard concerns that some of the individuals present at the Association's August 2 meeting may have been ineligible to vote on the issue, he believed that there was still a sufficient majority of votes to officially pass the motion. He also said that he had spoken to many Cottagers Association members whose votes on either side of this issue were motivated by a wide variety of factors. For this reason, he felt that some of the statements being made throughout the community based on personal interpretations of the adopted motion language and claiming to be endorsed by the majority of Cottagers were inappropriate.

Mr. David Berry of 372 Arkansas Trail spoke in support of locating the new Town Hall on the proposed property outside the Montreat Gate, stating that the current Town offices have been outside the Gate for many years, and that certain Town services were proposed to remain outside the Gate after the new Town Hall is built. He described the increased activity of the citizen group opposed to the Florida Terrace location as being the result of increased public awareness about the project. He felt that the Town's public notification processes should be improved to better reach out-of-town property owners. He expressed his personal opposition to locating the Police Department near the Montreat Conference Center facilities and Montreat

College campus. He also felt that while the Florida Terrace property was zoned Institutional/Residential, the neighborhood's character was primarily residential.

Mrs. Grace Nichols of 527 Suwannee Drive read aloud from an e-mail sent to her by Montreat resident Janie Moore. Mrs. Moore's statements included appreciation of the Board's patience and diligence concerning the Town Hall issue, support for the Florida Terrace site, and an expression of her belief that a new Town Hall was needed and should be located within Montreat's municipal limits. Mrs. Moore's statements also expressed her agreement with the procedures the Board has followed in making decisions concerning this matter and her belief that further delays to the project would result in additional costs.

Mrs. Mary Jo Clark of 407 West Virginia Terrace described the Board's actions concerning the Town Hall project as a community crisis and a crisis of governance. She said she was puzzled by Mayor Pro Tem Standaert's use of the term "core values" to describe her desire for the new Town Hall to be located within Montreat's municipal limits. Mrs. Clark reiterated the three traditional community values she expressed at a previous meeting of stewardship of environment, finances and relationships, and encouraged the Board to apply these values to their decisions concerning the Town Hall project.

Mr. Erskine Clarke of 558 Providence Terrace felt that the results of the public records request for correspondence related to the Town Hall project proved that the majority of Montreat community members were opposed to the Florida Terrace site. He believed that claims of unvoiced support for the site were false, and that many of those who supported the Florida Terrace site were the spouses and family members of current and former Commissioners and advisory committee members. He thanked Mayor Taylor, Mayor Pro Tem Standaert, Commissioner Campbell and Commissioner Vinson for their diligence in responding to phone calls and correspondence from the public concerning this issue, but felt that those opposed to the Florida Terrace site remained so despite these efforts.

Mrs. Nan Clarke of 558 Providence Terrace asked why Florida Terrace had been selected as a Town Hall site, why the Board refused to hold an open forum to discuss the Town Hall issue, and why the Board was now opposed to locating the Town Hall outside Montreat's municipal limits when some of the sites considered in the past were located outside the Montreat Gate. She asked the Board to grant the Montreat Cottagers Association Board's request for appointment of a representative task force, and to consider evaluation of the proposal Town Hall site outside the Montreat Gate. She encouraged the Board to seek community consensus on the Town Hall project, and felt that voting to approve the Florida Terrace would not bring an end to the public discord concerning this issue.

Ms. Robyn Josephs of 538 Peace Lane thanked the Montreat Police Department for responding to her calls concerning what she felt were unsafe roadway conditions on Peace Lane caused by negligence on behalf of the contractors working to complete utility extensions in Upper Kentucky

Road area. She briefly described recent vehicular accidents in this area and one instance of a pedestrian who was injured from a fall while walking on the road. She felt that, prior to her recent social media posts, Town staff had been unresponsive to her complaints about the roadway conditions and potential public safety issues in this area, and had failed to adequately notify her of limitations to her access to her home as a result of the utility extension work. She was also concerned that a similar lack of public notification and responsiveness would occur during the construction phase of the Town Hall project.

Mrs. Shannon Ingersoll of 124 Eastminster Terrace asked what the expected cost per square foot would be for the Town Hall facility. Ms. Dowty explained that the construction budget for the Town Hall was approximately \$1.4 million, and that the conceptual plans presented were consistent with that figure. Mayor Taylor said that ADS staff would be available after the meeting to answer any additional questions from the public.

Ms. Gay Currie Fox of 307 Tomahawk Avenue in Black Mountain asked the Board to consider the hillside lot just inside the Montreat Gate as a potential Town Hall site. She felt that this location could be a suitable compromise in that it was located near the Gate entrance but still within Montreat's municipal limits.

Mr. Michael Sonnenberg of 125 Virginia Road felt that, rather than focusing on individual ideas of core values, the Board should listen to their constituents and base their decisions on what the majority of the public wanted. He said that the lot just outside the Gate could be annexed into Montreat, if desired, and should therefore not be discounted as a potential Town Hall site. He believed that the Town would receive a significant amount of ad valorem tax revenues over the years if the Florida Terrace lots were sold and developed as a residential property. He also mentioned several other economic and environmental factors which he believed contributed to the negative impact of building a Town Hall on the Florida Terrace site. He also felt that ADS should evaluate the lot outside the Gate at no additional charge, since the size of the facility proposed for that location is smaller than the building designed for the Florida Terrace site.

Mr. Les McLean of 534 Salem Road asked that his property be removed from the Upper Kentucky Road Phase 1 Residential Utility Assessment roll. He also asked the Board to consider having Architectural Design Studios evaluate the proposed Town Hall location just outside the Montreat Gate, stating he believed that this site would be less expensive to develop than the Florida Terrace lots.

Mrs. Ann Seaman of 425 Appalachian Way thanked the Public Works Department for capping the underground spring flowing across the roadway near her home. She spoke in favor of the proposed two-story Town Hall design, describing it as having a smaller building footprint than some residential homes in Montreat. She also suggested incorporating moveable walls or other flexible space options in the smaller meeting room adjacent to the main Council chambers, and advocated taking steps to prevent light pollution from the glass stair tower area.

Mr. Peter Boggs of 338 Chapman Road said he had submitted the public records request mentioned in Mr. Nalley's report. He felt that an essential core value for the Board to consider would be to include the community in important decisions. He supported the Montreat Cottagers Association Board's task force appointment request, describing it as a means of reducing the current level of community frustration and anger and ensuring that all potential Town Hall sites were evaluated equally and objectively.

Old Business

- A. Town Hall Project Discussion: Commissioner Vinson moved to approve the proposed two-story design layouts for the new Town Hall facility as presented, with a parking lot size of 17 spaces. Commissioner McCaskill seconded and the motion carried 5/0.

New Business

- A. Upper Kentucky Road Phase 1 Neighborhood Street Paving Assessment Project Bid Award: Mayor Pro Tem Standaert moved to award the bid for the Upper Kentucky Road Phase 1 Neighborhood Street Paving Assessment Project to C&T Paving, Inc. in the amount of \$16,519.23 and to authorize the Mayor and Town Administrator to execute the necessary contract documents. Commissioner Campbell seconded and the motion carried 5/0.
- B. Peace Lane Street Paving Assessment Project Bid Award: Commissioner Campbell moved to award the bid for the Peace Lane Street Paving Assessment Project to C&T Paving, Inc. in the amount of \$23,988.86 and to authorize the Mayor and Town Administrator to execute the necessary contract documents. Mayor Pro Tem Standaert seconded and the motion carried 5/0.
- C. Temporary Rule Affecting Montreat Zoning Ordinance, Article X – Sign Regulations: Mayor Pro Tem Standaert moved to call for a Public Hearing on September 11, 2014 to discuss a proposed Temporary Rule affecting Montreat Zoning Ordinance Article X – Sign Regulations. Commissioner Vinson seconded and the motion carried 5/0.
- D. Summary of Results - Greybeard Trail Water Service Area Study: The Greybeard Trail water service area study recommends construction of a second 100,000 gallon ground-level storage tank at the end of Greybeard Trail. The new storage tank would supplement the existing Appalachian Way tank to improve system pressures and ensure adequate fire protection flows to Town residents in higher elevation areas, increase the water system's overall storage capacity, allow for routine tank maintenance without creating significant operational difficulties, and facilitate continued water system operation during extended power outages through the use of gravity flow. To ensure consistent household water pressure for lots above 3,100 feet in elevation, homeowners would be required to install small, individual booster pumps, similar to those recently installed in certain homes on

Appalachian Way. The Board has approved funding in the Capital Improvement Plan and Annual Budget for the construction of a new water storage tank. After brief discussion, the Board agreed by consensus to proceed with engineering and design work for the new water storage tank.

- E. Town Hall Project Additional Site Evaluation Proposal: Commissioner Campbell moved to approve a proposal from Architectural Design Studios (ADS) for evaluation of two additional Town Hall sites within Montreat in the amount of \$6,040 and to call for a Special Meeting for ADS to present the findings of these evaluations on possible alternative locations for Montreat's Town Hall. The date and time of this community-wide Special Meeting will be set when the findings are received by the Town. Commissioner Vinson seconded.

During discussion, Commissioner Vinson explained that consideration of the Montreat Cottagers Association Board's recent resolution had not been ignored, but would be delayed until the September Town Council Meeting because it had been received after the agenda item submission deadline for tonight's meeting. She also reiterated her belief that, rather than appointing a task force of only a select number of individuals, the entire Montreat community should have an opportunity to hear and evaluate the architects' comparative evaluation of each potential Town Hall site and to express their concerns and comments about those findings.

Commissioner Helms said that the Commissioners had heard the public's concerns about the Town Hall project, and were making efforts to address those concerns through granting Mr. Burriss' presentation request, evaluating additional potential Town Hall sites made available through discussions with Frank Cooper, Gordon Neville and the Mountain Retreat Association, and setting a Special Meeting to review the architect's findings. He acknowledged that these actions may not have happened as quickly as some would prefer, and asked for the community's patience and cooperation and the Board continues their consideration of this matter.

After brief further discussion, the motion to approve the proposal from ADS and call for a Special Meeting carried 5/0.

Commissioner Campbell then moved to authorize the Mayor and Town Administrator to negotiate a separate fee with ADS for the review of any additional suitable site within the Town of Montreat proposed within the next 30 days. Commissioner Helms seconded and the motion carried 5/0.

- F. Water Service Connection Request: Mr. John Burriss of 628 Greybeard Trail recently notified Town staff that his residential well went dry over the Independence Day weekend. Mr. Burriss expressed concerns that the installation of the Town's wells in this area in June 2013 may have contributed to this problem, and requested that the Town consider allowing him to connect to the public water system. Montreat Code of General Ordinances Chapter

E – Utilities, Article 1: Water and Sewer refers to “all owners of improved property within the Town limits” and does not provide policy direction for connection of utilities outside the town limits. However, Chapter M – Extensions of Public Utilities and Streets, states that the provisions of this section apply “to all extensions of public water lines, sewer lines, and streets within the Town and within the extraterritorial jurisdiction of the Town.” Due to this conflicting language, staff is requesting clarification as to whether or not the Board wishes to provide public water to potential customers outside the town limits. While the Board is under no legal obligation to do so, some municipalities choose to extend public water and sewer connections to properties outside their boundaries in return for higher billing rates. Mr. Nalley cautioned that the Board’s decision on this issue would affect a number of other property owners residing in the Extra-Territorial Jurisdiction area outside the Town’s municipal boundaries, some of which were owners of large tracts of land that could be subdivided and developed in the future.

Commissioner Helms moved to authorize a temporary, emergency public water system connection at 628 Greybeard Trail at the property owner’s expense for a period of 90 days. Commissioner Campbell seconded. During discussion, Commissioner Helms said he felt that the 90-day period would give the property owner time to consider options to drill a new well or request satellite annexation of this property. The motion carried 5/0.

Mayor Pro Tem Standaert then moved to call for a Special Meeting on August 26, 2014 at 10:00 a.m. in the Town Services office to consider potential revisions to Montreat General Ordinance Articles E and Article M related to Mr. Burriss’ request. Commissioner Campbell seconded, and the motion carried 5/0.

Public Comment

Mr. Bill Scheu of 146 Eastminster Terrace felt that the lack of Board discussion before certain motions are voted upon gave the impression that these decisions were made in advance of the meeting. He asked the Board to provide more discussion during consideration of future motions, so the public can better understand how the decisions in question are reached.

Mrs. Peggy Scheu of 146 Eastminster Terrace spoke about the public input process the Montreat Conference Center used during the adoption of its organizational core values. She said she would like more information on how the core values concerning the Town Hall project that Mayor Pro Tem Standaert mentioned were developed. Mrs. Scheu felt that the Board’s refusal to consider Town Hall sites outside Montreat’s municipal limits meant that those members of the public who support the proposed location outside the Montreat Gate were voiceless in this decision. Mayor Pro Tem Standaert responded to Mrs. Scheu by explaining that her previous statements concerning “core values” were an expression of her own personal opinions and beliefs, rather than a statement on behalf of the Board of Commissioners as a whole.

**Montreat Board of Commissioners
Town Council Meeting Minutes
August 14, 2014**

Montreat Conference Center Vice President for Development Lynn Gilliland presented a Community Service Fee check in the amount of \$30,096. Mayor Taylor thanked the Conference Center for its contribution, and explained that this amount represented the return of more than one penny of the Town's ad valorem property tax rate. Mrs. Gilliland also invited the public to attend Montreat College's upcoming Fall semester Convocation event.

Mr. Gordon Neville of 226 Alabama Terrace thanked Ms. Gay Currie Fox for attending tonight's meeting and yielded his comment period to her.

Ms. Fox again asked the Board to consider evaluating the Town-owned hillside lot just inside the Montreat Gate entrance as a potential Town Hall site.

Mayor Taylor called the public's attention to printed flyers listing answers to a number of questions from the community concerning the Town Hall project, Texas Road bridge replacement project, and the Town's current ad valorem tax rate. She also encouraged anyone observing suspicious persons or activities to contact the 24-hour police dispatch service.

Upcoming Meeting Dates

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

<u>Agenda Items Due:</u>	August 28, 2014, 5:00 p.m. Town Services Office
<u>Bi-Weekly Sanitation Service Ends:</u>	August 29, 2014
<u>Town Services Office Closed:</u>	September 1, 2014 Labor Day Holiday
<u>Agenda Packets Available:</u>	September 2, 2014 http://www.townofmontreat.org/ TownGovernment.php Town Services Office
<u>Rescheduled Sanitation Collection Date:</u>	Tuesday, September 2, 2014 Collection Begins at 8:00 a.m.
<u>September Montreat Landcare Committee Meeting:</u>	September 3, 2014, 9:00 a.m. Left Bank Conference Room
<u>September Agenda Meeting:</u>	September 4, 2014, 7:00 p.m. Walkup Building
<u>September Town Council Meeting:</u>	September 11, 2014, 7:00 p.m. Walkup Building

**Montreat Board of Commissioners
Town Council Meeting Minutes
August 14, 2014**

Agenda Items Due:

September 26, 2014, 5:00 p.m.
Town Services Office

Adjournment

There being no further items of business to discuss, Commissioner Campbell moved to adjourn the Town Council Meeting. Commissioner Vinson seconded. The motion carried 5/0 and the meeting was adjourned at 9:58 p.m.

Letta Jean Taylor, Mayor

Misty R. Gedlinske, Town Clerk