



TOWN OF BLACK MOUNTAIN

Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

Date: **April 9, 2018** Time: **6:00 p.m.** **Regular Session Minutes**

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 **Conserve resources; print only when necessary.**

The Town of Black Mountain is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act (ADA). Hearing assistive devices are available at the door.

*Should you need other assistance or accommodation for this meeting, please contact
Town Clerk Angela Reece at 419-9310, or by email at townclerk@townofblackmountain.org
(828) 419-9300 / TDD (800) 735-2962*

1. CALL TO ORDER

Mayor Don Collins called the meeting to order at 6:00 p.m. with the following members present:

Mayor Don Collins
Vice Mayor Maggie Tuttle
Alderman Larry B. Harris
Alderman Jeremie Konegni
Alderman Ryan Stone
Alderman Carlos Showers

The following staff members were present:

Matt Settlemyer, Town Manager
Dean Luebbe, Assistant Town Manager/Finance Director
Angela Reece, Town Clerk
Ron Sneed, Town Attorney
Shawn Freeman, Police Chief
Steve Jones, Fire Chief
Jessica Trotman, Planning Director
Jamey Matthews, Public Services Director
Casey Conner, Recreation Services Director

Mayor Don Collins welcomed everyone and led the Pledge of Allegiance. Public Works Director Jamey Matthews gave the invocation.

Mayor Collins thanked everyone in attendance and expressed appreciation to all those who were attending for the first time and also the viewing audience. The re-broadcast of each regular meeting is shown throughout the month on Charter Cable's Buncombe County Channel 192 at 8:00 p.m. on Sundays. Meetings initially air the same week in which they occur and are shown weekly until the next regularly scheduled meeting. Citizens may also go to the Town website www.townofblackmountain.org at any time and view the most recent regular meeting of the Board.

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In his announcements Mayor Collins announced applications were being accepted for all town boards and commissions and encouraged citizens to apply. The deadline is Friday May 18, 2018 to apply.

2. PROCLAMATION AND AWARD RECOGNITION

Mayor Don Collins read a proclamation honoring former Alderwoman Gay Currie Fox who passed away stating she will be missed by all those whose lives she touched during her life, especially the members of this Town Board, and her contributions will forever serve as an example of untiring and dedicated public service.

3. CITIZEN COMMENTS

*Individuals wishing to address the Board are asked to sign in at the entrance to the board room, indicating the topic(s) or agenda item(s) you wish to discuss, so that the chair may group speakers according to topic. The chair will recognize individuals requesting to address the Board. **Comments by any one speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.*

There were no citizen comments.

4. COMMUNICATIONS FROM BOARDS, COMMISSIONS & AGENCIES

At home viewers can view the video presentations by clicking [here](#).

A. Annual Recreation & Parks Report - *Recreation Director, Casey Conner*

Recreation and Parks Director Casey Conner delivered the annual recreation and parks report to the Board of Aldermen. Director Conner stated his department along with the Recreation Commission has recently completed the process for the CAPRA Accreditation. (Commission for Accreditation of Parks and Recreations Agencies). He stated if the accreditation is approved then his department will be the smallest in the nation to receive this accreditation. Director Conner stated the number of interactions continues to rise and reported having over 83,460 interactions with individuals in various recreational programs in 2017. Director Conner stated there are 98 registered gardeners for the 2018 season. He stated there were 464 garden volunteers who logged over 1,492 hours and donated 4,030 pounds of food in 2017. Director Conner stated the majority of the food is donated to Bounty & Soul for distribution back to our residents. Director Conner stated there are an average of 15 participants to the monthly movie nights and 30 participants in the lunch site. Director Conner spoke about participation in special events stating numbers continue to rise and programs and events are becoming more popular. Director Conner stated bounce house rental revenues have increased as well as rentals of the Grey Eagle.

B. Annual Recreation Commission Report – *Daniel Bennett, Vice Chair*

Vice Chair, Daniel Bennet delivered the annual recreation commission report to the Board of Aldermen. In his report Mr. Bennett stated the Commission has assisted the Recreation Department

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on developing policy and procedure guidelines, programming, community relations, and marketing activities over the past year for the CAPRA accreditation. Mr. Bennett encouraged the public to come out and participate in the monthly public meetings. Mr. Bennett stated the Commission has been involved giving input on current and future parks in town as well as being involved in all the changes at the Carver Center. Mr. Bennett thanked the Board of Alderman and staff of the Recreation Department for their support.

C. Annual Beautification Report – Rhonda Reedy, Secretary

Rhonda Reedy delivered the annual beautification report to the Board of Aldermen. In her report Ms. Reedy stated the Committee has had a 25% increase in membership over the last year and now have 60 members. The Committee maintains 21 garden sites in town throughout the year and designate 10 members to maintain Town Square. With ARC Grant funds and in conjunction with town staff and Public Works Department the Committee was able to design, construct, and place 32 mini-garden plant containers throughout the historic district. Ms. Reedy stated the Committee partnered with the Swannanoa Correctional Center for Women who grew some plant material for the project. Ms. Reedy discussed fundraisers such as the Annual Black Mountain Garden Show and Sale and stated these activities take time and financial support from the community. She said members worked approximately 2,500 hours a year which represents a contribution of just over \$18,000 at the minimum wage. Ms. Reedy stated with the funds that we receive from the town and Town Square Committee, they were able to maintain the 21 public garden sites and Town Square. The Board of Aldermen thanked the Committee for their efforts. Manager Settlemyer stated the Downtown Streetscape Project was featured as a model illustrating the collaborative effort between stakeholders and staff in the town.

Town Manager Settlemyer announced there will be an appreciation luncheon held for all town boards and commissions members on Friday, May 25, 2018 at the Lakeview Center.

5. CONSENT AGENDA

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

Town Manager Settlemyer presented the consent agenda to the Board of Aldermen.

A. Adoption of Minutes

Motion: *To adopt the minutes of March 8, 2018 (Agenda Session), March 8, 2018 (Closed Session), and March 12, 2018(Regular Session).*

There was no discussion by the Board.

Alderman Ryan Stone moved to approve consent item A as presented.

The motion was unanimously approved by a vote of 5-0.

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6. CITIZEN COMMENTS

*The chair will recognize individuals requesting to address the Board regarding the specific New Business or Unfinished Business items below. Comments by any one **speaker shall be limited to three (3) minutes.** If the topic you wish to discuss pertains to a **public hearing** scheduled for this meeting, please reserve your comment for the applicable public hearing.*

***Lisa Milton** of 406 W State Street Black Mountain addressed the Board of Aldermen expressing her concerns and questions of the draft water transfer agreement regarding the fixed volume amounts. Mrs. Milton stated she is concerned about industry usage and would like to see the agreement language clarified.*

7. UNFINISHED BUSINESS – NONE

8. NEW BUSINESS

A. Agreement for Transfer of Water Distribution System from the City of Asheville

Manager Settlemyer stated the Town currently provides water through 12 wells and by purchasing it from the City of Asheville. He stated the wells are able to generate 550 gallons of water per day leaving the Town to purchase the remaining capacity from the City. He stated over the last 25 to 30 years there have been attempts to drill wells and a total of 9 have been dry or shut down. He said we are at a critical time where the water production and growth meet. Manager Settlemyer stated there are times in the summer when the town is near capacity of what can be produced and purchased. Manager Settlemyer stated due to the limitations of the current valve on the system and the current agreement with the City, the Town is limited on the amount of water it can purchase. Manager Settlemyer stated the Town has been fortunate to receive grant funding for a new pumping station which will be located on the current public services building property on Highway 70 and said this may or may not create a limitation if the Board chooses to sell it later on. He stated this pumping station will be the connection between the Town of Black Mountain and City of Asheville and has the ability to produce more than 750,000 gallons per day. Manager Settlemyer stated the City of Asheville intends to have this agreement on for consideration at their May 15, 2018 meeting and recommended the Board of Aldermen approve it at their May 14th meeting. Manager Settlemyer stated the 600 water customers who will be taken in will save around 1\$ per month on their bill. Manager Settlemyer stated there will be an expense to taking over lines and reiterated through grant funding this project has become realized. Manager Settlemyer stated there will be costs of switching customers over and for maintenance and replacement of lines which will be capital investments over the next 2 to 3 years of approximately \$400,000. Alderman Larry B. Harris noted that the Water Fund is a very solid fund and can absorb the costs sufficiently. Manager Settlemyer stated he is confident in the efficiency of services through the transition period and believes the Town can provide an even higher level of service to customers. Manager Settlemyer stated the line transfer will be conducted in phases and that there has been a tremendous amount

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of engineering work on the first phase already completed through grant funds from the Goldenleaf Foundation and EDA. He stated the capital expenses will now be focused in the valves and cut-ins. Manager Settlemyer stated an RFP will be sent out soon and said work on phase 1 will begin early 2019. Mayor Collins asked how long the town could be sustained on this amount of water and Manager Settlemyer stated based on the past 5 year growth trends we could expect to be sustained for the next 28-30 years. Alderman Larry B. Harris noted that it is important to plan as large industry could drastically change these numbers. Manager Settlemyer stated this rate was conservative and does account for the full build out of the commerce park. He stated the Town is currently purchasing 200,000 gallons per day from the City of Asheville and needs an additional 100,000 gallons per day. Manager Settlemyer stated he does not feel it is prudent to purchase the entire 750,000 gallons until it is needed over the next few years. He said the way the current agreement reads is that if you use more than your allotted capacity for more than 3 months then it automatically increases. Manager Settlemyer stated he has concerns surrounding the language for this and for future increases and suggested one way to ensure we will have access to the full capacity would be to purchase it up front. Manager Settlemyer stated this would be an additional \$120,000 per year. Alderman Larry B. Harris stated the Board should seriously consider language to lock in to the full 750,000 gallons, perhaps in increments. Alderman Harris stated even if the Board chooses not to lock into the full 750,000 gallons initially he does feel it is reasonable to purchase more than 100,000 gallons at the onset due to Avadim facility coming. Alderman Harris also suggested having usages for the commerce park placed into the language of the document as well. Alderman Ryan Stone stated before a vote is reached he is particularly interested in seeing if the City of Asheville will disclose any problems in the phase II area that they are aware of. Attorney Sneed called attention to some liability language he had concerns about and stated he has contacted the City Attorney and is trying to reach an agreement.

Alderman Larry B. Harris suggested having an evening workshop to continue this discussion. The Board agreed and has set a date for Monday, April 23, 2018 at 4:30 p.m. at Town Hall.

B. Approval of the 2018-19 Rates of the Black Mountain Golf Course

Manager Settlemyer Manager Settlemyer stated the golf season has begun and recommends amending the rate schedule annually. He stated the new rates will increase the annual pass rate by \$150 for family (new rate \$1300), \$100 for 7 day (new rate \$950), and 5 day (new rate \$850) individual passes. Manager Settlemyer stated staff has proposed adding a walking fee of \$5 per round for anyone wishing to walk before 11:00 a.m. (Walkers are defined as golf players who walk the course rather than ride on a cart.) There is no walking fee after 11:00 a.m. or on the weekends. Manager Settlemyer stated this is an effort to maximize the value of the high demand times which are generating revenue and incentivize the walkers to play later in the mornings as this slows the rotation of players on the course down significantly. Vice Mayor Maggie Tuttle commended staff on the management of the Course and stated she is pleased with the progress and stated the condition of the Course has really improved.

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Vice Mayor Maggie Tuttle moved to approve the 2018-19 Black Mountain Golf Course Rate Increase as presented.

The motion was unanimously approved by a vote of 5-0.

9. PUBLIC HEARING -NONE

The chair will recognize individuals requesting to address the Board regarding the specific topic of the public hearing. Public hearing comments by any on speaker shall be limited to ten (10) minutes. The Mayor reserves the right to alter time limits and other rules of procedure at the beginning of each Public Hearing.

10. COMMUNICATION FROM STAFF

A. Town Attorney – None at this time.

B. Town Manager –Town Manager Settlemyer clarified his comments during the last Board meeting regarding transfer trucks on Highway 70 through the downtown streets stating the Town cannot prohibit trucks on NCDOT highways and stated he feels confident the proposed interchange will alleviate some of the pressure and feels trucks will naturally take the route that is more economical for them. Manager Settlemyer reminded the public of the budget workshop on April 19, 2018 at 8:30 a.m.

11. COMMUNICATION FROM MAYOR AND BOARD OF ALDERMEN

Alderman Larry B. Harris stated there will be a lot of discussion in the community about Blue Ridge Road over the coming months and years. He went on to say that does not think it is fruitful or kind to tell people who are facing such change that it will all be “okay” and that it will be great for them. Alderman Harris said hopefully the changes coming near their homes will have some positive impact on them in due time but change is hard. Alderman Harris stated that he wants the people in the Blue Ridge Road Community to know the Board understands that they will be impacted more than others and knows this is hard, and in some cases traumatic. He went on to say that he does believe the changes that are coming are inevitable and essential for the wellbeing of the community over the next 20 years and forward.

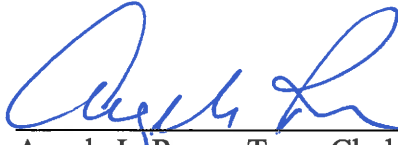
Mayor Don Collins concurred with Alderman Harris’ comments and added he feels certain that large truck traffic in Downtown Black Mountain will be greatly reduced if not eliminated with the construction of a new interchange.

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12. ADJOURNMENT

There being no further business, Mayor Don Collins adjourned the meeting at 7:30 p.m.

ATTEST:



Angela L. Reece, Town Clerk



Don Collins, Mayor



Matt Settlemyer, Town Manager