

**Town of Montreat
Board of Commissioners Meeting – Public Forum
July 8, 2021 – 6:30 p.m.
Town Hall & Zoom Software**

I. Call to Order

- Welcome
- Moment of Silence

II. Agenda Adoption

III. Public Comments

IV. Adjournment

**Town of Montreat
Board of Commissioners
Town Council Meeting
July 8, 2021 – 7:00 p.m.
In person and Zoom software**

I. Call to Order

- Pledge of Allegiance
- Moment of Silence

II. Agenda Adoption

III. Mayor's Communications

IV. Consent Agenda

A. Meeting Minutes Adoption

- June 10th Town Council Public Forum Meeting Minutes
- June 10th Town Council Meeting Minutes

All items on the Consent Agenda are considered routine, to be enacted by one motion with the adoption of the agenda and without discussion. If a member of the governing body requests discussion of an item, it will be removed from the Consent Agenda and considered separately.

V. Town Administrator's Communications

- Consent Agenda Review
- Other Items

VI. Administrative Reports

- Administration
- Planning and Zoning
- Police
- Public Works and Water
- Sanitation
- Streets

VII. Public Comment

Public comments will be heard during this period for any and all items.

VIII. Old Business

IX. New Business

A. Buncombe Madison Regional Hazard Mitigation Plan Resolution

- **Suggested Motion: Move to approve/deny Resolution #21-07-0001 as presented.**

X. Public Comment

Public comments will be heard during this period for any and all items.

XI. Commissioner Communications

XII. Dates to Remember

- **Planning & Zoning Commission July 15, 2021 10:30 a.m. by Zoom Software and in person attendance**
- **Montreat Tree Board July 27, 2021 9:30 a.m. by Zoom Software and in person attendance**
- **Montreat Landcare August 4, 2021 9:00 a.m. by Zoom Software and in person attendance**
- **Planning & Zoning Commission August TBD by Zoom Software and in person attendance**
- **Town Council Meeting August 12, 2021 7:00 p.m. by Zoom Software and in person attendance. Public Forum begins at 6:30 p.m.**
- **Montreat Tree Board August 24, 2021 9:30 by Zoom Software and in person attendance**

XIII. Adjournment

**Town of Montreat
Board of Commissioners
Public Forum Meeting Minutes
June 10, 2021 – 6:30 p.m.
Town Hall & Zoom**

Board members present: Mayor Tim Helms
Mayor Pro Tem Tom Widmer
Commissioner Kitty Fouche
Commissioner Alice Lentz
Commissioner Kent Otto
Commissioner Jane Alexander

Board members absent: None

Town staff present: Alex Carmichael, Town Administrator
Angie Murphy, Town Clerk
Susan Taylor Rash, Town Attorney

Approximately 28 members of the public were present. Mayor Helms called the meeting to order at 6:30 p.m., and led the group in a moment of silence.

Agenda Approval

Commissioner Kitty Fouche moved to adopt the agenda as presented. Commissioner Kent Otto seconded and the motion carried 5/0.

Public Forum

Clary Phipps of 106 John Knox Road wanted to make sure the Council knew how she felt about Montreat. Mrs. Phipps mentioned past controversies that rocked the valley: the Montreat College parking lot, church problems, the Town Hall and Wynne-Lithia Springs. Mrs. Phipps suggested that the Galax House be turned into a memorial for Reverend Billy Graham. Mrs. Phipps stated that she has peace in her heart but wants to see peace in her valley.

Dr. Mary Standaert of 118 Shenandoah Terrace had questions about the FY 2021-2022 budget. Dr. Standaert expressed her concerns about a second year with a tax increase. She stated it would be a de facto increase because of the increased tax assessments. Dr. Standaert urged the Commission to consider a tax neutral budget by rolling back from 42 cents to 41 cents.

Grace Nichols of 527 Suwannee Drive read a written comment by Meredith Greene of 130 Kanawha Drive. Ms. Greene joined an informal group of volunteers to address weeding at the new Town Hall but soon realized she's now the only volunteer. She felt it should not be a job of the people and wondered if there would be any allocation in the budget for maintenance of Town Hall grounds.

Bryant McEntire of 304 Georgia Terrace thanked the Commission for their often thankless jobs but urged them to consider protections for the future. Mr. McEntire also thanked the Planning & Zoning Commission for their work on the zoning ordinance review but felt there was more work to be done. Mr. McEntire suggested requiring an environmental impact study as well as requiring fiscal impact assessments.

John Ellington of 196 Harmony Lane (formerly of 123 John Knox Road) felt that the Town of Montreat does not keep adequate records and recommended permanent record retention. Mr. Ellington also felt that building permits were unnecessarily hard to get approved. He also requested that something should happen with his building permit request.

Mike Sonnenberg of 125 Virginia Road mentioned that long term residents, David and Susan Holcomb, were moving out of the community and wished there was some way that they could be thanked. Mr. Sonnenberg also requested prayer for his son Joel who will undergo a major operation later on this month.

Robert Warner of 346 Chapman Road referenced Cool Hand Luke in his comment. He said there seems to be a failure to communicate with regards to the lodge project. Mr. Warner stated that the MRA has done a lot of listening but not a lot of communicating. He stated that people have tried to engage the MRA with meaningful dialogue without success. Mr. Warner believes there are alternatives to the lodge plan. He feels we are heading to the court system for resolution.

Nancy Fox of 314 N Carolina Terrace thanked the commission for their hard work. Ms. Fox stated that the Galax House, Chester Lord Apartments and Chestnut Lodge provided affordable lodging for Montreat guests. Ms. Fox urged the Town Council to add language to the zoning ordinance so that zoning and permitting decisions give strong consideration for historic preservation.

Martha Campbell of 149 Maryland Place advised the Council of the Stream Team Volunteers. Their group meets on Wednesdays at 9:30 a.m. at the Swimming Hole and they need volunteers to “dip and drive”. The Stream Team is funded by Mountain True Program they meet rain or shine to test for e-coli in the water! Call Martha for more details!

Adjournment

Commissioner Jane Alexander moved to adjourn the meeting. Mayor Pro Tem Widmer seconded and the motion carried 5/0. The meeting was adjourned at 6:59 p.m.

Tim Helms, Mayor

Angie Murphy, Town Clerk

**Town of Montreat
Board of Commissioners
Meeting Minutes
June 10 2021 – 7:00 p.m.
Zoom Meeting with in person attendance**

Board members present: Mayor Tim Helms
Mayor Pro Tem Tom Widmer
Commissioner Jane Alexander
Commissioner Kent Otto
Commissioner Alice Lentz
Commissioner Kitty Fouché

Board members present via
Zoom: None

Board members absent: Mayor Pro Tem Tom Widmer

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-Slaterry 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

- A. 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 Terrace 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



TOWN OF MONTREAT

P. O. Box 423, Montreat, NC 28757
Tel: (828) 669-8002 | Fax: (828) 669-3810
www.townofmontreat.org

ADMINISTRATIVE REPORTS: ADMINISTRATION

Town Administration report for the month of June 2021

Monthly Statistics	2020	2021
Public Meetings	Data not Availa	4
Inter-Organizational /Intergovernmental Meetings	Data not Availa	1
Agendas Prepared	Data not Availa	3
Minutes Transcribed	Data not Availa	2
Resolutions Drafted	Data not Availa	1
Public Records Requests Processed	Data not Availa	2
Water Bills Processed	Data not Availa	674
Leak Adjustments	Data not Availa	2
New Water Accounts Established	Data not Availa	3
Purchase Orders	Data not Availa	71
Professional Development Hours	Data not Availa	18
Sunshine List Messages		10
Website Posts	Data not Availa	10
Social Media Posts	Data not Availa	0
Code Red Alerts	Data not Availa	0
Workers Compensation Claims	Data not Availa	0

Upcoming Events and Schedule Changes

0

Comments

N/A

Staff Communications

N/A



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ADMINISTRATIVE REPORTS: BUILDINGS AND INSPECTIONS

Buildings and Inspections report for the month of June 2021

Monthly Statistics	2020	2021
Building Permits Issued	Data Unavailab	8
Pending Building Permits	Data Unavailab	1
Building Inspections Performed	Data Unavailab	17
Stop Work Orders Issued	Data Unavailab	0
Defective Building Posted	Data Unavailab	0
Denied Building Permits	Data Unavailab	0
Fire Inspections Performed	Data Unavailab	0
Fire Re-Inspections Performed	Data Unavailab	0
Fire Permits Issued	Data Unavailab	0

Comments

='Buildings '!A15:E16

Staff Communications

0



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ADMINISTRATIVE REPORTS: STREETS

Streets Department report for the month of July , 2021

Monthly Statistics	2020	2021
Miles of Road Maintained	17.12	17.12
Miles of New Road Constructed	Data Unavailab	0
Public Trees Removed	Data Unavailab	4
Sand Applied to Roads (tons)	Data Unavailab	0
Ice Melt Applied to Roads (pounds)	Data Unavailab	0
Monthly Fuel Costs	Data Unavailab	281.03
Contracted Employee Staff Hours	Data Unavailab	88.5
Road Closures	Data Unavailab	0

Comments

Mowing continues as well as Road Maintenance . Please keep a watchful eye out for crews working in the roadways .Paving crews are also in town please be mindful of the large trucks traveling the roadways.

Staff Communications

0



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ADMINISTRATIVE REPORTS: POLICE DEPARTMENT

Police Department report for the month of June , 2021

Monthly Statistics	2020	2021
Mileage	2,458	2,068
Dispatched Calls	55	45
Officer-Initiated Calls	419	509
Fire Assistance Calls	1	1
EMS Assistance Calls	0	2
Motorist/Other Assistance Calls	22	23
Traffic Stops	16	16
Parking Issues	2	1
Burglar Alarm Responses	5	0
Fire Alarm Responses	1	3
Residential/Building Checks	341	440
Ordinance Violations	19	3
Law Enforcement Agency Assistance Calls	26	15
Animal Control Calls	3	6
Larcenies	1	0
Breaking & Entering Calls	0	1
Suspicious Person Investigations	13	2
Suspicious Vehicle Investigations	7	1
Disturbance Calls	18	8
Accident Responses	0	0
Auxiliary Hours Worked (Regular)	24	8
Auxiliary Hours Worked (Addittional)	56	72
Truck Turns at Gate	4	2
MPD Fuel Cost	\$ -	\$0.00
Professional Development Hours	0	46
Town Service	407	490
MRA Service	158	217
College Service	5	8

Comments

A reminder, our non-emergency number has changed. You can reach the MPD Officer on duty through Buncombe County Dispatch. 828-250-6670.



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ADMINISTRATIVE REPORTS: WATER AND PUBLIC WORKS

Water and Public Works report for the month of June , 2021

Monthly Statistics	2020	2021
Calls for Service	Data Unavailab	42
Water Leaks Repaired	Data Unavailab	1
New Water Lines Installed	Data Unavailab	0
Water Meters Read	Data Unavailab	674
Water Meter Replacements	Data Unavailab	0
Gallons of Water Produced	Data Unavailab	3,736,581
Monthly Fuel Cost	Data Unavailab	\$ 324.79
Hours Pumped (11 wells combined)	Data Unavailab	1,818

Comments

0



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ADMINISTRATIVE REPORTS: SANITATION

Sanitation Department report for the month of June , 2021

Monthly Statistics	2020	2021
Tons of Curbside Trash Collected	Data Unavailable	19.66
Pay-As-You-Throw Trash Bags Collected	Data Unavailable	55
Tons of Curbside Recycling Collected	Data Unavailable	0
Pay-As-You-Throw Recycling Bags Collected	Data Unavailable	45
Cardboard Recycling Collected	Data Unavailable	0.92
Unique Curbside Sanitation Stops	Data Unavailable	6
Bagged Leaf Pickup	Data Unavailable	257.00
Brush Pickup (cubic yards)	Data Unavailable	5 loads
Hauling Fees	Data Unavailable	\$2,007.96
Tipping Fees	Data Unavailable	\$796.94
Dumpster Rental Fees	Data Unavailable	\$203.92
Sanitation Fuel	Data Unavailable	\$ 216.83

Comments:

2,044 sanitation stops / That's a average of 409 per Monday



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ADMINISTRATIVE REPORTS: ZONING ADMINISTRATION

Zoning Administration report for the month of June , 2021

Monthly Statistics	2020	2021
Approved Zoning Permits	Data Unavailab	0
Denied Zoning Permits	Data Unavailab	0
Pending Zoning Permits	Data Unavailab	0
Variance/Interpretation Granted	Data Unavailab	0
Conditional Use Permits Granted	Data Unavailab	0
Permit Extensions Granted	Data Unavailab	0
Sign Permits Issued	Data Unavailab	0
Notices of Violation	Data Unavailab	0

Comments

TOWN OF MONTREAT BOARD OF COMMISSIONERS
REQUEST FOR BOARD ACTION
Meeting Date: July 8th, 2021

SUBJECT: Buncombe Madison Regional Hazard Mitigation Plan

AGENDA INFORMATION:

Agenda Location: New Business

Item Number: A

Department: Administration

Contact: Alex Carmichael, Town Administrator

Presenter: Alex Carmichael, Town Administrator

Municipalities and Counties are required to maintain a Hazard Mitigation Plan in order to be eligible for state and federal disaster assistance. Montreat and other area jurisdictions have been a part of a regional hazard mitigation plan to fulfill this requirement. In 2019 we began a process to update our regional plan. The Buncombe Madison Regional Hazard Mitigation Plan first passed review by North Carolina Emergency Management, then was submitted to FEMA in December of 2020. Because it has passed compliance review from the State, any plan review comments that FEMA may have are likely to be minor in nature. Adopting the plan now will help ensure there are no issues with the transition from the old plan to the new.

A link to the final draft of the plan that was sent to FEMA:

<https://espassociates-my.sharepoint.com/:b:/p/nslaughter/Ebfv5gtDZ8JKtVGZX-tKV1UBaP65rYvRBSI09UJf1Ex3PA?e=XE26wq>

BUNCOMBE MADISON REGIONAL HAZARD MITIGATION PLAN



Buncombe Madison

Regional Hazard Mitigation Plan



06031-BD-14

MITIGATION OVERVIEW



“mit-i-gate”

1: to cause to become less harsh or hostile.

2: to make less severe or painful.



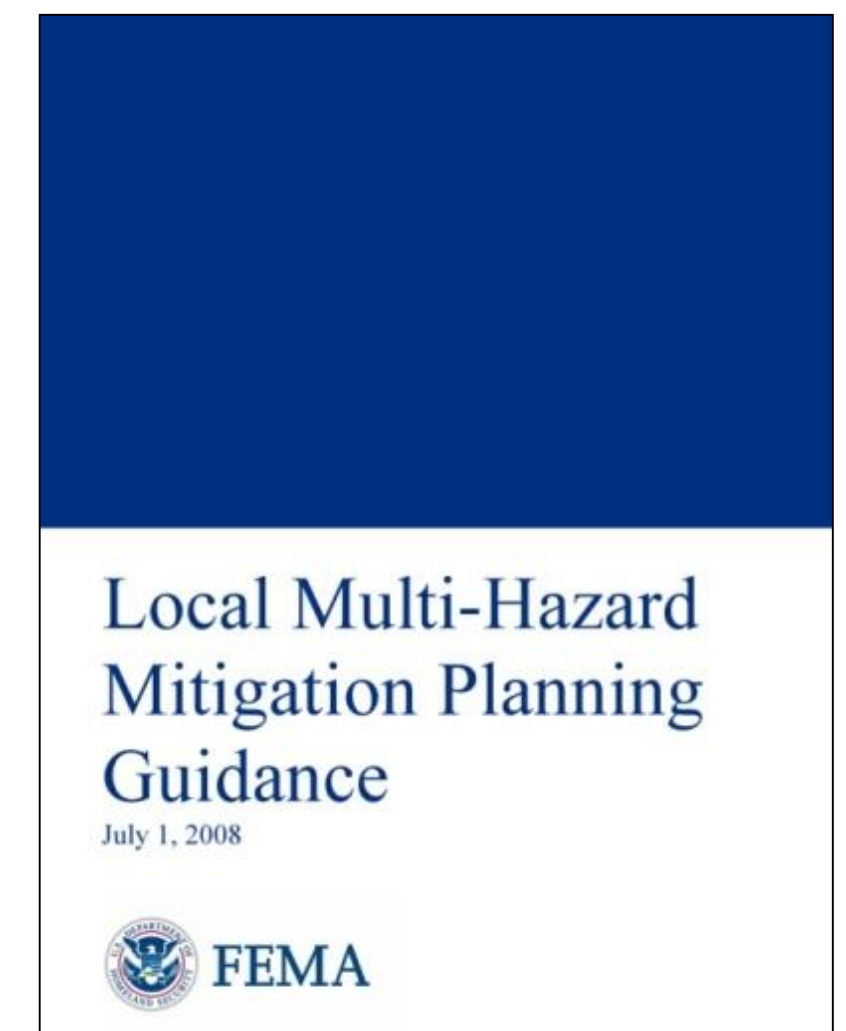
Hazard Mitigation

Any sustained action taken to reduce or eliminate the long-term risk to human life and property from hazards.

DISASTER MITIGATION ACT OF 2000



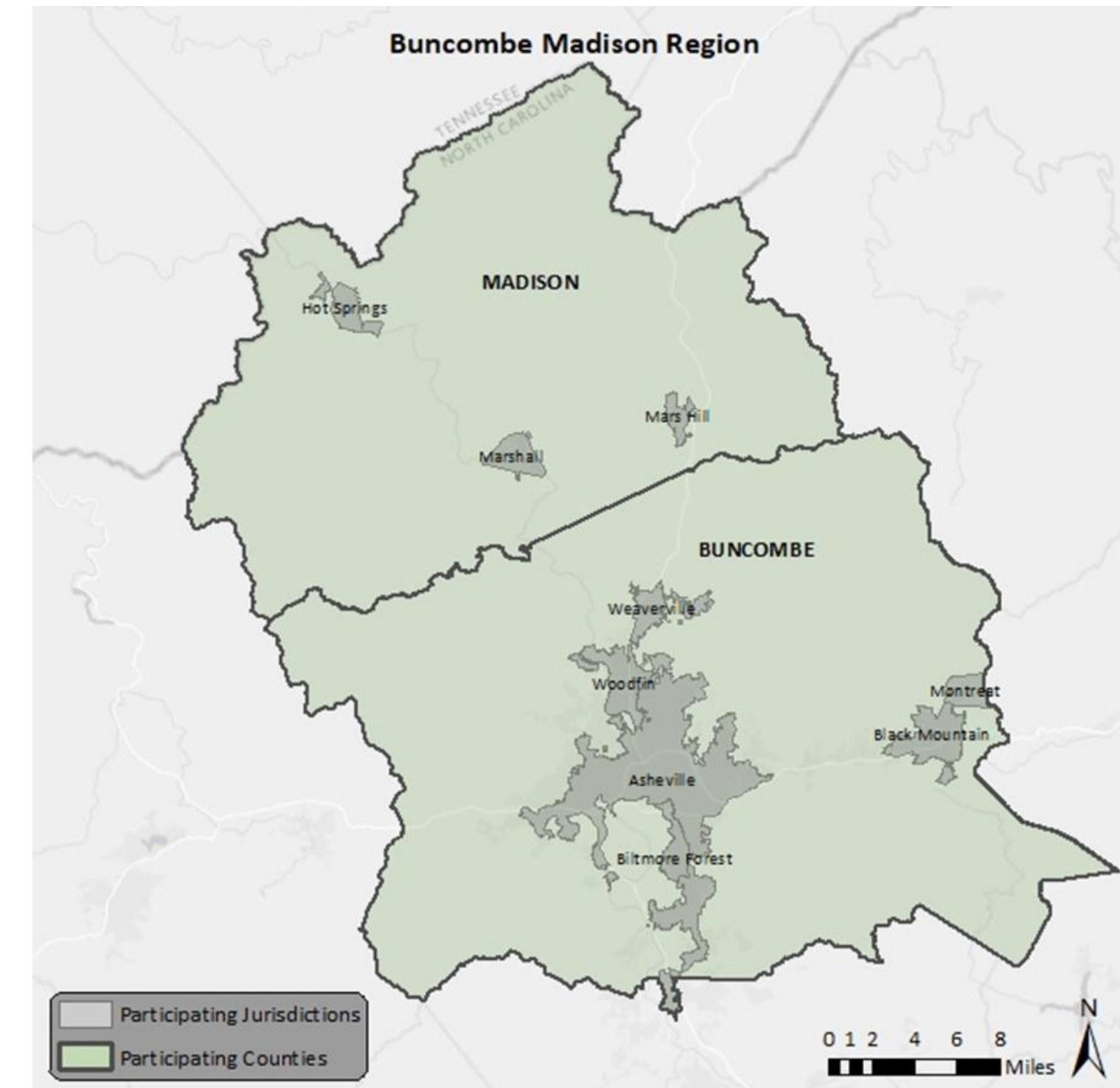
- Revitalized Federal Planning Requirements
 - State and Local Hazard Mitigation Plans
- Federal Grant Funding Eligibility
 - Hazard Mitigation Grant Program (HMGP)
 - Building Resilient Infrastructure and Communities (BRIC) Program
 - Replaced Pre Disaster Mitigation (PDM)
 - Flood Mitigation Assistance (FMA)
- DMA 2000 is intended to facilitate cooperation between state and local authorities on risk reduction measures and expedite funding allocation



PARTICIPATING JURISDICTIONS



Buncombe County	<ul style="list-style-type: none">• Asheville• Biltmore Forest• Black Mountain• Montreat• Weaverville• Woodfin
Madison County	<ul style="list-style-type: none">• Hot Springs• Marshall• Mars Hill



PROJECT TASKS



1. Planning Process
2. Risk Assessment
3. Capability Assessment
4. Mitigation Strategy
5. Plan Maintenance
6. Documentation



PRESIDENTIAL DISASTER DECLARATIONS



Since the last plan (2015)

- DR-4393 – Hurricane Florence (Madison County)
 - September 14, 2018
- DR-4487-NC – COVID-19 Pandemic
- DR-4543 – Severe Storms, Tornadoes and Flooding (Madison County)



Buncombe County – Flat Creek rising during Hurricane Florence

Source: <https://www.blackmountainnews.com/story/news/2018/09/16/eastern-buncombe-county-officials-prepared-florence-approaches/1327286002/>

CONCLUSIONS ON HAZARDS RISK



HIGH RISK

Severe Winter Weather
Tornadoes / Thunderstorms
Flood
Cyber
Geological Hazards (Landslides)

MODERATE RISK

Drought
Wildfire
Hazardous Substances
Hurricane /Coastal Hazards
Earthquake
Dam Failure
Infectious Disease

LOW RISK

Terrorism
EMP
Radiological Emergencies

THINK OF MITIGATION IN THIS WAY...



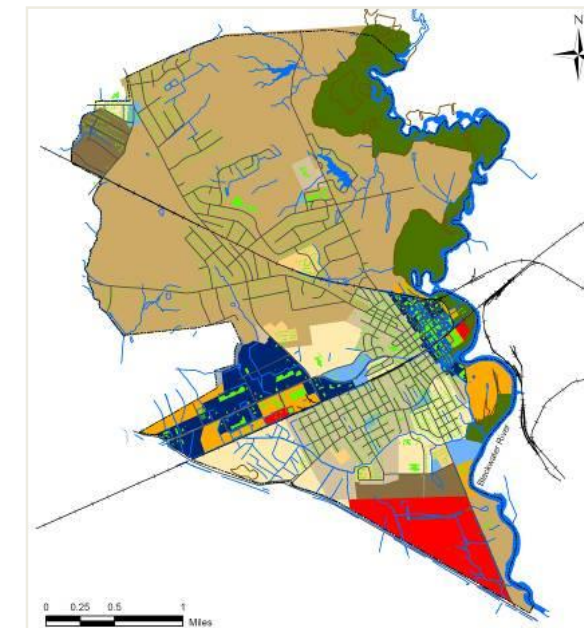
1) We want to mitigate hazard impacts on the existing development in our communities

- Houses, businesses, infrastructure, critical facilities, etc.



2) We want to ensure that future development is conducted in a way that doesn't increase our vulnerability

- Best done by having good plans, policies and procedures in place



MITIGATION TECHNIQUES



Prevention	Property Protection	Natural Resource Protection	Structural Projects	Emergency Services	Public Education/Awareness
Planning and zoning Building codes Open space preservation Floodplain regulations Stormwater management regulations Drainage system maintenance Capital improvements programming Setbacks	Acquisition Relocation Building elevation Critical facilities protection Retrofitting Safe rooms, shutters, shatter-resistant glass Insurance	Floodplain protection Watershed management Riparian buffers Forest management Erosion and sediment control Wetland preservation and restoration Habitat preservation	Reservoirs Dams, levees, dikes Floodwalls Stormwater diversions Detention/ retention basins Channel modification Storm sewers	Warning systems Emergency response equipment Shelter Operations Evacuation planning and management Emergency response training and exercises Sandbagging for flood protection Temporary shutters	Outreach projects Speaker series/ demonstration events Hazard map information Real estate disclosure Library materials School children educational programs Hazard expositions

MITIGATION ACTION PLAN

Action #	Description	Hazard Addressed	Priority	Lead Agency/ Department	Potential Funding Sources	Implementation Schedule	Status
P-2	Develop a policy to minimize public services to proposed new structures that will be located in 100-year floodplain areas.	Flood	Medium	City Planning	Local	2019	No policy has been developed as of 2014. This is to be completed in 2019 pending funding, staff resources and political will.

PUBLIC SURVEY >

- Hosted an online survey for the plan – 92 responses

The screenshot shows the landing page for a public survey titled "Buncombe Madison Regional Hazard Mitigation Plan - Public Survey". The page features the SurveyPlanet logo in the top right corner. The main content area is white and contains the following text:

We need your help!

Buncombe and Madison Counties and the municipalities within the counties are working together to become less vulnerable to natural disasters, and your participation in the process is important to us!

The counties, along with local jurisdictions and other partners, are working to update the multi-jurisdictional Regional Hazard Mitigation Plan. This plan identifies and assesses our community's natural hazard risks and identifies strategies that determine how to best minimize or manage those risks.

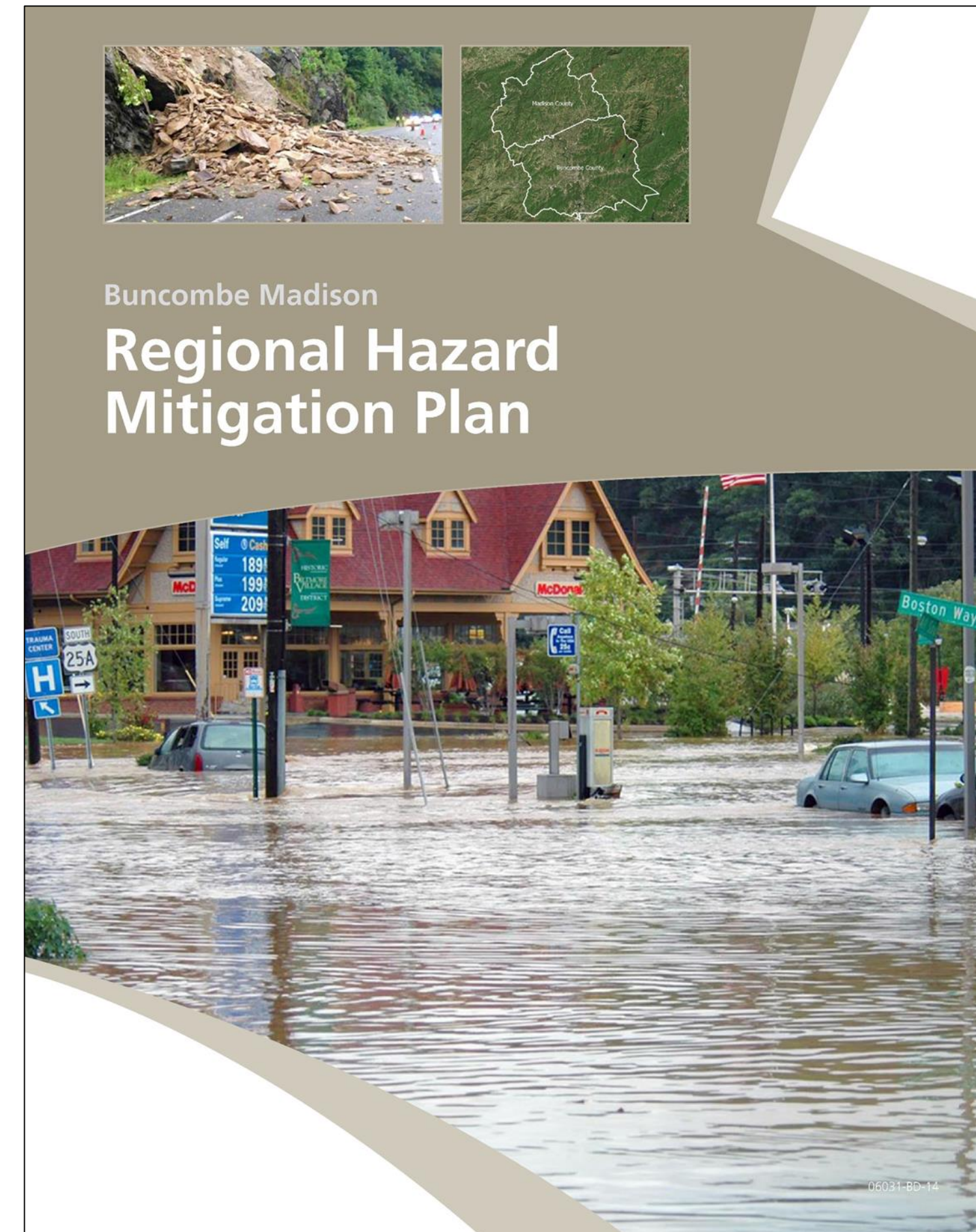
This survey is an opportunity for you to share your opinions and participate in the mitigation planning process. The information you provide will help us better understand your hazard concerns and can lead to mitigation activities that should help lessen the impacts of future hazard events.

Below the text, there is a form with an "Email" label, a text input field, and a small "optional" label. To the right of the input field is a blue "Begin" button. At the bottom of the form, there are links for "Privacy Policy" and "GDPR".

NEXT STEPS



- Plans will be presented to local governing body Councils and Boards between now and Plan Expiration
- Current plan expires **July 6, 2021**



QUESTIONS, ISSUES OR CONCERNS



- Nathan Slaughter
 - (919) 415-2726
 - nslaughter@espassociates.com



TOWN OF MONTREAT

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RESOLUTION #21-07-001 RESOLUTION TO ADOPT THE BUNCOMBE MADISON REGIONAL HAZARD MITIGATION PLAN

WHEREAS, the Town of Montreat is vulnerable to an array of hazards that can cause loss of life and damages to public and private property; and

WHEREAS, the Town of Montreat desires to seek ways to mitigate situations that may aggravate such circumstances; and

WHEREAS, the development and implementation of a hazard mitigation plan can result in actions that reduce the long-term risk to life and property from natural hazards; and

WHEREAS, it is the intent of the Board of Commissioners to protect its citizens and property from the effects of natural hazards by preparing and maintaining a local hazard mitigation plan; and

WHEREAS, it is also the intent of the Board of Commissioners to fulfill its obligation under North Carolina General Statutes, Chapter 166A: North Carolina Emergency Management Act and Section 322: Mitigation Planning, of the Robert T. Stafford Disaster Relief and Emergency Assistance Act to remain eligible to receive state and federal assistance in the event of a declared disaster affecting the Town of Montreat; and

WHEREAS, the Town of Montreat, in coordination with Buncombe and Madison Counties and the participating municipalities within those Counties has prepared a multi-jurisdictional hazard mitigation plan with input from the appropriate local and state officials;

WHEREAS, the North Carolina Emergency Management and the Federal Emergency Management Agency have reviewed the Buncombe Madison Regional Hazard Mitigation Plan for legislative compliance and has approved the plan pending the completion of local adoption procedures:

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Town of Montreat hereby:

1. Adopts the Buncombe Madison Regional Hazard Mitigation Plan; and
2. Agrees to take such other official action as may be reasonably necessary to carry out the proposed actions of the Plan.

READ, APPROVED, AND ADOPTED, this the 8th day of July, 2021.

Tim Helms, Mayor
Town of Montreat Governing Body

Alex Carmichael, Town Administrator

ATTEST:

I, hereby certify this is a true and correct copy of this Resolution, duly adopted by the Town of Montreat on the 8th day of July, 2021, as it appears of record in the official minutes.

Angie Murphy, Town Clerk
Town of Montreat

