

**Town of Montreat
Board of Commissioners
Town Council Agenda Meeting
August 6, 2015
Walkup Building**

Board members present: Mayor Letta Jean Taylor
Mayor Pro Tem Mary Standaert
Commissioner Martha Campbell
Commissioner Tim Helms
Commissioner Ann Vinson

Board members absent: Commissioner Jack McCaskill

Town staff present: Ron Nalley, Town Administrator
Stefan Stackhouse, Finance Officer & Deputy Town Clerk
David Arrant, Master Police Officer
Steve Freeman, Public Works Director
Barry Creasman, Senior Water Operator
David Currie, Building Inspector/Code Administrator

Approximately 15 members of the public were also present. Mayor Taylor called the meeting to order at 7:00 p.m., and led the group in prayer.

Agenda Approval

Mayor Taylor welcomed everyone to the meeting. Commissioner Vinson made a motion to approve the Agenda as presented. Commissioner Campbell seconded and the motion to approve the Agenda carried 4/0.

Presentation of Certificates of Appreciation

The Board will present certificates of appreciation to Eagle Scouts David Teo and Joseph Frith at next week's Council meeting.

Public Hearings

The Board will hold three Public Hearings to receive comments on the Approval of Financing Agreements for the Upper Kentucky Phase I Project Area, the Upper Kentucky Road Phase I Neighborhood Street Preliminary Assessment Roll, and the Peace Lane Street Preliminary Assessment Roll.

Mayor's Communications

Mayor Taylor noted that Commissioner Campbell had placed handouts on the table in the back, along with a summary of comments made by her at the Cottager's meeting. Mayor Taylor then reported that the redistribution of local sales tax being proposed in the General Assembly has a devastating impact on the Montreat community. Following discussions with the Town's local representatives, some improvement has been made, however work still needs to continue in educating those on the impacts of the proposed legislation. Mayor Taylor encouraged everyone to please contact their local representatives and explain the economic impact it will have on this area. A copy of a letter sent to the local representatives by Montreat and other cities and towns is included in the agenda packet.

Consent Agenda Review

The proposed Consent Agenda will include the following items:

- May 21, 2015, Special Meeting Minutes (Pending)
- June 11, 2015, Town Council Meeting Minutes (Pending)
- June 18, 2015, Special Meeting Minutes (Pending)
- June 25, 2015, Special Meeting Minutes (Pending)
- July 2, 2015, Agenda Meeting Minutes (Pending)
- July 9, 2015, Town Council Meeting Minutes (Pending)

Town Administrator's Communications

- Mr. Nalley reminded everyone that the special meeting on Sanitation Services had been set for August 11th at 10:00 a.m. in the Walkup Building.
- Mr. Nalley stated that seven applications had been received for the Town Clerk vacancy. He solicited suggestions from the Board as to the process that should be followed in evaluating applicants. In response to a question from Commissioner Campbell, Mr. Nalley suggested that perhaps the Mayor represent the Board during the hiring process, since a designated Commissioner is not assigned to the Administration Department. The Board then requested that Mr. Nalley follow-up with them outlining his thoughts on the hiring and evaluation process in preparation for next week's Council meeting.

Administrative Reports

The Board will hear administrative reports from the Police Chief, Public Works Director, and the Finance Officer during next week's Town Council meeting. Because Mr. Currie will not be available next week, he presented the Building and Zoning report. Two variances are scheduled to be heard by the Zoning Board of Adjustment in August. The Planning and Zoning Board met in July and

discussed the issue of stream buffers in the Stormwater Management Ordinance. Several professionals in the environmental and stormwater management field have been asked to attend their next meeting in order to help them gain a better understanding of the issue. Mayor Pro Tem Standaert requested that Mr. Currie provide the Board an update on the house above Welch Field in September.

Public Comment – Agenda Items

Mayor Taylor reiterated that this Public Comment period was intended for remarks pertaining to items listed on the meeting agenda, including staff reports and communications.

There were no comments from the public at this time.

Old Business

- A. Resolution #15-08-01 Approving Financing Terms – Upper KY Phase 1 Area Assessment Projects: Mayor Taylor reported that a public hearing and discussion on each of these matters under Old Business is scheduled for next week’s Town Council meeting.

- B. Resolution #15-08-02 Confirming Assessment Roll and Levying Assessments – Upper Kentucky Road Phase 1 Neighborhood Street Assessment

- C. Resolution #15-08-03 Confirming Assessment Roll and Levying Assessments – Peace Lane Street Assessment

New Business

- A. Montreat College Temporary Street Closure Request – Portion of Lookout Road: Mayor Taylor reported that Montreat College will be celebrating their Centennial on August 19th, 2015. Mayor Pro Tem Standaert suggested that the Board also consider adopting a Resolution honoring Montreat College and commemorating its centennial. The Board asked Mr. Nalley to prepare a Resolution for their consideration at next week’s meeting.

- B. Well AO4 Pump Replacement: In response to questions from Commissioner Helms, Mr. Freeman confirmed that the pump replacement was necessitated by a lightning strike and that the Town will be filing a claim for reimbursement with the Town’s insurance carrier.

- C. Montreat Hemlock Restoration Initiative Grant: Mayor Taylor reviewed the NCD&CS Hemlock Restoration Initiative Grant and stated that the \$20,000 proposal consists of a \$10,000 grant matched with \$10,000 in private funding. Commissioner Vinson stated that the plan is to make it a two year program with multiple beetle releases and chemical treatments. In response to a question from Commissioner Helms concerning the possibility of using the

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Cottager's donation to the Town for this project, Mayor Pro Tem Standaert suggested that generous donations have been raised from individuals and other entities for the Initiative and that the Cottager money could possibly be used for another project.

Public Comment – Other Topics

Mayor Taylor reiterated that this Public Comment period was intended for remarks pertaining to public business items not listed on the meeting agenda, including any reports or communications from other community entities.

Ms. Claire Frist, 98 Frist Road, expressed concern that we resolve the impasse in a way that reconciles people. She encouraged everyone to seek God's help for a solution that is a win-win for every single person.

Commissioner Communications

Commissioner Campbell called attention to the information table set up in the back of the room. Informational handouts about the Hemlock Restoration project and envelopes for contributions, copies of house check forms, and wildfire booklets from the NC Forest Service are all available at the table.

Upcoming Meeting Dates

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

<u>Special Meeting: Sanitation Services</u>	August 11, 2015, 10:00 a.m. Walkup Building
<u>August Town Council Meeting:</u>	August 13, 2015, 7:00 p.m. Walkup Building
<u>August Board of Adjustment Meeting:</u>	August 27, 2015, 7:00 p.m. Walkup Building
<u>Bi-Weekly Sanitation Service Ends</u>	August 28, 2015
<u>Agenda Items Due:</u>	August 28, 2015, 5:00 p.m. Town Services Office
<u>Montreat Landcare Committee Meeting:</u>	September 2, 2015, 9:00 a.m. Freeland Hall

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September Agenda Meeting: September 3, 2015, 7:00 p.m.
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Town Services Office Closed: September 7, 2015
Labor Day Holiday

Rescheduled Sanitation Collection Date: September 8, 2015
Collection Begins at 8:00 a.m.

September Town Council Meeting: September 10, 2015, 7:00 p.m.
Walkup Building

Closed Session

Mayor Pro Tem Standaert moved to enter into Closed Session in accordance with North Carolina General Statute §143-318.11(3) for attorney consultation regarding the Civil Action: Carolyn Zoe Crowder, John L. Currie, Nancy B. Thomas, Henry W. Darden, Jr., and wife, Carolyn V. Darden, Plaintiffs, versus the Town of Montreat, Defendant. Commissioner Vinson seconded and the motion carried 4/0.

Upon a motion by Commissioner Helms and a second by Commissioner Campbell with the motion carrying 4/0, the Board returned to Open Session. No action was taken during the Closed Session.

Adjournment

Upon returning to open session, Commissioner Vinson moved to adjourn the Agenda Meeting. Mayor Pro Tem Standaert seconded and the motion carried 4/0. The meeting was adjourned at 8:22 p.m.

Letta Jean Taylor, Mayor

Stefan Stackhouse, Deputy Town Clerk