Board members present: Mayor Tim Helms

Mayor Pro Tem Tom Widmer

 Commissioner Mason Blake

 Commissioner Kitty Fouche

 Commissioner Kent Otto

Board members present via

Zoom: None

Board members absent: Commissioner Jane Alexander

Town staff present: Ben Blackburn, Interim Town Administrator

Angie Murphy, Town Clerk

David Arrant, Chief of Police

Barry Creasman, Public Works Director

Darlene Carrasquillo, Finance Officer

Town staff present via Zoom: None

Approximately twelve members of the public were present at Town Hall and several more were watching via Zoom. Mayor Tim 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**

Commissioner Kitty Fouche moved to adopt the agenda as presented. Mayor Pro Tem Tom Widmer seconded and the motion carried 4/0.

**Mayor’s Communications**

Mayor Tim Helms advised that Commissioner Jane Alexander was doing well after a hip replacement earlier that day. Mayor Helms thanked Commissioner Kent Otto and Matt Ashley for organizing the 4th of July Montreat Gate Gait. Mayor Helms also expressed appreciation to the Montreat Police Department and the Public Works crews for all their hard work leading up to and on the 4th of July. Mayor Helms then took a moment to apologize to the Montreat Stewards for an inadvertent misstatement that he made at the June 9th Town Council Meeting. At the meeting Mayor Helms stated that all members of the Board of Adjustment would be deposed by the plaintiffs. But the plaintiffs in a meeting with the Mayor advised him that they do not plan on deposing members of the Board of Adjustment unless new information found in discovery warrants doing so.

**Meeting Minutes Adoption**

* May 26th Town Council Special Meeting Minutes – Budget Workshop
* June 9th Town Council Public Forum Meeting Minutes
* June 9th Town Council Meeting Minutes

**Interim Town Administrator’s Communications**

Interim Town Administrator Ben Blackburn had no communications at this time.

**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 Tom Widmer expressed his gratitude to Town Staff for keeping expenses down to the point that the Town is $200,000 under budget in year-to-date expenses.

Commissioner Kent Otto asked Police Chief David Arrant if police call logs were public record. Chief Arrant stated that for the most part they would be although some details would be redacted. Commissioner Otto asked Chief Arrant to talk about the type of calls that officers generally receive this time of year. Chief Arrant stated that usually there were EMS and fire calls, alarms, parking issues and traffic stops. Chief Arrant also mentioned that a summary of the calls could be found in the monthly Administrative Reports under Police.

**Public Comment**

Ms. Kate Hayner of 319 Assembly Drive thanked Mayor Helms for meeting with members of the Montreat Stewards and for publicly correcting his misstatement about the depositions.

Mr. Harry T. Jones of 300 North Carolina Terrace also thanked Mayor Helms for his earlier remarks. Mr. Jones stated that the plaintiffs are equally committed to a fair and just process with open communication. Mr. Jones also read a statement in which he and others involved stated that they greatly respect the community members who serve on Montreat’s volunteer boards and are thankful for each who are working to make Montreat a better place.

Dr. Mary Standaert thanked the Town Council and the Planning & Zoning Commission for adopting the Conditional Zoning Process as an alternative to variances.

**Old Business**

There was no Old Business to discuss.

**New Business**

1. Public Hearing RE: Conditional Zoning Request: Lot 1185, Mississippi Road: Commissioner Mason Blake moved to open the Public Hearing. Commissioner Kent Otto seconded and the motion carried 4/0. Mr. Ben Blackburn stated that this was a Conditional Zoning Request by Mr. and Mrs. Mader for a five foot reduction into the fifteen yard side setback.
* Mark Oliver of 161 Mississippi Road requested an additional condition be added by Town Council before acting on the recommendation this evening. Mr. Oliver requested that in the event that the applicant’s proposed construction causes any damage or need to repair or replace the electrical service to his home or driveway that they would be responsible for the payment for the damage or repair.
* John Noor, Attorney for Mr. and Mrs. Mader stated that the Mader’s very much wanted to build a single family residence similar in character to the neighboring properties. Mr. Noor stated that a three story home is allowed by right but the Mader’s felt a three story home would look out of place on Mississippi Road. Mr. Noor stated that the Mader’s have gone the extra mile by hiring numerous experts to design a house and landscaping plan to meet all of the concerns with their proposed construction. Mr. Noor also briefly reviewed the conditions that were set out by the Planning & Zoning Commission which the Mader’s have agreed to as well.
* Dr. Mary Standaert of 118 Shenandoah Terrace questioned how the conditions in the Conditional Zoning request will be monitored and enforced. Mr. Noor responded that it would be the job of the Montreat Zoning Administrator. Commissioner Blake noted that any violation of the conditions would constitute a violation of the conditional zoning ordinance and provide the Town with all rights available to it for a zoning ordinance violation.

 Mayor Pro Tem Tom Widmer moved to close the Public Hearing. Commissioner Mason Blake seconded and the motion carried 4/0.

1. Consideration of Conditional Zoning Request: Commissioner Mason Blake moved to approve the Conditional Zoning Request with all suggested conditions from the Planning & Zoning Commission. Commissioner Kent Otto seconded and the motion carried 4/0.

C. Consideration of Amendments to the Code of General Ordinances: Mr. Blackburn made mention of some typographical errors and some renumbering of sections that still needed to be completed. Mayor Pro Tem Tom Widmer moved to adopt the amendments to the Montreat Code of General Ordinances as proposed with typos corrected. Commissioner Kitty Fouche seconded and the motion carried 4/0.

D. Consideration of Setting a Public Hearing re: Closing and Removing from Dedication a portion of North Carolina Terrace and Adoption of Resolution of Intent: Commissioner Mason Blake moved to set a Public Hearing on August 11, 2022 at 7:00 p.m. or soon thereafter with regards to closing and removing from dedication a portion of North Carolina Terrace and adopt a resolution of intent. Mayor Pro Tem Tom Widmer seconded and the motion carried 4/0.

**Public Comment**

There was no public comment at this time.

**Commissioner Communications**

Commissioner Mason Blake provided an update on the Hunting Dog Issue. Commissioner Blake and Mayor Pro Tem Tom Widmer have been looking at several approaches including:

1. New and revised ordinances
2. Public information and public involvement
3. Communication with bear hunters
4. Increased Police Enforcement

Commissioner Mason Blake hopes to provide more information about the plan at the August meeting.

Commissioner Kitty Fouche reminded everyone to attend next week’s Montreat Summer Club gathering which will feature Montreat’s own astronaut, John Casper. Mr. Casper will be discussing his new book.

Commissioner Kent Otto said that this year he has seen the most bear activity this year than in the 15 years he’s lived in Montreat. Commissioner Otto asked residents and guests to remember to tie their trash bags and place in bear proof containers.

**Dates to Remember**

* Tree Board, Tuesday July 26th at 9:30 a.m. in Town Hall and by Zoom Software
* Montreat Tomorrow Community Workshops, Tuesday July 26th at 10:00 a.m. – 12:00 p.m. and 6:00 p.m. – 8:00 p.m. in Town Hall
* Comprehensive Plan Steering Committee, Thursday July 28th at 10:00 a.m. in Town Hall and by Zoom Software
* Board of Adjustment, Thursday July 28th at 5:00 p.m. in Town Hall and by Zoom Software
* Landcare, Wednesday, August 3rd at 9:00 a.m. in Town Hall and by Zoom Software
* August Town Council Meeting, Thursday August 11th at 7:00 p.m. in Town Hall and by Zoom Meeting Software. Public Forum begins at 6:30 p.m.
* Bridge Aesthetics Committee Meeting, Tuesday August 16th at 2:00 p.m. in Town Hall and by Zoom Meeting Software
* Tree Board, Tuesday August 23rd at 9:30 a.m. in Town Hall and by Zoom Meeting Software

**Adjournment**

Commissioner Kitty Fouche moved to adjourn the meeting. Commissioner Kent Otto seconded and the motion carried 4/0. The meeting was adjourned at 7:55 p.m.

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Tim Helms , Mayor Angie Murphy, Town Clerk