

REPORT

To The Mayor and Commissioners of Montreat, NC

CITIZEN'S TOWN HALL SITE PREFERENCES

By The Ad Hoc Committee of

Bill Hollins, Emory Underwood, Bill Straughan and
Linda Stroupe

October 8, 2014

Introduction – Bill Straughan

We are the “ad hocers”. We are a humble group. If you were serving on an ad hoc committee with a 5-day life and told what to do after the cards came in, you’d be humble, too. But even so, we agreed to step up and seize this pivotal moment on behalf of all of you. We know about the First Amendment. It’s first for a reason. It’s important to pay attention when the right of every person to say what they are entitled to as long as you don’t “yell fire in a crowded theatre.”

We have tried to give you, Mayor, Town Council and all citizens a helpful report for making an important decision, which will be a symbol of who we are for many generations to come. This information can help. We received over 270 cards representing approximately 500 members of this community. All voices will be heard. We have had to make a judgment on what to include given our instructions. We concluded unanimously all cards must be included as the instruction to not include those preferring sites outside the gate came after the cards had been mailed and many completed. We do not wish to fan the flames of discontent; rather we hope that this complete report can provide a basis for moving forward together to find the very best town hall for Montreat.

Let us begin in earnest to find a way to let the Town Hall stand for the time the extraordinary people of Montreat decided to let their higher selves trump a narrow and divisive course. A time to be good and grateful. A time to be proud. I am proud to turn this over to our teacher and principal, the very lovely and talented Linda Stroupe. And in the cleanup spots we have two remarkable men. Mr. distinction, former Commissioner Bill Hollins and the incomparable Emory Underwood. If you don’t know Emory, you ought to. Just reserve a fair amount of time. He has a lot to teach you. Friends of Montreat, Ms. Linda Stroupe.

Process of the Committee – Linda Stroupe

Rest assured that each member of this committee served with a great sense of responsibility and commitment to the task. Our meetings began last Sunday, and we met for several hours each of the three days that followed. In addition, we each spent time working at home entering data.....with a collective total of sixty hours spent reading, recording, and analyzing the data on the 262 cards that were received by the town office staff. It was a daunting task, but it was important and serious work. Before general statements are shared about the data, I will explain the process we used.

Bill Hollins took a leadership role in getting us started, planning meeting times and places. The mathematician in the group, Emory Underwood, provided each of us with an electronic excel spreadsheet on which we could individually record data from the cards we were assigned to read and record. The master Excel spreadsheet, which Emory prepared for the Council’s use, organizes all the data and is written in a very concise, easy to interpret format. As we read each and every comment, we recorded key words which described why sites were acceptable or unacceptable....environment,

green space, cost, size, location, safety.....are just a few samples of descriptive words that were written on the spreadsheet under the sites.

Emory Underwood will share some conclusions drawn from the data generated by the survey.

Analysis of the Comment Cards – Emory Underwood

We looked at comments from all 268 cards. The first thing we did was to put a number on each card. We then decided to record data in a spreadsheet as follows:

- The first column contains the number on the card
- The second column indicates attendance at the meeting with the architects
- The third column indicates a visit to the website
- Next, there are two columns for each of the four sites with the first column containing an A, a U, or nothing. The A represents acceptable if the comments appear to indicate, a U if the comments indicated unacceptable, otherwise nothing and the second column containing a brief synopsis of the comments
- Finally, we have two columns for other comments, the first contains a C or a blank and the second contains a synopsis of a comment for something other than any of the four sites.
- The C indicates a desire to consider or otherwise look at a different site.

The results showed that:

83 attended the meeting with the architects
194 looked at the website

The sites with the *most acceptable* comments were *Pratt Park* and *Near the Post Office*.
The site with the *fewest acceptable* comments was *Florida Terrace*.
The site with the *fewest unacceptable* comments was *Pratt Park*.
And the site with the *most unacceptable* comments was *Florida Terrace*.

60 cards indicated that none of the four sites was acceptable.

Finally, 87 cards indicated a wish to consider another site with the majority looking outside the gate.

Bill Hollins will now give our concluding remarks.

Concluding Remarks – Bill Hollins

We accepted this assignment because we thought it was important for the community to express their views and for you, the Mayor and Commissioners, to hear all views. We have done our very best to serve you honestly and to the best of our abilities, and to report all opinions.

It is the committee's hope that our work will be the beginning of a process that will unite our community. Together we can take that first step toward some degree of common consensus; a way of finding middle ground; a way of cooperating, and a way of listening to each another.

If this is done, we will have a town hall of which all are proud; a town hall where citizens will have input as the project moves forward; a town hall that will be a welcoming gathering place for generations to come; a town hall that is located convenient to all; a town hall that is in the style of Montreat architecture; a town hall that is landscaped in a way to reflect our love of the mountains; and, most importantly, a town hall that provides an excellent work environment for our dedicated employees.

As the town hall project moves forward, our committee stands ready to assist you, the Mayor and Commissioners, in any way possible to make this project successful. Thank you for giving us this opportunity.

Respectfully submitted on this ninth day of October 2014,

Bill Straughn

Linda Stroupe

Emory Underwood

Bill Hollins

Montreat Town Hall Sites

Legend Yes: Y No: N Acceptable: A Unacceptable: U Consider Another Location: C

Card Nbr	Attend Meeting	View Website	A Comment Above the Gate	B Comment Pratt Park	C Comment Near Post Office	D Comment Florida Terrace	E Comment Outside Gate & Other
1	Y	Y	U size	A 1 story bldg accept	U location	U locatiion	C
2	Y	Y	U	U	U	U	C
3	Y	Y	U	U	U	U	C
4	Y	Y	U ADS negative finding	U ADS negative finding	U ADS negative finding	U ADS negative finding	C
5	Y	N	U	U	U	U	C
6	Y	N	U	U	U	U	C
7	N	Y	U	A	U	U	C outside 1st choice
8	N	Y	U	U	U	U	C
9	Y	Y	U	U	U	U	C
10	N	Y	U asthetics to entrance	U asthetics to entrance	U space	U congestion	C
11	Y	Y	U inadequate	A	U	U absolutely not	C annex property
12	Y	Y	U opinion withheld				C
13	Y	Y	U	A if not outside the gate	U	U absolutely not	C
14	Y	Y	U	U	U	U worst choice	C
15		Y	U	U	U	U	C evaluate
16	N	Y	U	U	U	U worst choice	C
17	Y	N	U	U	U	U	C
18	Y	Y				U worst choice	C
19			U too congested	U environmental	U size	U worst site	C
20	Y	Y	U decision stymied				C
21	Y	N	U	A but reduce size	U	U	C
22	N	Y	U size, environment	U esthetics entrance	U environment	U most distructive	C
23							C
24	Y					U don't build on fla. Terrace	C evaluate outside gate
25	N	Y				U most inAppropriAte site	C unique location
26	N	Y	U	U	U	U	C annex property
27			U	U	U	U	C
28	N					U worst site	C
29	N	Y	U bad topography	U			C
30	N	Y	U green space	U green space	A best if not outside gate	U residential, remote	C
31			U poor topography	U green space	A could live with this choice	U location; out of way	C
32	N	Y	A second to outside gate				C
33	Y	Y					C
34	N					U worst ;safety,environment	C
35		Y	U	U	U	U	C
36	N	Y		A second choice			C
37	Y	Y	U	U	U	U	C
38	N		U	U	U	U	C traffic,
39	N	Y	U	U	U	U	C
40	N	Y	A traffic may be problem	U natural area	A parking issue?	U residential, costly	C
41	N	Y	U	U	U	U	C traffic, neighborhood
42	N	Y					C
43	N	Y	U	U	U	U no, no, no	C cost
44	N		A proximity to other offices	A 3rd choice	A 4th choice	U never	C preferable

Card Nbr	Attend Meeting	View Website	A	Comment Above the Gate	B	Comment Pratt Park	C	Comment Near Post Office	D	Comment Florida Terrace	E	Comment Outside Gate & Other
45	Y	Y					A	location and accessibility			C	consider downsizing
46											C	
47											C	
48											C	
49											C	
50												
51	N	Y	A	3rd choice	A	2nd choice	A	1st choice	U	cost, slope, location		
52	N	Y	U		A	Possible	A	Possible	U	Awful Choice	C	Annex
53	Y	Y	A	Maybe	A	Maybe	U	Small size	U	Illogical site	C	Consider
54	N	Y									C	Consider
55	Y	Y	U	Many factors against	U	Keep Greenspace	U		U	Terrible Location	C	Consider
56	N	N	A	OK	A	OK	U	Ruin nice place	U	No, No, No		Refurbish existing Bldg.
57	Y	Y			U	Greenspace			U	Traffic thru center Montreat	C	Consider
58	Y	Y									C	Consider
59	Y	N	U		U		U		U			Wait for better location
60	N	Y	U		U		U		U	Absolutely not	C	Consider
61	N	Y							A	Promising site		
62	N	Y									C	Consider
63									U	Worst	C	Consider
64	N	Y	U		U		U		U			Wait for suitable site
65	Y	N	U	Too small	U	Dedicated space	U	Small and congested	U	Residential area	C	Consider
66	N	Y							U	Worst	C	Consider
67	N	Y	U		U		U		U		C	Consider
68	Y	Y	U	Too small	U	Greenspace	U	Too small	U	Terrible location	C	Consider
69	N	Y							U	Not appropriate	C	Consider
70	Y	N	U		U		U		U		C	Consider
71	Y	Y	U	Too small	U	Greenspace	U	Greenspace	U	Traffic and location	C	Consider
72	N	Y			A	Second choice	A	Third choice	U	Never	C	First choice
73	Y	Y	U	Too small	U	Not available	U	Not available	U	Residential area	C	Consider
74	Y	Y	U	Truck drive	A	Visible, flat	U	Traffic and lot shape	U	Worst	C	Consider
75	N	Y			A	Best compromise					C	Consider
76	N	Y	U	Hardly buildable	U	Loss of greenspace	A	Possible, downsize	U	Expensive and inconvenien	C	Consider
77	N	Y							U	Worst	C	Consider
78	Y	Y							U	Worst	C	Consider
79	Y	Y	U		U		U		U		C	Consider
80	Y	Y			A	Preserve some greenspace					C	Consider
81	Y										C	Consider
82	N	Y					A	MRA willing	U	Not appropriate	C	Consider
83	Y	Y	U	Too costly	U	Dedicated space	U	Dedicated property	U	Too much opposition	C	Consider
84		Y	A	Convenient					U	Worst	C	Consider
85	Y		U		U		U		U		C	Consider
86	N	Y							U	Worst	C	Consider
87	N	Y									C	Consider
88	N								U		C	Consider
89	Y	N			A	Best of sites			U	Worst	C	Consider
90		Y	U		U		U		U	Worst	C	Consider
91	N	N							U	Strongy object	C	Consider

Card Nbr	Attend Meeting	View Website	A	Comment Above the Gate	B	Comment Pratt Park	C	Comment Near Post Office	D	Comment Florida Terrace	E	Comment Outside Gate & Other
92	N	Y					A	Second choice			C	First choice
93	Y	Y	U		U		U		U		C	Consider
94									U	Never	C	Consider
95	N	Y	U	Not good	U	Poor	U	Not good	U	Wrong place	C	Consider
96	Y	Y	U		U		U		U	Least suitable	C	Consider
97	Y	Y	U	Congested	U	Greenspace	U	Dedicated property	U	Residential area	C	Consider
98	N	Y	U	Traffic	A	Second choice			U	Anywhere but FL Terrace	C	Consider
99	N	Y	A	Best site	U	Greenspace	A	Second choice	U	Worst	C	Consider
100	N	Y	A	Second choice	A	First choice	A	Third choice	U	Least suitable		
101	N	Y	U		U		U		U		C	
102	Y	Y	U		U		U		U		C	
103	N	N	U		U		U		U		C	
104	N	N	U		U		U		U		C	
105	Y	Y	U		U		U		U			why outside not incl.
106	N	Y	U		A		U		U	Traffic prob. & costly	C	please consider
107	N	Y	U		U		U		U		C	convenient, cheaper
108	N	Y	U	traffic, divided lot		Loss of public park space	U	traffic, cost	U	Least desirable	C	
109	Y	N							U	Least desirable	C	please consider
110	N	Y	U		U		U		U		C	please consider
111	N	Y	A		A		U		U			
112				Consider other buildings					U	Least desirable		please evaluate
113	N	Y							U			please evaluate
114	N	Y	A	Most convenient	U	Not disturb park	A	convenient, but ???	U	many problems		please evaluate
115		N										please evaluate
116		Y	U		U		U		U			compare all 5
117	N	Y	U		U		U		U			please consider
118	N	Y	U		U		U		U		C	do we need town hall?
119	Y	Y	A		A	second choice	A		U		C	first choice, please listen
120	N	Y									C	please consider
121	N	Y	A	pro environ, neg parking	A	best loc, but lose green sp	A	good loc bad configurator	A	bad location, easy to build		
122	Y	Y	A		A	could be best	U		U			
123	Y				A	second choice			A	first choice		
124	Y	Y			A	second choice			A	first choice		
125	Y	Y	U		A	second choice	U		A	first choice		
126	N				U	do not destroy green sp	U		A			
127	Y	Y	U		U		A		A	look for more sites in town		
128	N	Y					A		U			
129	N						A					
130	N	N	A									
131	N	Y	A	best site	A	good site	A	OK	U	Worst		
132	Y		U	too small, congestion	U	green sp, other negs	U	too small	A	still the best site		
133	N	N					A					
134	Y		U		A	great potential		not sure	A	not the best		
135	N	Y	U	too many problems	U	good site but lose much	A	first choice	A	poor location		
136	Y	Y	U	only if small part here	A	first choice if good plan	U		A	second choice		
137	N	Y							A	wonderful		
138	Y	Y							A			

Card Nbr	Attend Meeting	View Website	A	Comment Above the Gate	B	Comment Pratt Park	C	Comment Near Post Office	D	Comment Florida Terrace	E	Comment Outside Gate & Other
139	N								A			
140	N								A			
141	Y	Y	U	do not destroy vista	U	do not destroy green sp	U		U	not in residential nbd		
142	N	Y	U	too small, congestion	U	water issues	U	too small	A	let's go ahead with this		
143	N	Y	U			would diminish entrance	A	first choice	A	but bad location		
144	N	Y	A		U	do not comprimise site	A		U			
145	N	Y	A	best site	A	second choice	U		U	Worst		
146	N	Y	U	not enough room	U	do not destroy green sp	U	too small	A	best of the four		
147	N	Y							A	near center of town		
148	N		A	best site	A	suitable	A	OK	U	Worst		
149	N	Y	A	best site		poor location		fair location	U	Worst		
150	Y	Y	U	too small, congestion	U	too small	U	not green	U	rediculous location		
151	N	Y	U	impractical, costly	U	eyesore	U	eyesore	A	best of the four		
152	N	Y	A	Easy Access	A	Good	A		U.	Hard to access		
153	N	Y	A	Fair	A	Keep some park	A	Best	U	Residential		
154	N	Y	A	Wants to split srv	U	Affects Beauty	U	Ridiculous	U	Residential		
155	N	Y	U		A	Building that blends	A	Second choice	U		U	
156	Y		U		U		U		A	Favor all along		
157	Y	Y	A		A		U		?			
158	Y	Y	U	Too small	A	Best location	A	Maybe too small	U	Too many unknowns		
159	N	Y					A	#1				
160			A									
161	N		U	Not central	U	Why ruin?	A	Favorite	U	Worst of 4		
162	N	Y	U		U	Disrupt green space	A	Seems best	A	Second choice		
163	N	Y	U	Not Practical, traffic	A	Others seem better	A	Access, near to gate	U	Traffic, disruption		
164	N	Y	A	Visibility					U	Are we hiding?		
165	N	Y	A	Limits traffic into MT	A	Second best	U		U	Residential, traffic		
166	Y	Y	U		U		A	Central	A	Best objections nimby		
167	N	Y	U		U		U		A	Best for timing		
168	N	Y	A	Third Choice	U	Family values	A	Convinient	A	Best of 4		
169	Y	Y	U		U		U		U	Worst		
170	N	N	A	Access. Pro res.	A	Improves gate area	U	More traffic	U	Give total cost		
171	N	Y					A	Got card late				
172	N	Y	A	Prominent, preferred	U	Traffic	U	More traffic	U	The least, remote		
173				Fine with whatever		Likes TH, assembly						
174	N	Y	A	Visibility, access	A	Same as A	U		U	Traffic, too far		
175				Card late		None acceptable		For current building	U	Please reconsider		
176			A		A		A		U	Worst case		
177			A	Second	A	First Choice	U		U	Worst Possible		
178			U		U		A		U			
179	N	N	U	Take parking	A	Second choice	A	Central	U	Remote, congested		
180	N	Y	A	Easy to find	A	Logical location	A	Parking?	U	Does not make sense		
181	N						A					
182	N	N	A		A		A	Best	U			
183	N	Y	A									
184	N	Y		Received - reaction		to card request	A	Most unifying	U	Unacceptable		
185	Y	Y	U	Too small	A	Second choice	U	Yikes!	A	Location praises TC		

Card Nbr	Attend Meeting	View Website	A	Comment Above the Gate	B	Comment Pratt Park	C	Comment Near Post Office	D	Comment Florida Terrace	E	Comment Outside Gate & Other
186	Y		U	Too small	U	Public park	A	Close road behind	U	Likes old post o. loc.		
187		Y							A	Like this site		
188	Y	Y	U	Traffic	A	Least expensive	U	Congested	A	If Prat park doesnt work		
189	N	Y	U		U		A	Dual public use	A	Best		
190	Y	Y							U	Too far, residential	C	Combine A,B,+E
191	Y	N							A			
192	Y	Y	A	Could enhance park			U		A	Best location,winter?		
193	N	Y	A	In truck turn around	U		U		U	Definetly no		
194	Y	Y	A	Max footprint?	U		U		A	Police dept. at site A?		
195	Y	Y	A	Very Attractive	U		U	Sacred	U	Please change for unity		
196	Y	Y	U	Too congested	U	Green space	U		A	BGA in residential		
197	Y	Y	A		A	Last choice	A	Business district	A	Adv. many		
198	Y	N	U	Too many issues	A	Viable option	A	Clear cutting issue	A	Loc. bad, buildable		
199		Y	A	Moretorium, 1 year	A	Cost?	U	Too small	U		C	Compare cost
200	Y	Y	U	Too small	A	Issues	U		A	Best for lot size		
201	Y	Y	U	Too small	A	Rate B- to B+	U		A	C+ for location		
202	Y	Y	U	Green space	U	Green space	U	Green space	A	Best of 4		
203	N	Y							A			
204	Y		U		U	Enviromental	U	Not enough space	A	Not perfect, great loc.		
205	N	Y	U		U		U		U	Too Expensive	A	Evaluate
206			U		A	First Choice	U		A	Second Choice		
207	N	Y							U	Worst, Residential	A	Evaluate
208	N	Y									A	Evaluate
209	N	Y	A	Favorable	A	Favorable	A	Favorable	U	Residential	A	Consider
210	N								U	Anywhere else		
211	N	Y	U	Park space	U	Park space	A	Best choice	U	Remote, residential	A	
212	Y	Y							U	Inconvenient	A	Evaluate
213	N	n	A	Police presence	U	Park space	A	PO nearby	U	Residential		
214	N	Y	U	Better than FL Ter.	U		A	Better than FL Ter.	U	Residential		
215	N	Y					A	Centrally located	U	Unsuitable location	A	
216	N		U	Too visual	U	Too visual	U	Too visual	A	Private space		
217	N	Y	U	No room to expand	U	Remain undisturbed	A	Perfect location	A	Second Best		
218	N	Y	U	Not viable site	U	Park space	A	Good location, awkward s	A	Second choice		
219	N						A	Near govt. facility	U	Inaccessible, traffic	A	
220	N	n					A					
221	N	Y			A	Second choice			U	Worst	A	Evaluate
222									U		A	Evaluate
223	Y	Y	U		U		U		U		A	Evaluate
224	N	Y									A	
225	N	Y							U	Definitely not	A	Evaluate
226	N	Y	U	Impossible layout	U	Land layout	U	Land layout	U	Worst	A	Current location
227	N	Y	U		U		U		U		A	Consider
228	N	Y									A	Consider
229	N	Y	A	Large enough?	A	OK		Large enough?	U	Worst choice	A	Consider
230	Y	Y	U		U		U		U		A	Suitable
231	N	Y							U	Too remote	A	Prefer
232									U	Worst location	A	Evaluate

Card Nbr	Attend Meeting	View Website	A	Comment Above the Gate	B	Comment Pratt Park	C	Comment Near Post Office	D	Comment Florida Terrace	E	Comment Outside Gate & Other
233	N	Y							A	Site OK		
234	N	Y	U	No	U	No	U	No	U	No!!!	A	Evaluate
235	N	Y	A	First choice	A	Second choice	A	Third choice	U	Last choice		
236	N	Y	U	Greenspace	U	Greenspace	U	Too visible	U	Too expensive	A	Evaluate
237	N	Y	A	Montreat architecture								
238	N	Y	U	Inadequate space	U	Greenspace	U	Inadequate site	U	Residential	A	Evaluate
239	N	Y	A	Good location	A	Best location	U	Too much vegetation	U	Residential	A	Analyze
240	N						A	Better than FL Ter.	U			
241	N								U	Least desirable	A	Evaluate
242	N	Y	U	Too far away	A	Second choice	A	In business area	U	Residential		
243							A	Most appropriate			A	Evaluate
244	N	Y	A	OK	A	Ok	A	Possibly OK	U			
245	N	Y	A	Best	A	Third best	A	Second best	U	Worst		
246	N	Y	U		U		U	Perpetual park	U		A	Study
247	N	Y	A	Second choice	A	Third choice	A	First choice, central	U	Residential, traffic	A	Evaluate
248	N	Y	A	Better than others					U	Solidly against	A	Consider
249	N	Y	A	Best	U	Not really	A	Would be OK	U	Worst, traffic, inconvenient		
250			A	Best option								
251	N	Y							U	Poor decision	A	Consider
252	Y	Y	U	Too small	A	Keep Rock, Landscape	U	Poor configuraion	U	Worst, Residential	C	Evaluate
253	N	Y	U	Greenspace	U	Nice park	A	Near PO	U	Residential	C	Evaluate
254	N	Y									C	Evaluate
255	Y	Y	A	Architecture must blend	A	Architecture must blend	A	Near PO	U	Poor location		
256	Y	Y							U	No, no , no, traffic	C	Evaluate
257									U	Worst, historic neighborhoc	C	Consider
258	N	Y	U	Will not fit	A	Second choice	A	Best choice	U	No way		
259	N	Y									C	Evaluate
260	N	Y	A	First choice	A	Second choice	U	Greenspace	U	Too costly	C	Evaluate
261	Y	Y					A	Ideal location	A	Less than ideal location		
262	Y	Y	U		U		U		U		C	Only acceptable
263	N	Y	U		U	Greenspace	A	Best but not good	U	Expense, strong dislike	C	Need reason if unsuitable
264	N	N	A	Easy for Visitors								
265	N	Y	U	Too complicated	A	Bldg. must look Montreat	U	Too visible	U	Too residential	C	
266	N	Y	U	Not centrally located	U	Remain a park	A	Already a public site	U	Residential		
267	N	Y	U	Many negatives	A	Good location	A	Share parking with PO	U	Slope, cost, traffic		
268	N	Y							U	Worst site	C	

	Attend Meeting	View Website	A	Above the Gate	B	Pratt Park	C	Near Post Office	D	Florida Terrace	E	Outside Gate & Other
	83	194	119	Unacceptable	104	Unacceptable	108	Unacceptable	173	Unacceptable		
			57	Acceptable	68	Acceptable	70	Acceptable	46	Acceptable	87	

60 cards indicated that none of the 4 sites were acceptable.