Board members present: Mayor Tim Helms

Mayor Pro Tem Tom Widmer

Commissioner Jane Alexander

Commissioner Kent Otto

Commissioner Alice Lentz

Commissioner Kitty Fouche

Board members present via

Zoom: None

Board members absent: None

Town staff present: Alex Carmichael, Town Administrator

Angie Murphy, Town Clerk

David Arrant, Chief of Police

Barry Creasman, Public Works Director

Scott Adams, Zoning Administrator

Town staff present via Zoom: None

Approximately 28 members of the public were present at Town Hall and several more were watching via Zoom. Mayor Helms called the meeting to order at 7:00 p.m., and led the group in the pledge of allegiance and a moment of silence.

**Agenda Approval**

Mayor Pro Tem Tom Widmer moved to adopt the agenda as presented. Commissioner Alice Lentz seconded and the motion carried 5/0.

**Public Hearing: FY 2021-2022 Budget**

Mayor Helms opened the floor to public comment regarding the FY 2021-2022 Budget.

Dr. Mary Standaert of 118 Shenandoah Terrace expressed her concern with a raise in taxes for a second year due to the revaluation process. Dr. Standaert encouraged the Council to look at additional areas to pick up revenue. She suggested revisiting the fee schedule. Dr. Standaert also mentioned that MRA voluntarily contributes monies and suggested reaching out to the college for similar contributions. Dr. Standaert also mentioned that Buncombe County recently announced that they will be receiving $50 million dollars in COVID-19 relief funds. Dr. Standaert asked if the Town had investigated the possibility of applying for these dollars to mitigate infrastructure costs. Mr. Carmichael advised that Montreat will be allocated $250 thousand dollars in federal COVID-19 relief funds but with limitations on how it can be used. Dr. Standaert advised that the County is holding a workshop on June 17th and encouraged Town Staff and Council to investigate further.

**Presentation & Reports: Mary Roderick, Stormwater Study**

Mary Roderick of Land-of-Sky Regional Council had applied for a 205j grant to complete this study. Ms. Roderick stated that the purpose of the stormwater study was to fulfill the requirements for the NPDES Phase II permit. Montreat’s audit will be held in 2022. Ms. Roderick was also interested in exploring opportunities to manage stormwater in a steep slope environment. Ms. Roderick also advised that Tropical Storm Alberto caused significant infrastructure damage in 2018 and heavy rainfall events are becoming more frequent and intense. There have been several outcomes from their work. The stormwater system inventory is online with an interactive map that contains photos and information. A stream and water quality assessment was also completed in conjunction with Professor Josh Holbrook of Montreat College. Ms. Roderick stated that she and Blue Earth Engineering are in the process of putting together a final report which Council will then receive. Ms. Roderick stated that much of the stormwater systems were in very good shape and handles current runoff very well. The stream and water quality assessment was also very good. Ms. Roderick and her team recommends keeping all stormwater systems in place because they are working well. Ms. Roderick stated that her team would continue to encourage education and outreach on green stormwater systems which would meet the qualifications of the education part of the NPDES Phase II permit. She would also suggest applying for grant funding to support Homeowner Assistance Programs.

**Mayor’s Communications**

Mayor Helms has asked Commissioner Kent Otto to head up a small committee of homeowners and MRA and Montreat Cottage representatives to see what their thoughts are for Montreat in 5 years.

**Meeting Minutes Adoption**

* May 13th Town Council Public Forum Minute
* May 13th Town Council Meeting Minutes
* May 26th Special Meeting Minutes (an amendment will be made on the last line)

**Town Administrator’s Communications**

Mr. Carmichael had no communication for the evening.

**Administrative Reports**

* Administration – This report was given in written format.
* Finance – This report was given in written format.
* Planning & Zoning – This report was given in written format.
* Police – 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.

Mayor Pro Tem Widmer expressed his disappointment in the short finance report and requested a complete report in the future.

**Public Comment**

Erica LeClaire, Director of Preservation for the Preservation Society of Asheville and Buncombe County, discussed what preservation means and how her team could assist if Montreat were interested in historical preservation.

Priscilla Hayner of 319 Assembly Drive felt that there needs to be a process to think about the following three issues: historic preservation, environmental protection and fiscal protection.

Brendan Hayner-Slattery of 319 Assembly Drive took a moment to share some information about the 77 public comments that were written in to the Town Council. Sixty six comments were specifically asking for language to be added to the zoning ordinance with regards to historic preservation. Ten comments specifically called for environmental impact studies of new developments. Eight public comments were concerned about fiscal responsibility.

Dr. Mary Standaert of 118 Shenandoah Terrace thanked Mary Roderick and the Town Council for the stormwater report. She thanked the former council who worked on the steep slope ordinance. Dr. Standaert stated that many of the unopened rights-of-ways are important for stormwater retention.

Martha Campbell of 149 Maryland Place brought a compliment to share about the Town Staff. She expressed her delight in seeing that the new budget included increases for Town Staff. Mrs. Campbell specifically thanked Patrol Officer Virginia Johnson, Street Department Workers Daniel Wiggs and Michael Harrison for their recent hard work.

**Old Business**

There was no old business.

**New Business**

1. FY 2021-2022 Budget Ordinance: Commissioner Kitty Fouche moved to approve the FY 2021-2022 Budget Ordinance as presented. Commissioner Kent Otto seconded and the motion carried 5/0.

B. Montreat Zoning Ordinance Amendments: Commissioner Kent Otto moved to approve the Montreat Zoning Ordinance Amendments as presented. Commissioner Jane Alexander seconded the motion. Town Attorney Susan Taylor Rash advised Council that an amendment to the Zoning Ordinance was before them tonight. She also advised that the Planning & Zoning Commission would first have to review the request for historical preservation language and then refer it back to the Town Council. Mrs. Taylor Rash stated that a historic preservation board would have to be established per Chapter 160D requirements. Commissioner Kent Otto expressed his thanks to Planning & Zoning Commission Chair Bill Scheu for all his hard work on the Zoning Ordinance Amendments. The motion carried 5/0. Mayor Tim Helms read Proclamation #21-06-0001 which honored and thanked the members of the Planning & Zoning Commission for the countless hours in which they worked.

C. Budget Amendment #5 Sanitation: Town Administrator Alex Carmichael stated that there has been a higher level of expenses in moving trash than what was budgeted. Mayor Pro Tem Tom Widmer moved to approve Budget Amendment #5 in the amount of $5,023.00 from Streets to Sanitation to pay for dumpster services. Commissioner Alice Lentz seconded and the motion carried 5/0.

D. Appointment of John Hinkle to Planning & Zoning Commission: Commissioner Kitty Fouche moved to appoint John Hinkle as a regular member of the Planning & Zoning Commission to fill a vacancy that will expire on January 31, 2022. Mayor Pro Tem Tom Widmer seconded and the motion carried 5/0.

E. Appointment of Wade Burns to Planning & Zoning Commission: Commissioner Alice Lentz moved to appoint Wade Burns as a regular member of the Planning & Zoning Commission to fill a vacancy that will expire on January 31, 2022. Commissioner Kent Otto seconded and the motion carried 5/0.

F. American Rescue Plan Act Resolution: Mayor Pro Tem Tom Widmer moved to approve Resolution #21-06-001 for receiving Federal Funds under the American Rescue Plan Act (ARPA). Commissioner Kitty Fouche seconded the motion and the motion carried 4/1 with Commissioner Kent Otto voting against the motion.

G. Budget Amendment #6: Commissioner Kent Otto moved to approve Budget Amendment #6 in the amount of $8,565.72 from Contribution Accounts to Public Buildings. Commissioner Kitty Fouche seconded and the motion carried 5/0.

**Public Comment**

Bill Scheu of 146 Eastminster Terrrace thanked the Town Council for their support with the Montreat Zoning Ordinance Amendments. Mr. Scheu also thanked Town Staff for their hard work during the entire process. Mr. Scheu thanked Priscilla Hayner for her families’ input.

Dr. Mary Standaert of 118 Shenandoah Terrace stated that state statutes require only one public comment period per open meeting and Montreat offers more than one public comment period. Dr. Standaert would like to see the board procedures that were adopted in 2018 posted to the Town website. Dr. Standaert also reminded everyone that comments should be civil.

Bryant McEntire of 304 Georgia Terrace expressed his delight that the community is engaged in difficult conversations. Mr. McEntire thanked Mr. Scheu for his committee’s role in the Zoning Amendments.

Wade Burns of 232 North Carolina Terrace expressed his views with regards to excellent elected representation.

**Commissioner Communications**

Commissioner Kent Otto was glad to see the smiling faces and appreciated all the comments written and voiced.

Commissioner Kitty Fouche reminded everyone that the Presbyterian Heritage Center is open five days a week now from Tuesday – Saturday so go visit! Commissioner Fouche expressed her thanks to the Planning & Zoning Commission.

Commissioner Alice Lentz reflected on the written comments that were sent in and how important they were/are to Montreat.

**Dates to Remember**

* Montreat Tree Board June 22, 2021 9:30 a.m. by Zoom Software and in person attendance
* Friday July 2, 2021 Town Hall Closed for July 4th Holiday
* Bulk Pickup July 6, 2021
* Planning & Zoning Commission July 8, 2021 10:30 a.m. by Zoom Software and in person attendance
* Town Council Meeting July 8, 2021 7:00 p.m. by Zoom Software and in person attendance Public Forum will begin at 6:30 p.m.
* Montreat Tree Board July 27, 2021 9:30 a.m. by Zoom Software and in person attendance

**Closed Session**

Commissioner Kent Otto moved to enter into Closed Session in accordance with NCGS 143-318.11(6) for discussion of a personnel matter. Commissioner Jane Alexander seconded and the motion carried 5/0.

Upon returning to Open Session Mayor Pro Tom Tem Widmer moved to award Town Administrator Alex Carmichael a cost of living adjustment of 2.25% and a merit raise of up to 3% based on current salary. Commissioner Kent Otto seconded and the motion carried 5/0.

**Adjournment**

Commissioner Alice Lentz moved to adjourn the meeting. Commissioner Jane Alexander seconded and the motion carried 5/0. The meeting was adjourned at 9:21 p.m.

­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tim Helms , Mayor Angie Murphy, Town Clerk