

**Town of Montreat
Board of Commissioners
Town Council Meeting
January 11, 2018
Walkup Building**

Board members present: Mayor Pro Tem Kent Otto
Commissioner Bill Gilliland
Commissioner Alice Lentz
Commissioner Tom Widmer

Board members absent: Mayor Tim Helms
Commissioner Kitty Fouche

Town staff present: Alex Carmichael, Town Administrator
Angie Murphy, Town Clerk
Dave Arrant, Chief of Police
Adrienne Isenhower, Zoning Administrator
Barry Creasman, Public Works Director

Approximately 14 members of the public were also present. Mayor Pro Tem Otto called the meeting to order at 7:04 p.m., led the group in reciting the Pledge of Allegiance, and held a moment of silence to reflect on the life and service of Martin Luther King Jr.

Agenda Approval

Commissioner Widmer moved to adopt the agenda as presented. Commissioner Gilliland seconded and the motion carried 3/0.

**Public Hearing: Proposed Rezoning of Well Site 4 from Conservation to Institutional
Followed by Possible Action**

Mr. Tom Frist of 98 Frist Road, asked which well was being discussed. Mr. Carmichael stated that Well Site 4 is behind the current MRA Maintenance Building which is adjacent to the current Town Services Building. This well has not been used for more than 20 years. There being no further comments Commissioner Gilliland moved to close the Public Hearing. Commissioner Lentz seconded and the motion carried 3/0.

Mr. Carmichael then pointed out that the Montreat Zoning Ordinance states that on the date of introduction a change has to pass by $\frac{3}{4}$ majority. If it does not pass by $\frac{3}{4}$ majority on the date of introduction it can come back before the Board and pass with a simple majority. This evening's vote requires a unanimous vote since two members of the Commission are absent. Since Mayor Helms was absent and Mayor Pro Tem Otto was presiding over the meeting he would not lose his ability to vote during the evening's possible action.

Commissioner Lentz moved to rezone Well Site 4 and the area presented from Conservation to Institutional. Commissioner Widmer seconded the motion. Commissioner Widmer stated there was a Planning and Zoning Committee meeting in late November and that committee presented a unanimous vote when recommending it to the Commission. There being no further discuss the motion carried 4/0.

Mayor's Communications

Mayor Pro Tem Otto stated that Mr. Dubose did a wonderful job addressing the hard work of the Public Works Crews and he reiterated his thanks for them. Mayor Pro Tem Otto also announced that the Creek Side Property was officially owned by the Town of Montreat. This past Monday Mayor Helms and Mr. Carmichael had the opportunity to go before the Town of Black Mountain Aldermen and request support for de-annexation. This passed the Board with a 5/0 vote. The next step will be to go to the North Carolina General Assembly.

Consent Agenda Review

The proposed Consent Agenda will include the following items:

- December 7, 2017, Town Council Agenda Meeting Minutes
- December 14, 2017, Town Council Public Forum Minutes
- December 14, 2017, Town Council Meeting Minutes

Town Administrator's Communications

- Mr. Carmichael stated that Montreat's representative to the Metropolitan Sewerage District Board (MSD) is Matt Ashley. MSD services Buncombe County as well as part of Henderson County. The most recent request before the MSD Board was whether to take over the Cane Creek area of Henderson County. This would also allow 3 board seats for Henderson County which would be disproportionate for other municipalities involved. That request came before the MSD Board and it was initially split decision. The MSD board members then went back to their municipalities to get further information on how they should vote. Ultimately board members came back together and voted 10/1 against the expansion project.
- Mr. Carmichael stated that a recombination survey is scheduled for the Florida Terrace Property at the end of January. Mr. Carmichael reminded those in attendance that the Commission had asked Staff to combine the property into two conforming properties. The Board preferred for the property to be split equally with frontage on both Arkansas Trail and Florida Terrace. Ultimately the property was not large enough and therefore it needs to be divided vertically so each property will have access to each road on both sides. Once that survey is recorded at the Register of Deeds office we can move forward with the sale of the Florida Terrace property.

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- Mr. Carmichael stated that the current building on the Creek Side property will be demolished. An informal bid was gathered for asbestos abatement and removal earlier in the process. Staff has decided to enter into a formal bid process for asbestos removal. The Black Mountain Fire Department has agreed to burn the building down once the asbestos is abated.
- The Annual Board Retreat has been scheduled for February 13th from 3:00 p.m. to 8:00 p.m. in the Left Bank. The Retreat will be an opportunity for the Board to hear some year-end reports from Staff as well as give directions for the Capital Improvement Plan.
- The Creek Side Lot was closed upon during the week of Christmas. Easements are in the process of being recorded for the parking spaces and dumpster areas. Mr. Carmichael stated that a very positive meeting was held by the Town of Black Mountain when they entered into a joint resolution with the Town of Montreat to appeal to the General Assembly for de-annexation. The North Carolina General Assembly short session begins in May and ends as late as early fall. Our bill will be introduced in May and moving forward by the summer to change the municipal boundaries. Commissioner Widmer asked if there was anything that the Commission needed to do to help the bill along. Mr. Carmichael stated that he did not feel that was necessary at this time.
- Mr. Carmichael thanked the Caring Neighbors for the lovely Christmas luncheon they provided for Staff.
- Mr. Carmichael apologized for the lack of communication around the sanitation schedule change the week of Christmas.
- Mr. Carmichael stated that Public Work Crews spread 8 tons of sand and 12,000 pounds of salt on New Year's Eve. Crews salted and re-salted throughout the day and night.
- Mr. Carmichael had a conversation with the State Historic Preservation Office (SHPO) about the Texas Road Bridge. They told Mr. Carmichael what to put in a letter and where to send it. SHPO will then send a letter back which will then be forwarded to the NCDOT. Mayor Pro Tem Otto asked if this was something Mr. Carmichael could have out by the next week and Mr. Carmichael stated he hoped to have the letter completed by the following day.
- Mr. Carmichael stated that many residents in the Community had been experiencing sputtering water lines and after the weather we have had this kind of activity is expected at this point. Many residential lines have thawed and burst and some have just thawed. Water meters have frozen and main water lines have burst. Staff has been working on flushing the lines as weather permits.

Commissioner Alice Lentz felt this was a wonderful list with a lot of great action.

Administrative Reports

Police Chief: Reports were in written form as requested by Council. Commissioner Widmer asked if there would be a year end summation of the police department reports. Chief Arrant stated that it was usually presented at the Annual Retreat.

Public Works Director: Reports were in written form as requested by Council.

Commissioner Widmer asked Mr. Creasman if sand and salt were stored on-site. Mr. Creasman stated that enough is kept on-site but last week crews did run out and were lucky enough to get it replenished by the next day.

Mr. Carmichael stated that crews used a combination of salt and ice melt. Pure salt cost us \$22.00 per hundred pound. Ice melt is \$440 per hundred pound and we use that sparingly. Ice melt is more effective and is safer for vegetation. We are conscious of the price and try to use a combination of salt and ice melt.

Public Comments

Mayor Pro Tem Otto 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.

Old Business

There was no Old Business to discuss.

New Business

There was no New Business to discuss.

Public Comments-Other Topics

Mayor Pro Tem Otto reiterated that the Public Comment period were for remarks pertaining to public business items not listed on the meeting agenda, including any reports or communications from other community entities.

There were no comments from the Public.

Commissioner Communications

Commissioner Alice Lentz enjoyed visiting with Town Staff on Tuesday during their weekly Staff Meeting. Commissioner Lentz is just thrilled that everything went so smoothly with the Black Mountain Board of Aldermen meeting on Monday evening.

Commissioner Widmer called out Mr. Creasman and his team for their hard work on the 6 inch water line break on Tennessee Road on Saturday. They fixed that water line break in two hours.

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Commissioner Widmer announced that he was doing a “ride-along” with Chief Arrant tomorrow to see what life in a Montreat police car is like.

Upcoming Meeting Dates

Mayor Pro Tem Otto reviewed the following list of upcoming meeting dates and deadlines:

<u>Town Services Office Closure:</u>	Town Services will be closed on January 15 th for Martin Luther King Jr Holiday
<u>Sanitation Schedule Change:</u>	Trash will be collected on Tuesday, January 16 th
<u>Tree Board:</u>	January 23, 2018, 9:30 a.m. Town Services Building
<u>February Town Council Agenda Meeting:</u>	February 1, 2018, 7:00 p.m. Walkup Building
<u>Montreat Landcare:</u>	February 7, 2018, 9:00 a.m. Allen Building Swannanoa Room
<u>February Town Council Meeting:</u>	February 8, 2018, 7:00 p.m. Walkup Building
<u>Town Council Annual Retreat:</u>	February 13, 2018, 3:00 p.m. – 8:00 p.m. The Left Bank
<u>Tree Board:</u>	February 20, 2018, 9:30 a.m. Town Services Building

Closed Session

Commissioner Gilliland moved to enter Closed Session in accordance with North Carolina General Statute 143-318.11(6) to discuss a personnel matter as well as approving Closed Session Minutes for March and April.

Upon returning to Open Session no action was taken.

Adjournment

There being no further business, Commissioner Gilliland moved to adjourn the Town Council Meeting. Commissioner Widmer seconded and the motion carried 4/0. The meeting was adjourned at 8:19 p.m.

Tim Helms, Mayor

Angela Murphy, Town Clerk