

**Town of Montreat  
Board of Commissioners  
Agenda Meeting  
March 5, 2015  
Walkup Building**

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Board members present: Mayor Pro Tem Mary Standaert  
Commissioner Martha Campbell  
Commissioner Tim Helms  
Commissioner Jack McCaskill  
Commissioner Ann Vinson

Board members absent: Mayor Letta Jean Taylor

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

Twelve members of the public were also present. Mayor Pro Tem Standaert called the meeting to order at 7:00 p.m., led the group in reciting the Pledge of Allegiance, and observed a moment of silence.

**Agenda Approval**

Commissioner Campbell moved to adopt the meeting agenda as presented. Commissioner McCaskill seconded and the motion carried 5/0.

**Public Hearing: Proposed 2015-2020 Capital Improvements Plan**

The Board will hold a Public Hearing to receive comments on the proposed 2015-2020 Capital Improvements Plan at the beginning of next week's meeting.

**Presentation to Council: Montreat Landcare Program**

At next week's meeting, Mr. Nalley will give a brief presentation on the history, evolution, and mission of the Montreat Landcare Committee.

**Mayor's Communications**

Mayor Pro Tem Standaert announced that she would act as presiding officer during tonight's Agenda Meeting and at next week's Town Council meeting in Mayor Taylor's absence. She explained that the purpose of Agenda Meetings was to give the Board an opportunity to review, ask questions, or request additional information regarding the proposed business items before taking action during the following week's Town Council Meeting. She also noted that

the first Public Comment period would be devoted to comments related to items appearing on the meeting agenda, including staff reports and communications, while the second Public Comment period would be a time for comments regarding public business items not listed on the agenda or for communications from other community entities.

### **Consent Agenda Review**

The proposed Consent Agenda included the following items:

- February 5, 2015 Agenda Meeting Minutes Adoption;
- February 12, 2015 Town Council Meeting Minutes Adoption;
- February 19, 2015 Special Meeting Minutes Adoption;
- Adoption of Resolution #15-03-01 Designating May 2, 2015 as Arbor Day in the Town of Montreat.

A minor typographical correction was noted in the draft February 19, 2015 Special Meeting Minutes.

### **Town Administrator's Communications**

- Preliminary plans at 25% completion for the Texas Road bridge replacement project are available for inspection at the Town Services Office. Plans at 75% completion are expected within the next several days. Water and sewer line relocations are also being considered. More information on the status of this project will be presented at next week's meeting.
- Camera inspection work for the Well A02 replacement project has been delayed by recent inclement weather, and will be rescheduled as soon as possible.
- There is no new information to report on the Town's continued efforts to correct township name and ZIP code inaccuracies in Montreat's voter registration database.
- The 2015 Annual Board Retreat will be held on April 22 beginning at 9:00 a.m. The location of this meeting will be announced once final arrangements are made. Mr. Nalley asked the Board members to forward any suggested discussion topics to Town staff. A draft meeting agenda for the Retreat will be prepared over the next two weeks and distributed to the Board members for their review.

### **Administrative Reports**

The Board will hear reports from the Police Chief, Public Works Director, Finance Officer and Building Inspector/Code Administrator during next week's Town Council Meeting.

Commissioner Helms requested additional information under the Finance Officer's reports on the percentage of current fiscal year ad valorem property taxes collected to date.

### **Public Comment – Agenda Items**

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

Mr. Tom Frist of 98 Frist Road felt that the Board's rejection of what he described as a number of viable compromise solutions for the location of the new Town Hall facility had led to damaged community relationships and costly litigation. He encouraged the Board to consider and approve his public agenda item proposal to submit a request to the Town of Black Mountain for de-annexation of two parcels of land located just outside the Montreat Gate for subsequent annexation by the Town of Montreat. Mr. Frist outlined a number of justifications for his proposal, including the current ownership and use of the parcels, their approximate size and location in relation to Montreat's existing municipal boundary, and possible future uses of the property by the Town of Montreat. Mr. Frist believed there would be minimal tax or other financial implications for the Town of Black Mountain related to his request, and felt that the Black Mountain Mayor and Board of Aldermen would seriously consider granting an official request from the Town of Montreat for de-annexation of these parcels. He also felt that a successful joint effort between the Board and Montreat citizens to pursue his proposal would reduce the current level of public animosity, or would serve to justify a number of the Board's past decisions regarding the Town Hall project if denied by the Town of Black Mountain.

### **Old Business**

- A. **Proposed 2015-2020 Capital Improvements Plan:** Following next week's Public Hearing, the Board may choose to hold additional Special Meetings over the next month for further discussion and possible amendment of the draft CIP document. The public may view the draft CIP on the Town's website or obtain printed copies from the Town Services Office. Anyone with questions or suggested amendments to the CIP is encouraged to contact Mr. Nalley.

### **New Business**

- B. **Comprehensive Plan Update:** Prior to next week's meeting, Mr. Nalley will complete and forward updated information on the completion status of each of the 2008 Comprehensive Plan's recommended goals and strategies. Although the suggested motion language on the agenda is phrased in the affirmative, the Board may or may not choose to take action on this item.

- A. Town of Montreat Technology Use Policy: The proposed Technology Use Policy has undergone review by the Town Attorney and Town's third-party software and technology services vendors. Once adopted, it will serve as a reference guide to all current system users and technology support vendors, and will become part of the orientation materials provided to all future new employees and elected or appointed officials. Adopting and implementing a comprehensive Technology Use Policy also satisfies an adopted Administration Department goal for the 2014-2015 Fiscal Year as set forth during the 2014 Annual Board Retreat.
- B. Public Agenda Item Requests: The Board received two public agenda item requests for this month's packet. The first is a proposal from Mr. Tom Frist for the Board to submit a request to the Town of Black Mountain for de-annexation of two parcels of land located just outside the Montreat Gate for subsequent annexation by the Town of Montreat. Mr. Frist proposes that the parcels could be used for a variety of purposes, including a new Town Hall facility, Visitor's Center or park. The second public agenda item request is from Mr. Gordon Neville, asking for an opportunity to give a presentation on the merits of the hillside lot just inside the Montreat Gate as an alternative location for the new Town Hall.

Mayor Pro Tem Standaert stated that the Board had been advised by the Town's legal counsel not to consider matters such as these until the current litigation against the Town is resolved. Commissioner Campbell then moved that these two public agenda item requests not be included on the meeting agenda for next week's Town Council Meeting. Commissioner Vinson seconded and the motion carried 5/0. Mayor Pro Tem Standaert thanked Mr. Frist and Mr. Neville for their love of Montreat and for their time and efforts spent preparing their proposals.

### **Public Comment – Other Topics**

Mayor Pro Tem Standaert 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. She stated that while General Statutes require local governments to provide one public comment period per month, the Board offered two public comment periods during each Agenda and Town Council Meeting, for a total of four per month. She also noted that while a three-minute limit on the duration of a single speaker's comment time was a common standard, some local area municipalities provided a shorter amount of time per speaker, or restricted the total amount of time during their meetings that would be devoted to receiving comments from the public.

Mr. Tom Frist of 98 Frist Road said he felt that, rather than the amount of time designated for receiving public comments, the dissatisfaction that some members was due to a lack of response to those comments from the Board and a desire for an opportunity for open discussion of the opinions expressed.

Mr. Gordon Neville of 226 Alabama Terrace expressed his appreciation for the Board and staff's work. He hoped for opportunities in the future for open dialogue between the members of the Board and public to discuss important items of Town business.

Mr. Eric Nichols of 527 Suwannee Drive said he agreed with Mr. Neville's comments, and suggested that the Board provide a 30-minute open dialogue period at least every other month for discussion of Town business items between Commissioners, Town staff, and members of the public. He felt that this or other similar measures would significantly decrease the current amount of controversy and tension within the community, and encouraged the Board to consider his suggestion further during the upcoming Annual Retreat.

Mrs. Grace Nichols of 527 Suwannee Drive commended the Town's Public Works Department for their snow removal and roadway sanding efforts during the two recent winter storm events.

### **Commissioner Communications**

Commissioner Campbell asked that Certificates of Recognition be prepared for next week's meeting to congratulate those Montreat residents who participated in the 2015 Mount Mitchell Marathon/Challenge events. Mrs. Joanne Ellington was recognized and agreed to help Commissioner Campbell contact these residents and invite them to next week's meeting to receive their certificates. Commissioner Campbell also thanked the Mountain Retreat Association for providing meeting space and serving lunch during the local government procedural and liability workshops held in Convocation Hall earlier today.

Mayor Pro Tem Standaert reminded the public that Daylight Saving Time begins on Sunday, March 8.

### **Upcoming Meeting Dates**

Mayor Pro Tem Standaert reviewed the following list of upcoming meeting dates and deadlines. She noted there would be no Agenda Meeting in April due to Maundy Thursday observances. She also pointed out that the upcoming Annual Board Retreat would be open to the public, as are all other Board meetings.

**March Town Council Meeting:**

March 12, 2015, 7:00 p.m.  
Walkup Building

**Montreat Board of Commissioners  
Agenda Meeting Minutes  
March 5, 2015**

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Agenda Items Due: March 27, 2015, 5:00 p.m.  
Town Services Office

Agenda Packets Available: March 31, 2015  
[http://www.townofmontreat.org/  
TownGovernment.php](http://www.townofmontreat.org/TownGovernment.php)  
or Town Services Office

April Montreat Landcare Committee Meeting: April 1, 2015, 9:00 a.m.  
Moore Center Meeting Room

Town Services Office Closed: April 3, 2015  
Good Friday Holiday

April Town Council Meeting: April 9, 2015, 7:00 p.m.  
Walkup Building

April Planning and Zoning Commission Meeting: April 16, 2015, 7:00 p.m.,  
Walkup Building

2015 Annual Board Retreat: April 22, 2015, 9:00 a.m.  
Location TBA

**Closed Session**

Commissioner Vinson 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 Campbell seconded and the motion carried 5/0.

No action was taken during the Closed Session.

**Adjournment**

Upon returning to open session at 8:33 p.m., Commissioner Helms moved to adjourn the Agenda Meeting. Commissioner Campbell seconded. The motion carried 5/0 and the meeting adjourned at 8:34 p.m.

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Mary Standaert, Mayor Pro Tem

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Misty R. Gedlinske, Town Clerk