

**Town of Montreat  
Board of Commissioners  
Town Council Agenda Meeting  
May 6, 2016  
Walkup Building**

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Board members present: Mayor Tim Helms  
Mayor Pro Tem Kitty Fouche  
Commissioner Bill Gilliland  
Commissioner Kent Otto  
Commissioner Mary Standaert  
Commissioner Ann Vinson

Board members absent: None

Town staff present: Ron Nalley, Town Administrator  
Angie Murphy, Town Clerk  
Jack Staggs, Chief of Police (arrived at 3:47 p.m.)

Approximately 20 members of the public were also present. Mayor Helms called the meeting to order at 3:32 p.m., and led the group in reciting the Pledge of Allegiance and a moment of silence.

**Agenda Approval**

Commissioner Vinson moved to adopt the agenda as presented. Commissioner Gilliland seconded. Mayor Pro Tem Fouche expressed her desire to remove House Bill 2 (HB2) from the agenda and leave it off until decisions are made by the Federal Government. Commissioner Vinson felt the Town needed to stand firm and express a public opinion to further assist those that want the bill repealed. Commissioner Otto felt there are more pressing issues that the Town needs to resolve and would also like HB2 removed from the agenda. Commissioner Standaert concurred with Commissioner Vinson and felt like a statement should be made from the Town. Commissioner Vinson advised the Board, that Montreat Conference Center made a formal statement the following day after the bill was passed and feels it is important that the entities stand united. Mayor Helms called for a vote to adopt the Agenda as presented. The motion passed 4/1 with Commissioner Otto voting against the motion. Commissioner Standaert requested a slight change in the motion language for clarity to remove John L. Currie from the Closed Session suggested motion since he is no longer a party to the lawsuit. Commissioner Vinson moved to adopt the agenda as amended. Commissioner Gilliland seconded and the motion carried 5/0.

**Mayor's Communications**

Mayor Helms stated that he had no communications this evening.

### **Consent Agenda Review**

The proposed Consent Agenda will include the following items:

- March 10, 2016, Annual Board Retreat Minutes as amended
- April 7, 2016, Public Forum Minutes
- April 7, 2016, Town Council Agenda Meeting Minutes
- April 14, 2016, Town Council Meeting Minutes
- Adoption of Fiscal Year 2015-2016 Budget Amendment #5 to reallocate budget to cover Administration expenses
- Called for a Public Hearing on June 9, 2016 at 7:00 p.m. or as soon thereafter as possible to discuss the proposed 2016-2017 Fiscal Year Budget.

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

- Mr. Nalley advised the Board that they can call for as many special meetings or budget workshops as they need prior to adopting the Budget.
- Mr. Nalley, at the request of Commissioner Standaert, explained a recent article that was published in the Asheville Citizen-Times about property revaluations. Mr. Nalley explained the article compared market rates against County valuation rates. Montreat's valuations were at 96% of the market rate, which means that property in Montreat is selling for just above what the property is valued at by the Buncombe County Tax Department. Homes, for example, in Asheville are valued significantly lower, between 70 to 80%, so they will potentially see a larger increase following the next revaluation.
- Mr. Nalley hoped to be able to give an update on the Texas Road Bridge Project but due to scheduling conflicts, a final date and time for the conference call has not been set. Mr. Nalley assured the Board that once a call is scheduled, he would make sure that the Mayor, Bridge Committee Chair and Staff were available to participate.

### **Administrative Reports**

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

### **Public Comment – Agenda Items**

Mayor Helms 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. Proposed Revisions to Montreat General Ordinance, Chapter E – Utilities, Article I – Water and Sewer: In 2015, the Board and staff discussed the inconsistencies found in Montreat General Ordinance Chapter E (Utilities) and Chapter M (Extensions of Public Utilities and Streets) as they relate to public utility extensions in the Town’s Extraterritorial Jurisdiction (ETJ). At their 2015 Retreat, the Board agreed that the text of Chapter M would remain unchanged, and that revisions would be needed to Chapter E so that it would clearly state that public water and sewer connections/extensions would be allowed for in the ETJ. Mr. Nalley clarified a response given at the last meeting, stating that a homeowner would be required to tie into public utilities if their current private well or septic system failed and/or the Town extended service into their home through the assessment process. Mr. Nalley will contact Mr. Colley and let him know of this additional information.

### **New Business**

- A. House Bill 2, the Public Facilities Privacy and Security Act: The Board will consider the suggested motion at their May 12th meeting.
- B. Selection of Town Auditors – Martin Starnes & Associates, P.A.: It is the Town’s policy to request proposals for auditing services every five to six years. As the six-year tenure of Martin Starnes expired with the completion of the FYE 2015 audit, the Audit Committee has undertaken a Request for Qualifications (RFQ) process to select auditors for the next five year period. The RFQ was developed with guidance from the North Carolina Local Government Commission, and sent to ten firms recommended by other municipal finance officers in Western North Carolina. The Town received responses from three, and invited the three respondents to meet with the Audit Committee on April 27th: Gould Killian; Carland & Andersen; and Martin Starnes. On the basis of their review of the submitted proposals and the interviews, it is the unanimous recommendation of the Audit Committee that Martin Starnes & Associates be selected as the Town’s auditors for the next five year term, and engaged for the FYE 2016 audit.
- C. Resolution #16-05-01 Honoring Andy Andrews: A Resolution will be presented in remembrance of Mr. Andy Andrews and honoring the more than 20 years he spent serving the Communities of Montreat and Black Mountain.

**Public Comment-Other Topics**

Mayor Helms 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.

There were no public comments at this time.

**Commissioner Communications**

Commissioner Standaert requested an article be shared on the Town’s Facebook page regarding part- time job openings with the U.S. Census Bureau in the Buncombe County area.

**Upcoming Meeting Dates**

Mayor Helms reviewed the following list of upcoming meeting dates and deadlines next week.

<u>Open Space Conservation Meeting:</u>	May 10, 2016, 3:30 p.m. Town Services Building
<u>May Town Council Meeting:</u>	May 12, 2016, 7:00 p.m. Walkup Building
<u>Montreat Bridge Committee:</u>	May 17, 2016, 5:00 p.m. Wayout Building
<u>Montreat Tree Board:</u>	May 24, 2016, 10:00 a.m. Town Services Building
<u>Montreat Bridge Committee:</u>	May 31, 2016, 5:00 p.m. Wayout Building
<u>Montreat Landcare:</u>	June 1, 2016, 9:00 a.m. Kirk Allen Building Swannanoa Room
<u>June Agenda Meeting:</u>	June 2, 2106, 7:00 p.m. Walkup Building Public Forum begins at 6:30 p.m.

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June Town Council Meeting:

June 9, 2016, 7:00 p.m.  
Walkup Building

**Closed Session**

Commissioner 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, 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 5/0.

Commissioner Vinson moved to return to Open Session. Commissioner Gilliland seconded and the motion carried 5/0. No action was taken during Closed Session.

**Adjournment**

There being no further business, Commissioner Gilliland moved to adjourn the Agenda Meeting. Commissioner Vinson seconded and the motion carried 5/0. The meeting was adjourned at 5:08 p.m.

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Tim Helms, Mayor

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Angie Murphy, Town Clerk