

**Town of Montreat
Board of Commissioners Meeting – Public Forum
September 8, 2022 – 6:30 p.m.
Town Hall**

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
September 8, 2022 – 7:00 p.m.**

I. Call to Order

- Pledge of Allegiance
- Moment of Silence

II. Agenda Adoption

III. Mayor's Communications

IV. Consent Agenda

A. Meeting Minutes Adoption

- August 11th Town Council Public Forum Meeting Minutes
- August 11th 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.

VI. Town Administrator's Communications

- Consent Agenda Review
- Other Items

VII. Administrative Reports

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

VIII. Public Comment

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

IX. Old Business

X. New Business

A. Presentation Regarding Stormwater Management

- **Presenter: Mary Roderick, PhD, Regional Planner with Land-of-Sky**

B. Consideration of Appointing William “Bill” Tucker to Planning & Zoning Commission to fill an alternate position which will expire 9/30/2025

- **See Agenda Materials on pages 28-29**
- **Suggested Motion: Move to appoint/deny William “Bill” Tucker as an Alternate Member on the Planning & Zoning Commission**

C. Consideration of Appointing Mark Spence to Board of Adjustment to fill an alternate position which will expire 9/30/2025

- **Suggested Motion: Move to appoint/deny Mark Spence as an Alternate Member on Board of Adjustment**

D. Consideration of Appointing Margaret “Mari” Gramling to Board of Adjustment to fill an unexpired regular position which will expire 9/30/2025

- **See Agenda Materials on page 30**
- **Suggested Motion: Move to appoint/deny Margaret “Mari” Gramling to Board of Adjustment as a Regular Member**

XI. Public Comment

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

XII. Commissioner Communications

XIII. Dates to Remember

- **Tree Board, Wednesday September 14th at 9:30 a.m. in Town Hall**
- **Tentative Board of Adjustment, Thursday September 22nd at 5:00 p.m. in Town Hall**

- **Tree Board, Tuesday September 27th at 9:30 a.m. in Town Hall**
- **Landcare, Wednesday October 5th at 9:00 a.m. in Town Hall**
- **Planning & Zoning Commission, Thursday October 13th at 10:30 a.m. in Town Hall**
- **October Town Council Meeting, Thursday October 13th at 7:00 p.m. in Town Hall. Public Forum begins at 6:30 p.m.**
- **Tree Board, Tuesday October 25th at 9:30 a.m. in Town Hall**
- **Tentative Board of Adjustment, Thursday October 27th at 5:00 p.m. in Town Hall**

XIV. Adjournment

**Town of Montreat
Board of Commissioners
Public Forum Meeting Minutes
August 11, 2022 – 6:30 p.m.
Town Hall & Zoom**

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

Board members absent: None

Town staff present: Ben Blackburn, Interim Town Manager
Angie Murphy, Town Clerk

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

Agenda Approval

Commissioner Jane Alexander moved to adopt the agenda as presented. Commissioner Kitty Fouché seconded and the motion carried 5/0.

Public Forum

Mrs. Letta Jean Taylor of 386 Oklahoma Road respectfully asked the Board to not host Public Hearings and votes on the same night.

Dr. Mary Standaert of 118 Shenandoah Terrace asked for the formula by which the fund balance was actually calculated in 2020. Interim Town Manager Ben Blackburn stated that he would meet with Finance Officer Darlene Carrasquillo and follow up with Dr. Standaert. Dr. Standaert also wanted to know why Commissioners Fouché and Otto did not sign the letter to the state treasurer. Mr. Blackburn affirmed that all Board Members agreed to and signed the letter. Dr. Standaert also wanted it clarified that the fund balance was 16% in the previous year and went to 24% in the 2020-2021 audit, not the 32% that was expected. Mr. Blackburn stated that was correct. Dr. Standaert also had a question about the response from the Board with regards to the dramatic drop in the fund balance. Dr. Standaert wanted to know at what point the Board became aware that the Town Hall was \$255,000 over the \$1.69 million budget. Mayor Pro Tem Widmer explained that the \$1.69 million was the construction budget, and the Town actually came in under budget at \$1.64 million. Dr. Standaert wanted to know why the Town of Montreat had a net income of \$277,000 for FY22

and what areas were under budget. Mr. Blackburn explained that income was higher than budgeted and the underspending was in many areas as staff was trying to control expenses. Dr. Standaert stated she was a little surprised that the Board did not have a better handle on where all the savings derived from. She also mentioned that since there was a surplus that the Board could offer twice a week garbage collection in the summer to alleviate the bear problems.

Mr. Wade Burns stated that stormwater issues were top of mind in Montreat and offered his assistance to help control the stormwater problems.

Adjournment

Mayor Pro Tem Tom Widmer moved to adjourn the meeting. Commissioner Mason Blake seconded and the motion carried 5/0. The meeting was adjourned at 6:50 p.m.

Tim Helms, Mayor

Angie Murphy, Town Clerk

**Town of Montreat
Board of Commissioners
Meeting Minutes
August 11, 2022 – 7:00 p.m.
Zoom Meeting with in person attendance**

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

Board members present via
Zoom: None

Board members absent: None

Town staff present: Ben Blackburn, Interim Town Manager
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 thirteen 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. Mayor Helms asked everyone to remember Philip Arrant, the father of Police Chief David Arrant, who recently passed away.

Agenda Approval

Commissioner Mason Blake made some revisions to the July 14, 2022 Meeting Minutes and provided Town Clerk Angie Murphy with the written revisions to update the minutes. Interim Town Manager Ben Blackburn also suggested adding the adoption of the resolution of intent under New Business.

Commissioner Kitty Fouche moved to adopt the agenda as amended. Commissioner Jane Alexander seconded and the motion carried 5/0.

Mayor's Communications

Mayor Tim Helms asked Ben Blackburn to introduce the new Zoning Administrator, Kayla DiCristina. Ms. DiCristina will be available Tuesday – Thursday from 8:00 a.m. until 5:00 p.m.

Meeting Minutes Adoption

- July 14th Town Council Public Forum Meeting Minutes
- July 14th Town Council Meeting Minutes

Interim Town Manager's Communications

Town Clerk Angie Murphy stated that the Governor's Executive Order will expire on Monday, July 19th and what this means is that the Executive Board can no longer meet virtually due to quorum and voting issues. There is still some hedging on whether other appointed boards can meet virtually going forward. Miss Murphy has emailed the School of Government for more information and will follow up as soon as possible with the Commission as well as other Board Chairs. Streaming of most meetings for viewing purposes only will still continue.

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.

Public Comment

Mr. Jonathan Smith, Secretary of the Mount Mitchell Bear Hunting Club, was there on behalf of President Jim Gibbs to speak on Agenda item E under New Business. Mr. Smith advised that a number of efforts on the Club end have been brought forward to address issues within the Town of Montreat. Such efforts include decals for vehicles as they transport through Montreat and a meeting of their houndsmen was held earlier this month to mitigate issues as well. Mr. Smith had some issues with Article III of the proposed ordinance which addresses fees. Mr. Smith advised that it could be possible that some of their hounds could inadvertently get loose within Town limits which could result in fees being assessed which the Club takes issue with. Article VIII also leads some challenges to the Bear Hunting Club and they feel as if Articles III and VIII are working at cross purposes. Mr. Smith advised that the Club is willing to continue working with the Town as they

address these issues.

Old Business

There was no Old Business to discuss.

New Business

- A. Presentation of FY 2020-2021 Financial Statements: Levonia Reese, Audit Director of Carter, P.C., introduced herself and outlined her plan to present an overall view of what 2021 looked like for the Town of Montreat, some financial highlights and plans going forward for 2022. Mrs. Reese mentioned a few internal control matters one of which was not repeated for 2021. These items were all listed as material weaknesses or significant deficiencies which required notification in writing which both the Board of Commissioners and the Audit Committee received a letter. There were no disagreements with management and there were no issues in gathering information for the audit. Mrs. Reese stated that the Town of Montreat prepares an ACFR (Annual Comprehensive Financial Report) which is unusual for small Towns but what this means is the Town takes extra efforts in order to present a statistical and historical financial position. The audit noticed a budget violation on the General Fund for transfers mostly related to capital expenditures. There was also a non-compliance with our Fund Balance Policy. The Town of Montreat is required to have 35% of budgeted expenditures available. In 2021 the reported number was 16% and it has increased to 28.6% for 2021. Auditors anticipate this number increasing for 2022 as well. The Town of Montreat's net position (net worth) increased by about \$325,000. The General Fund, which is the main operating fund, had an ending balance of \$725,000 which was an increase of \$30,000. Expenses were \$150,000 less than budgeted expenses. Ms. Reese advised that it takes considerable effort on both staff and auditors to finish two audits in one fiscal year so she advised the Board to show staff much appreciation. Mayor Helms thanked Town Staff and Chair Hugh Alexander and the Audit Committee for all of their hard work.
- B. Consideration of Resolution #22-08-0001: Mr. Blackburn advised that six weeks ago the Town of Montreat had a planned audit of its Stormwater Policy and Best Management Practices. There were some deficiencies/violations that were noted. The deficiencies were in regards to updating our existing policy as well as updating verbiage. There were no physical violations in infrastructure within the Town. The resolution tonight identifies that the Town of Montreat is aware of these deficiencies and a commitment is being made to correct and be in compliance with the MS4 program. Mary Roderick of Land-of-Sky Regional Council will be at the September meeting to answer any questions that the Board may have for her. Mr. Blackburn advised that there are no fines at this time and every town in North Carolina but one has been found to have deficiencies or violations in their programs. Commissioner Blake advised that the Planning &

Zoning Commission has been working on reviewing and updating the Stormwater Ordinance as well. Mayor Pro Tem Tom Widmer moved to approve Resolution #22-08-0001 affirming the Town of Montreat Council support regarding implementation of a compliant NPDES MS4 Stormwater Program. Commissioner Kent Otto seconded and the motion carried 5/0.

- C. Consideration of Public Hearing regarding Closing and Removing from Dedication a portion of North Carolina Terrace: Commissioner Kent Otto moved to open the Public Hearing. Commissioner Jane Alexander seconded and the motion carried 5/0.

Zoning Administrator Kayla DiCristina gave a brief presentation on the right-of-way closure request in front of 300 and 304 North Carolina Terrace. The location is adjacent to 304 North Carolina Terrace and 300 North Carolina Terrace south of the midline of the public right-of-way of North Carolina Terrace. The surrounding properties are zoned R-2 Medium-Density Residential. This Zoning District requires a minimum lot size of 8,000 square feet for single-family dwellings and a minimum front yard setback of 30'. The existing use of 304 North Carolina Terrace is a partially demolished house encroaching in to the public right-of-way. The existing use of 300 North Carolina Terrace is vacant, but a new single family dwelling is under construction. The property owner/applicant requests that the Board of Commissioners approve an order closing the area of right-of-way along the frontage of 304 North Carolina Terrace and along the frontage of 300 North Carolina Terrace so as to reduce the non-conformities created by the current location of the partially demolished house at 304 North Carolina Terrace. Ms. DiCristina did note that only the right-of-way in front of 304 North Carolina Terrace needed to be closed in order to place the partially demolished house entirely within private property. Ms. DiCristina reviewed the process of right-of-way closure which is outlined in NCGS 160A-299. Ms. DiCristina advised that the Town of Montreat received multiple letters of support in closing this right-of-way.

Attorney Ron Sneed spoke on behalf of the applicant Harry T. Jones. Mr. Sneed stated that Mr. Jones is trying to get rid of the non-conformity. Mr. Sneed stated it was his idea to smooth out the right-of-way to get rid of jagged property edges. Mr. Sneed stated that if nothing was done tonight that Mr. Jones could rebuild the house back on the footprint as a matter of law.

Mr. Harry T. Jones of 300 North Carolina Terrace stated he would like to keep the stone kitchen from the original house and tear down the rest of the house to rebuild for someone else to enjoy.

Public Works Director Barry Creasman stated that the jagged property line did not affect his water lines which are out in the middle of the road.

Commissioner Jane Alexander moved to close the Public Hearing. Commissioner Mason Blake seconded and the motion carried 5/0.

D. Consideration of Closing and Removing from Dedication a portion of North Carolina Terrace:

Mayor Pro Tem Tom Widmer moved to approve the closing and removing from dedication a portion of North Carolina Terrace. Commissioner Mason Blake seconded the motion and discussion ensued. Commissioner Blake supports closing the right-of-way on the lot in which the house stands. Commissioner Blake does not support giving away public property for a sense of neatness. Commissioner Blake stated that the Board is in the business of being good stewards for the Town's property. Commissioner Blake would support an amendment to the motion that closes Tract 1 which would accomplish everything Mr. Jones wishes to achieve. Commissioner Kent Otto expressed the same thoughts as Commissioner Blake with regards to giving public property for no reason. The motion on the floor failed 1 to 4 with only Mayor Pro Tem Tom Widmer voting in agreement. Commissioner Mason Blake moved to approve the resolution modifying the legal description to conform only with the portion identified as Tract 1. Commissioner Kent Otto seconded and the motion carried 5/0.

E. Consideration of Revisions and Additions of Ordinances Relating to Bear Hunting Dog Incidents:

Commissioner Mason Blake gave a detailed explanation of new and revised ordinances that pertain to bear hunting dog activities and restrictions. These include revised dog control ordinances in Article III, a new trespass ordinance in Article VI, a new ordinance prohibiting release of hunting dogs in the Town of Montreat in Article VII, a new ordinance requiring notification to the Police Department for dogs running at large in Town limits (Article VIII) and a new ordinance prohibiting feeding bear and penalizing improper garbage disposal. Commissioner Mason Blake moved to approve the revisions as presented with the bolded language in the trespassing ordinance to be included as drafted. Mayor Pro Tem Tom Widmer seconded and the motion carried 3/2 with Commissioners Fouche and Otto voting against the motion.

Public Comment

Mr. Jonathan Smith reiterated that the Bear Hunting Club wants to be a part of the solution but the fines included in the ordinance offer a disincentive to notification and while Mr. Smith's group will obey others may not.

Dr. Mary Standaert of 118 Shenandoah Terrace thanked Mayor Pro Tem Widmer for his remarks on the auditing report. Dr. Standaert reviewed the years that the Town of Montreat appeared on the unit watch list. Dr. Standaert stated that the Town has been on this watch list for 2-3 years and it's not a list that the Town should be listed on. Dr. Standaert again asked about the fund balance percentage and would like any discrepancies on whether it's really 24.1% or 28% straightened out before the next Commission meeting. Dr. Standaert read an email excerpt from an unnamed member of the Audit Committee. This email, as well as Dr. Standaert, insinuated that Finance Officer Darlene Carrasquillo could have manipulated the numbers to have raised the fund balance percentage. Mayor Helms chastised Dr. Standaert for making an accusation against Town Staff as

well as the audit firm. Mayor Helms stated that Darlene Carrasquillo was 100% honest. Dr. Standaert again asked for the formula used to calculate the fund balance.

Shirley Mitchell of 201 Harmony Lane stated that she was against the idea of bear bins being a requirement for residents. Mrs. Mitchell also commended the work of former mayor, Letta Jean Taylor.

Mrs. Letta Jean Taylor, former mayor of the Town of Montreat, stated that bears had consistently long been a problem in the Town of Montreat. Mrs. Taylor also mentioned that the fund balance percentage of 35% was an arbitrary number set after discussions with the Local Government Commission. Mrs. Taylor appreciated everyone working towards getting the reserves back at 35%.

Dr. Mary Standaert of 118 Shenandoah Terrace stated that she does not like to feel that she cannot speak freely. Dr. Standaert stated that she also chose not to read the earlier whole email in its entirety because she felt it was accusatory.

Commissioner Communications

Mayor Pro Tem Tom Widmer commented that despite not being at our 35% fund balance policy level the Town of Montreat has the highest net worth of \$7.9 million thus far as well as \$1.1 million in unrestricted funds.

Dates to Remember

- Planning & Zoning Sub-Committee Meeting, Signage, Tuesday August 16th at 10:30 a.m. in Town Hall
- Bridge Aesthetic Committee Meeting, Tuesday August 16th at 2:00 p.m. in Town Hall and streamed on Zoom Software
- Tree Board, Tuesday August 23rd at 9:30 a.m. in Town Hall and streamed by Zoom Software
- Board of Adjustment, Thursday August 25th at 5:00 p.m. in Town Hall and streamed by Zoom Software
- Town Offices Closed, Monday September 5th due to Labor Day Holiday. Sanitation services will resume on Tuesday September 6th
- Landcare, Wednesday, September 7th at 9:00 a.m. in Town Hall and streamed by Zoom Software
- September Town Council Meeting, Thursday September 8th at 7:00 p.m. in Town Hall and streamed by Zoom Software. Public Forum begins at 6:30 p.m.

Adjournment

Commissioner Jane Alexander moved to adjourn the meeting. Commissioner Kent Otto seconded and the motion carried 5/0. The meeting was adjourned at 9:12 p.m.

Tim Helms , Mayor

Angie Murphy, Town Clerk

**ADMINISTRATIVE REPORTS:
ADMINISTRATION**

Town Administration report for the month of August 2022

Monthly Statistics	2021	2022
Public Meetings	4	7
Inter-Organizational /Intergovernmental Meetings	2	1
Agendas Prepared	4	4
Minutes Transcribed	4	4
Resolutions Drafted	0	1
Public Records Requests Processed	0	5
Water Bills Processed	674	675
Leak Adjustments	10	3
New Water Accounts Established	1	2
Purchase Orders	69	57
Professional Development Hours	0	0
Sunshine List Messages		14
Website Posts	9	14
Social Media Posts	0	0
Code Red Alerts	1	0
Workers Compensation Claims	0	0

Upcoming Events and Schedule Changes

Comments

N/A

Staff Communications

N/A



TOWN OF MONTREAT

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

ADMINISTRATIVE REPORTS: BUILDINGS AND INSPECTIONS

Buildings and Inspections report for the month of August 2022

Monthly Statistics	2021	2022
Building Permits Issued	7	12
Pending Building Permits	0	0
Building Inspections Performed	26	20
Stop Work Orders Issued	0	0
Defective Building Posted	0	0
Denied Building Permits	0	0
Fire Inspections Performed	0	0
Fire Re-Inspections Performed	0	0
Fire Permits Issued	0	0

Comments

Staff Communications



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ADMINISTRATIVE REPORTS: STREETS

Streets Department report for the month of August , 2022

Monthly Statistics	2021	2022
Miles of Road Maintained	15.46	17.12
Miles of New Road Constructed	0	0
Public Trees Removed	0	0
Sand Applied to Roads (tons)	0	0
Ice Melt Applied to Roads (pounds)	0	0
Monthly Fuel Costs	517.56	364.23
Contracted Employee Staff Hours	0	0
Road Closures	0	0

Comments



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ADMINISTRATIVE REPORTS: POLICE DEPARTMENT

Police Department report for the month of

August , 2022

Monthly Statistics	2021	2022
Mileage	2,413	3,039
Dispatched Calls	34	17
Officer-Initiated Calls	595	620
Fire Assistance Calls	1	0
EMS Assistance Calls	1	0
Motorist/Other Assistance Calls	33	12
Traffic Stops	45	45
Parking Issues	6	3
Burglar Alarm Responses	1	0
Fire Alarm Responses	4	0
Residential/Building Checks	492	587
Ordinance Violations	4	2
Law Enforcement Agency Assistance Calls	14	7
Animal Control Calls	6	6
Larcenies	2	2
Breaking & Entering Calls	0	1
Suspicious Person Investigations	6	6
Suspicious Vehicle Investigations	6	4
Disturbance Calls	4	2
Accident Responses	0	1
Auxiliary Hours Worked (Regular)	24	16
Auxiliary Hours Worked (Addittional)	144	24
Truck Turns at Gate	9	5
MPD Fuel Cost	\$ -	\$0.00
Professional Development Hours	0	0
Town Service	593	681
MRA Service	367	322
College Service	6	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 August , 2022

Monthly Statistics	2021	2022
Calls for Service	64	53
Water Leaks Repaired	6	0
New Water Lines Installed	0	0
Water Meters Read	674	674
Water Meter Replacements	0	20
Gallons of Water Produced	4211930	4,037,423
Monthly Fuel Cost	322.83	\$ 645.95
Hours Pumped (11 wells combined)	2038	2,296

Comments

The Black Mountain Fire Department has been doing Hydrant Maintenance around Town. It is possible that they may continue maintenance on into September. If you experience any cloudy water please contact Town Hall so we are aware of the situation and can dispatch someone to flush the lines out. Thank You and sorry for any inconvenience but it is important to keep our hydrants operational.



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ADMINISTRATIVE REPORTS: SANITATION

Sanitation Department report for the month of August , 2022

Monthly Statistics	2021	2022
Tons of Curbside Trash Collected	29.65	24.56
Pay-As-You-Throw Trash Bags Collected	82	120
Tons of Curbside Recycling Collected	4.81	4
Pay-As-You-Throw Recycling Bags Collected	46	74
Cardboard Recycling Collected	10.39	0.34
Unique Curbside Sanitation Stops	2015	2,100
Bagged Leaf Pickup	79	68.00
Brush Pickup (cubic yards)	3 Loads	5 Loads
Hauling Fees	2847.28	\$2,598.70
Tipping Fees	938.77	\$2,560.58
Dumpster Rental Fees	203.92	\$214.63
Sanitation Fuel	542.12	\$ 661.13

Comments:

0



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ADMINISTRATIVE REPORTS: ZONING ADMINISTRATION

Zoning Administration report for the month of August , 2022

Monthly Statistics	2021	2022
Approved Zoning Permits	0	1
Denied Zoning Permits	0	0
Pending Zoning Permits	0	0
Variance/Interpretation Granted	0	0
Conditional Use Permits Granted	0	1
Permit Extensions Granted	0	0
Sign Permits Issued	0	1
Notices of Violation	0	2

Comments

JULY 2021 - MONTH 10F FISCAL YEAR 2021-2022

REVENUES

Fund	Fund #	Budget	YTD Budget	YTD Collected	Difference
GENERAL FUND	10	1,810,952.00	150,912.67	3,693.22	(147,219.45)
WATER FUND	30	344,041.00	28,670.08	28,252.72	(417.36)
TOTAL REVENUES GENERAL & WATER FUNDS		2,154,993.00	179,582.75	31,945.94	(147,636.81)

EXPENSES

Dept Name	Fund #	Budget	YTD Budget	YTD Exp	Difference
GOVERNING BODY	10	50,471.00	4,205.92	5,274.88	(1,068.96)
ADMINISTRATION	10	446,567.00	37,213.92	41,548.72	(4,334.80)
PUBLIC BUILDINGS	10	138,557.00	11,546.42	397.53	11,148.89
POLICE	10	438,373.00	36,531.08	32,752.38	3,778.70
BUILDING AND ZONING	10	107,506.00	8,958.83	4,567.50	4,391.33
PUBLIC WORKS	10	109,020.00	9,085.00	7,495.24	1,589.76
STREET	10	395,462.00	32,955.17	11,465.53	21,489.64
SANITATION	10	102,096.00	8,508.00	8,169.83	338.17
ENVIRON,CONS,REC	10	22,900.00	1,908.33	323.97	1,584.36
TOTAL EXPENSES GENERAL FUND		1,810,952.00	150,912.67	111,995.58	38,917.09

Dept Name	Fund #	Budget	YTD Budget	YTD Exp	Difference
WATER	30	344,041.00	28,670.08	16,270.46	12,399.62
TOTAL EXPENSES WATER FUND		344,041.00	28,670.08	16,270.46	12,399.62

TOTAL EXPENSES GENERAL & WATER FUNDS	\$2,154,993.00	\$179,582.75	\$128,266.04	\$51,316.71
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GENERAL FUND INCOME/LOSS - YTD	(\$108,302.36)
WATER FUND INCOME/LOSS - YTD	\$11,982.26
NET INCOME - YTD 2022	(\$96,320.10)

SPECIAL PROJECTS					
Project	Fund #	Budget	This Month Actual	Amount Spent To Date	% Spent
TOWN HALL	13	2,294,425.77	0.00	2,222,293.91	96.86%
PUBLIC WORKS BLDG	14	403,888.86	1,892.30	394,053.92	97.56%
FEMA-GREYBEARD	15	218,232.00	0.00	242,684.30	111.20%
FEMA-TEXAS ROAD	16	50,000.00	0.00	38,071.55	76.14%
FEMA-PROVIDENCE TERR	17	21,000.00	0.00	15,683.00	74.68%
FEMA-CALVIN TRAIL	20	30,000.00	0.00	13,490.57	44.97%
FEMA-CULVERT PROJECT	21	39,800.00	0.00	39,274.83	98.68%
FEMA-DEBRIS PROJECTS	22	3,200.00	0.00	0.00	0.00%
FEMA-URBAN FORESTRY 2018	23	10,000.00	0.00	841.28	8.41%
FEMA-URBAN FORESTRY 2019	24	10,114.00	0.00	2,352.41	23.26%
FEMA-MISC	25	183,943.00	7,705.90	43,510.61	23.65%
LANDCARE	26	750.00	0.00	49.95	6.66%
CARES ACT GRANT	27	9,697.06	0.00	3,962.04	40.86%
TOTAL SPECIAL PROJECTS		\$ 3,275,050.69	\$ 9,598.20	\$ 3,016,268.37	92.10%

JULY 2022 - MONTH 1 OF FISCAL YEAR 2022-2023

REVENUES

Fund	Fund #	Budget	YTD Budget	YTD Collected	Difference
GENERAL FUND	10	2,074,556.00	172,879.67	33,263.22	(139,616.45)
WATER FUND	30	359,734.00	29,977.83	32,065.11	2,087.28
TOTAL REVENUES GENERAL & WATER FUNDS		2,434,290.00	202,857.50	65,328.33	(137,529.17)

EXPENSES

Dept Name	Fund #	Budget	YTD Budget	YTD Exp	Difference
GOVERNING BODY	10	45,572.00	3,797.67	5,274.88	(1,477.21)
ADMINISTRATION	10	471,922.00	39,326.83	36,587.81	2,739.02
PUBLIC BUILDINGS	10	120,862.00	10,071.83	24,266.69	(14,194.86)
POLICE	10	439,974.00	36,664.50	25,266.43	11,398.07
BUILDING AND ZONING	10	94,600.00	7,883.33	14,571.98	(6,688.65)
PUBLIC WORKS	10	117,593.00	9,799.42	11,359.91	(1,560.49)
STREET	10	624,083.00	52,006.92	9,577.77	42,429.15
SANITATION	10	136,900.00	11,408.33	8,583.12	2,825.21
ENVIRON,CONS,REC	10	23,050.00	1,920.83	324.75	1,596.08
TOTAL EXPENSES GENERAL FUND		2,074,556.00	172,879.67	135,813.34	37,066.33

Dept Name	Fund #	Budget	YTD Budget	YTD Exp	Difference
WATER	30	359,734.00	29,977.83	12,001.61	17,976.22
TOTAL EXPENSES WATER FUND		359,734.00	29,977.83	12,001.61	17,976.22

TOTAL EXPENSES GENERAL & WATER FUNDS	\$2,434,290.00	\$202,857.50	\$147,814.95	\$55,042.55
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GENERAL FUND INCOME/LOSS - YTD **(\$102,550.12)**

WATER FUND INCOME/LOSS - YTD **\$20,063.50**

NET INCOME - YTD 2022 **(\$82,486.62)**

SPECIAL PROJECTS					
Project	Fund #	Budget	This Month Actual	Amount Spent To Date	% Spent
TOWN HALL	13	2,389,579.77	0.00	2,317,203.80	96.97%
PUBLIC WORKS BLDG	14	403,888.86	822.92	398,393.11	98.64%
FEMA-GREYBEARD	15	242,760.00	0.00	242,684.30	99.97%
FEMA-TEXAS ROAD	16	38,272.00	0.00	38,071.55	99.48%
FEMA-PROVIDENCE TERR	17	15,883.00	0.00	15,683.00	98.74%
FEMA-CALVIN TRAIL	20	13,691.00	0.00	13,490.57	98.54%
FEMA-CULVERT PROJECT	21	47,491.00	0.00	39,274.83	82.70%
FEMA-URBAN FORESTRY 2018	23	10,000.00	0.00	841.28	8.41%
FEMA-URBAN FORESTRY 2019	24	10,114.00	0.00	2,352.41	23.26%
FEMA-MISC	25	214,747.00	5,843.52	62,903.55	29.29%
LANDCARE	26	1,560.00	860.00	909.95	58.33%
CARES ACT GRANT	27	9,697.06	0.00	5,135.53	52.96%
AMERICAN RESCUE PLAN ACT	28	138,633.39	0.00	55,423.00	39.98%
TOTAL SPECIAL PROJECTS		\$ 3,536,317.08	\$ 7,526.44	\$ 3,192,366.88	90.27%

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Date of Deposit	Jul-21	Jul-22	% +/-	Aug-21	Aug-22	% +/-
AdVal/RMV (Includes Sp Assess&Ded Fees)	2,920.94	2,467.17	-18%	3,457.81	8,783.55	61%
Sales	40,374.75	48,247.41	16%	41,390.38	50,254.48	18%
Solid Waste (Quarterly)				179.40	157.37	-14%
Utility Fran (Quarterly)						
Wine/Beer (Annual-May)						

NOTES:

AdVal Tax is received the month after the tax is collected

RMV Tax is received two months after the tax is collected

Sales Tax is received three months after the tax is collected

Angela Murphy

From: noreply@townofmontreat.org
Sent: Monday, July 18, 2022 5:41 PM
To: Info
Subject: New submission from Board Application Form

Full Legal Name

William Owen Tucker

Physical Address

133 John Knox Road
Montreat, NC 28757
United States
[Map It](#)

Same as Mailing Address?

No

Mailing Address

P. O. Box 935
Montreat, NC 28757
United States
[Map It](#)

Phone

(404) 996-8673

Email

wotucker@gmail.com

On Which Committee Would You Like to Serve?

Planning and Zoning Commission

Please Explain Why You Wish to Join This Committee

I have been coming to Montreat for 67 years, and it has played an important role in my life and that of my family. We bought a home in Montreat in '20 and look forward to soon making it our full time residence. I fully appreciate and value Montreat's history, unique community, natural beauty, and thoughtful approach to development, and want to play an active role in preserving its heritage and guiding its future planning. Being an actively involved resident is very important to my future life in Montreat. Through extensive discussions with Tom Widmer and Bill Scheu, I have become very interested in the work of the P&Z Commission and believe it would be a good fit with my skills.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe serving on the selected board/committee can play a role in addressing each issue:

1. Maintaining Montreat's heritage and uniqueness while thoughtfully providing for future growth and needs within the scope of the Comprehensive and Zoning Plans
 - My long history in Montreat and recent transition to being a homeowner and resident provide me with important perspectives on Montreat's heritage and a view into current and potential challenges. My orientation from a planning perspective is both sentimental and pragmatic.
2. Assessing and meeting increasing financial challenges
 - I am a retired banker who spent a career analyzing and recommending solutions to address complex financial issues. As a resident/taxpayer and Patron, I believe I have a good perspective on Montreat's finances. I hope to provide thoughtful input into finance-related discussions.
3. Preserving and enhancing natural spaces
 - From childhood into retirement I have enjoyed and benefitted tremendously from Montreat's unique natural resources. I am dedicated to preserving this key asset.

List any abilities, skills, specialized training or interest you have which are applicable to this board/committee:

Through a 40-year career in Banking, I have developed excellent analytical, communication, organizational, and teamwork skills. I am highly motivated with a strong work ethic, very detail oriented, very adept at analyzing complex issues, rational and level-headed, work well with a broad array of people, have a strong business acumen, and have extensive experience in working with specialists, including attorneys, and in reviewing legal documents. In retirement, I am an active outdoor enthusiast, enjoying hiking and fishing in Montreat and WNC.

Have you ever attended a regularly scheduled meeting of the selected board/committee?

No

How much time are you able to devote to fulfill this obligation?

I am fully retired and able to commit whatever time is needed to help the Commission achieve its goals. I understand the meeting schedule and other work requirements of the Commission.

Angela Murphy

From: noreply@townofmontreat.org
Sent: Friday, August 19, 2022 12:01 PM
To: Info
Subject: New submission from Board Application Form

Full Legal Name

Margaret G Gramling

Physical Address

216 Alabama Terrace

PO Box 82

Montreat, NC 28757

United States

Map It

<<http://maps.google.com/maps?q=216+Alabama+Terrace+PO+Box+82+Montreat%2C+NC+28757+United+States>>

Same as Mailing Address?

Yes

Phone

(828) 713-8296

Email

marigramling@gmail.com <mailto:marigramling@gmail.com>

On Which Committee Would You Like to Serve?

Board of Adjustment

Please Explain Why You Wish to Join This Committee

I have watched the processes regarding the town hall and the new lodge, had to appear before the B of A for my own house, listened to town members discuss the B of A, served on other town committees, listened carefully to both sides of an issue, believe I can look at things impartially and believe I could be an asset to this particular committee.

Briefly explain what you believe are the three most important issues facing our community at this time and how you believe serving on the selected board/committee can play a role in addressing each issue:

1. Divisions over town hall and lodge: would like to have seen more openness from the very beginning of planning. I think if this had happened, much of the descention created could have been avoided.
2. Traffic: Speed needs to be reduced in several areas of Montreat especially around the Gate. With more and more residents, conferees, staff, workmen, etc coming into Montreat, traffic needs to be carefully monitored and controlled. I've been happy to see a police presence more often on my own road recently.
3. Natural preservation and water quality: Part of the allure of Montreat is it's beauty. With new construction and renovation, oftentimes mature trees are taken down indiscriminately or without enough knowledge or careful thought. Montreat needs to monitor the cutting of trees, especially for new construction.

List any abilities, skills, specialized training or interest you have which are applicable to this board/committee:

I have served on multiple boards and committess from the local to the international. I am a hard worker, enjoy the process, experinced, curious, active and available.

Have you ever attended a regularly scheduled meeting of the selected board/committee?

Yes

How much time are you able to devote to fulfill this obligation?

As much as needed