



TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
AGENDA WORKSHOP MEETING MINUTES
January 4, 2018

THE BLACK MOUNTAIN BOARD OF ALDERMEN held an agenda workshop on Thursday, January 4, 2018 at 5:00 p.m. in the board room of Town Hall, 160 Midland Avenue, Black Mountain, NC. The purpose of the meeting was to review the agenda for the regular monthly meeting scheduled for Monday, January 8, 2018 at 6:00 p.m.

1. CALL TO ORDER

Mayor Don Collins called the meeting to order at 5:00 p.m. with the following members present:

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

The following staff members were present:

Matt Settlemyer, Town Manager
Angela L. Reece, Town Clerk
Ronald E. Sneed, Attorney
Shawn Freeman, Police Chief
Steve Jones, Fire Chief
Jamey Matthews, Public Services Director
Casey Conner, Recreation Services Director
Jessica Trotman, Planning Director

The Board reviewed the items that were proposed for the January 8, 2018 regular session meeting and removed Item 8C, placing it on the February 2018 agenda for consideration.

Town Manager Settlemyer presented the proposed agenda to the Board of Aldermen. He stated Trent Holbert will give the invocation.

Manager Settlemyer discussed **Item 8A**, Resolution to Modify Municipal Boundaries of the Town of Black Mountain and the Town of Montreat stating this resolution will allow the Town of Montreat to construct a new town hall. Manager Settlemyer referenced to a letter included with the proposed resolution which indicates the Town of Montreat is willing to construct a sidewalk along their portion of the property which will complete the sidewalk project to the gate in Montreat. Manager Settlemyer reminded everyone that municipalities do not have the authority to annex or de-annex property and stated the resolution is a joint resolution asking the NC General Assembly to de-annex the property and modify the municipal boundaries. Manager Settlemyer stated

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government facilities are an approved use and currently allowed under SR-2 zoning in the Town of Black Mountain.

Manager Settlemyer discussed **Item 8B**, Statement of Policy stating staff have worked to update their operating policies and have compiled them all into one working document which is easier for citizens to access. Manager Settlemyer stated nothing new was added to the policy but they were updated to reflect actual operations of each department. He stated this last time this was updated was in 1998.

Manager Settlemyer discussed **Item 8C**, Agreement for Transfer of Water Distribution System lines from the City of Asheville. The agreement would allow the Town of Black Mountain to take over water lines from the City of Asheville beginning with service lines to the new Avadim facility (phase I) and continuing onto residents on Allen Mountain (phase II). There is a current agreement with the City of Asheville to purchase 200,000 gallons of water per day and we will need to increase this amount to accommodate the new commerce park and additional water customers. The City requests we acknowledge a new agreement. Manager Settlemyer stated the agreement to transfer references the agreement to purchase and recommended removing this item and placing it on the February agenda for consideration once a new agreement is proposed. Alderman Ryan Stone inquired if staff has received any type of certification of the condition of the water lines and staff stated we have not and will require maintenance. Attorney Sneed stated the age of the water lines makes it attractive to the City to turn them over after years of negotiations. Mayor Collins inquired of the growth rate and Manager Settlemyer stated current usage will support 28 years of growth. *The Board agreed to place the item on their February 2018 agenda for consideration.*

Manager Settlemyer discussed **Item 8D**, Appointment to fill vacancies on Town Boards and Commissions. Town Clerk Angela Reece stated she has received one application by the deadline and another afterward. The Board agreed to consider the application that was received by the due date and to consider the second application for any openings afterward. Ms. Reece stated she will be advertising for all the expiring terms in May.

Manager Settlemyer discussed **Item 9A**, Public Hearing to discuss approval of Resolution #R-18-01 authorizing the Town of Black Mountain to make application to the NC Local Government Commission for approval of a financing agreement stating this item is necessary to apply for a loan to purchase the property located at 304 Black Mountain Avenue. Manager Settlemyer reminded the Board that this public hearing is only to consider application for financing. Mayor Collins discussed the public hearing comment period with the Board and Attorney Sneed and it was determined a statement would be written and read aloud to guide the public on the conduct of the public hearing comments.

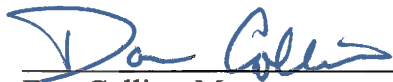
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There was no further discussion by the Board.

There being no further discussion, Mayor Don Collins adjourned the meeting at 5:33 p.m.

ATTEST:


Angela L. Reece, Town Clerk


Don Collins, Mayor


Matt Settlemyer, Town Manager