

**Town of Montreat
Board of Commissioners
Meeting Minutes
June 13, 2019 – 7:00 p.m.
Walkup Building**

Board members present: Mayor Tim Helms
Mayor Pro Tem Otto
Commissioner Kitty Fouche
Commissioner Bill Gilliland
Commissioner Alice Lentz

Board members absent: Commissioner Tom Widmer

Town staff present: Alex Carmichael, Town Administrator
Angie Murphy, Town Clerk
Adrienne Isenhower, Zoning Administrator
Barry Creasman, Public Works Director
David Arrant, Chief of Police
Darlene Carrasquillo, Finance Officer

Thirty eight members of the public were present. Mayor Helms called the meeting to order at 7:01 p.m., and led the group in the pledge of allegiance and a moment of silence.

Agenda Approval

Commissioner Gilliland moved to adopt the agenda as presented. Commissioner Lentz seconded and the motion carried 4/0.

Public Hearings

The first public hearing was on a request from Bill Sibley to close a portion of Right-of Way at 109 Virginia Road. Mr. Sibley presented on the history of Montreat rights-of-way and the specifics of the effected properties. Janet Hunter Ouzts represented the owners of the adjoining property who supported the request. Joe Standaert raised concerns about the Town's right to close the right-of-way without MRA consent and the precedent that closing it would set. Mike Begley, representing requesting property owners, addressed how NC statutes conclusively vested property to adjoining property owners when rights-of-way are closed, and the authority of local governments to do so. Mary Standaert discussed the need to retain rights-of-way for future needs and their present merit as greenspace. Mike Begley discussed the mandate of hearing right-of-way closure requests on a case-by-case basis.

The second public hearing was on a request by Ms. Haney to close a portion of Right-of-Way at 163 Texas Road Extension. Again, representing the requesting property owner, Mike Begley presented history and survey details at the end of Texas Road Extension. Acting as the Owner's Representative, Jim Carlyle addressed the relationship between the right-of-way and the Haney

property. Becky Strickland, a neighboring property owner, shared her lingering concerns over the possibility of an unsightly building being constructed. Chad Peddler, the General Contractor for the project, discussed the existing house, the reconstruction plans, and the buildable footprint.

The third public hearing was on the annual budget. Alex Carmichael presented a combined General Fund and Water Fund budget of \$2,370,357, 14.12% less than the previous year. Martha Campbell spoke as a member of the Tree Board and supported the budgeted \$300 for an organizational membership to the American Chestnut Foundation.

Mayor's Communications

Mayor Helms thanked everyone who attended the Town Hall Ground Breaking Ceremony and all those who contributed in making it happen.

Meeting Minutes Adoption

- May 9, 2019, Public Forum Minutes
- May 9, 2019, Town Council Minutes
- May 30, 2019, Special Meeting Minutes

Town Administrator's Communications

Mr. Carmichael shared that the North Carolina General Assembly had approved our request to reschedule the local election cycle to synchronize with Black Mountain, Asheville, and other parts of the County.

Administrative Reports

- Administration – This report was given in written format.
- Planning & Zoning – This report was given in written format.
- Public Works and Water – This report was given in written format.
- Sanitation – This report was given in written format.
- Streets – This report was given in written format.

Public Comment

Mary Standaert of 118 Shenandoah Terrace recognized the anniversaries of Allied invasions in Europe and emphasized her family's and Montreat's connections through veterans who served in those campaigns

Tom Frist of 98 Frist Road thanked the previous and current Commission for their public service.

Mary Standaert of 118 Shenandoah Terrace voiced her concern and regret over the extension of the Commissioner's terms through the election cycle change passed by the General Assembly.

Old Business

There was no old business to discuss.

New Business

- A. **Adoption of 2019-2020 Fiscal Year Budget:** Commissioner Fouche moved to approve the 2019-2020 Fiscal Year Budget as presented. Commissioner Gilliland seconded the motion. Commissioner Fouche thanked Mr. Carmichael and Ms. Carrasquillo for a job well done. The motion carried 4/0.
- B. **Budget Amendment #9:** Mr. Carmichael stated this was a new appropriation for professional services for legal fees and paying ahead on audit service fees for current year operating budget. Commissioner Gilliland moved to approve Budget Amendment #9 in the amount of \$11,300 to appropriate funds for additional Professional Services. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- C. **Budget Amendment #10:** Mr. Carmichael advised this amendment is a continuation of the same need as above. Commissioner Gilliland moved to approve Budget Amendment #10 in the amount of \$4,400 to reallocate funds for Professional Services. Commissioner Lentz seconded and the motion carried 4/0.
- D. **Budget Amendment #11:** Mr. Carmichael advised that the Town had a pre-audit visit on June 12th. This year was a one day process as opposed to a three day process last year. There will be a number of Budget Amendments to close out the last fiscal year to follow. Commissioner Gilliland moved to approve Budget Amendment #11 to enable the Landcare Committee to utilize funds that donated to and/or raise by the organization. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- E. **Budget Amendment #12:** Commissioner Gilliland moved to approve Budget Amendment #12 to allocate money from the Powell Bill Restricted fund balance to the Powell Bill General Fund Budget, proposed by Commissioner Gilliland at the June 14, 2018 Board meeting. Commissioner Fouche seconded and the motion carried 4/0.
- F. **Budget Amendment #13: Street Greybeard Project:** Commissioner Gilliland moved to approve Budget Amendment #13 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Mayor Pro Tem Otto seconded and the motion carried 4/0.

- G. Budget Amendment #14: Street Texas Road Paving Project: Commissioner Gilliland moved to approve Budget Amendment #14 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- H. Budget Amendment #15: Street Providence Trail Project: Commissioner Gilliland moved to approve Budget Amendment #15 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Commissioner Lentz seconded and the motion carried 4/0.
- I. Budget Amendment #16: Street Calvin Trail Project: Commissioner Gilliland moved to approve Budget Amendment #16 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Commissioner Fouche seconded and the motion carried 4/0.
- J. Budget Amendment #17: Street Culvert Project: Commissioner Gilliland moved to approve Budget Amendment #17 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- K. Budget Amendment #18: Urban Forestry Project: Commissioner Gilliland moved to approve Budget Amendment #18 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Commissioner Fouche seconded and the motion carried 4/0.
- L. Budget Amendment #19: Street Miscellaneous Project: Commissioner Gilliland moved to approve Budget Amendment #19 to appropriate funds from the General Fund to the Special Project Fund in order to cover expenditures until Grant funding is received. Mayor Pro Tem Otto seconded and the motion carried 4/0.
- M. Sibley Right-of-Way Closure: Commissioner Gilliland moved to approve the petition to close street right-of-way on Virginia Road adjacent to property owned by Mr. William Sibley. Mayor Pro Tem Otto seconded the motion. After a brief discussion by Mrs. Isenhower the motion carried 4/0.
- N. Haney Right-of-Way Closure: Commissioner Gilliland moved to approve the petition to close street right-of-way on Texas Road Extension adjacent to property owned by Ms. Janet W. Haney. Commissioner Fouche seconded and the motion carried 4/0.

Public Comment

Mr. Tom Frist of 98 Frist Road thanked each Commissioner for serving including Mary Standaert and Martha Campbell on previous councils.

Mrs. Mary Standaert of 118 Shenandoah Terrace stated that the Commission made the unfortunate decision to give a fifth unelected year in office to all sitting commission members. She stated that the basic rule of democracy is that citizens elect their leaders/representatives.

Commissioner Communications

Mayor Pro Tem Otto thanked previous and current mayors, commissioners, and staff for all the years of work was required to build a Town Hall.

Commissioner Bill Gilliland thanked Commissioner Tom Widmer and Commissioner Kitty Fouche for leading the Town Hall project.

Commissioner Alice Lentz echoed those thanks and discussed her concern with using tax dollars for dues to membership organizations. Commissioner Alice Lentz also shared information about the Backpack program available through Landcare.

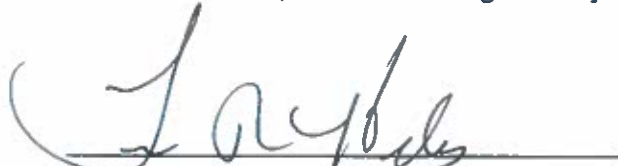
Commissioner Kitty Fouche shared that Commissioner Tom Widmer couldn't be there because he was greeting his new grandchild in Chattanooga, and that Commissioner Alice Lentz would be greeting her new grandchild next week

Meeting Dates

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| Planning & Zoning Commission: | Thursday, June 20, 2019 The Left Bank 5:00 p.m. |
| Montreat Tree Board: | Tuesday, June 25, 2019 Town Services Building 9:30 a.m. |
| July Town Council Meeting: | Thursday, July 11, 2019 Walkup Building 7:00 p.m. Public Forum begins at 6:30 p.m. |
| Planning & Zoning Commission | Thursday, July 18, 2019 To be determined 5:00 p.m. |

Adjournment

Commissioner Gilliland moved to adjourn the meeting. Mayor Pro Tem Otto seconded and the motion carried 4/0. The meeting was adjourned at 8:27 p.m.



Tim Helms, Mayor



Angie Murphy, Town Clerk