



TOWN OF BLACK MOUNTAIN

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

Date: **October 10, 2022** Time: **6:00 p.m.** **Regular Session Minutes**

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Town Clerk Savannah Parrish at 419-9310, or by email at townclerk@tobm.org
(828) 419-9300 / TDD (800) 735-2962*

1. CALL TO ORDER

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

Mayor Larry B. Harris
Vice Mayor Ryan Stone – absent
Council Member Archie Pertiller
Council Member Bill Christy
Council Member Doug Hay
Council Member Pam King

The following staff members were present:

Josh Harrold, Town Manager
Savannah Parrish, Town Clerk
Ron Sneed, Town Attorney

Mayor Harris welcomed the public and introduced Cheryl Wilson, who led the invocation. Mayor Harris then led the public in the Pledge of Allegiance, read the ethics statement, and reminded the public of the Council's duty to vote, save a conflict of interest.

Mayor Harris requested that two items be added to the agenda under new business. **Item 8F – Cost of Living Increases for Part-Time Employees**, and **Item 8G – Personnel and Wage Changes in the Public Works Department**.

Council Member Bill Christy moved to add items 8F and 8G to the agenda. The motion was approved by a vote of 4-0.

2. PROCLAMATIONS, AWARDS & RECOGNITION

Mayor Harris read a proclamation acknowledging Indigenous Peoples Day.

Black Mountain Police Department was recognized by the North Carolina League of Municipalities and the Town Council for the successful completion of the Law Enforcement Risk Review Process.

The Risk Review involves a comprehensive agency review of the high-risk policies, operations, and practices and includes a detailed on-site agency administrative and operations review, including: equipment and facility inspections, officer interviews, and observation of operations, all to validate those practices align with policy and in turn with industry best practices.

3. CITIZEN COMMENTS

Marian Kaminitz of 360 Genesis Circle spoke as a representative of the Friends of the Community Garden, a member group of the Black Mountain Parks and Greenways Foundation, as well as a volunteer in the Community Garden. She advocated for making the position of the Garden Manager a full-time, professional level management position.

Billie Jo Workman of 307 Genesis Circle made a complaint regarding her trash pickup service.

Weston Hall of 100 Portman Villa Road also spoke in support of moving the Community Garden Manager's position to a full-time classification. Mr. Hall also suggested the council form a committee of the American Rescue Plan Act funds for transparency and addressed the salaries of the Town's firefighters.

Diana McCall of 12 Blue Ridge Assembly Drive requested that the Community Garden Manager's position be made a full-time position.

Rodney Wolfe of 10 Silver Lining Drive spoke in support of the demolition of 621 Padgettown Rd.

4. COMMUNICATIONS FROM STAFF, COUNCILS, COMMISSIONS & AGENCIES

The annual stormwater report presented by Planning Director Jessica Trotman and Stormwater Technician Anne Phillip. Director Trotman began by reminding the council that all stormwater regulations come from the Clean Water Act and went over what has been accomplished in the past year including hiring the first dedicated staff and improving the billing process. The presentation is included as an attachment to these minutes.

Attorney Ron Sneed reviewed the Town Square Use Policy.

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.

A. Adoption of Minutes

Motion: *To adopt the minutes of the September 8, 2022 Agenda Meeting, the September 12, 2022 Regular Meeting, the September 12, 2022 Closed Session Meeting, and the revised minutes of the August 4, 2022 Closed Session Meeting.*

Council Member Archie Pertiller moved to approve consent item A as presented. The motion was approved by a vote of 4-0.

6. CITIZEN COMMENTS

None.

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. Resolution for Demolition of 621 Padgettown Road #R-22-20

In January of 2022, town staff began conversations with the property owner concerning the condition of the structure located on her property. Several complaints from neighbors were received concerning the safety of the general public. Town staff inspected the property and found numerous life safety issues. The property owner was given ample time to correct the issues and failed to do so. A hearing was held before the building inspector and the opportunity for appeal was presented. The town has received no further communication from the property owner since July 8, 2022. Staff left a message with the property owner in September 2022, but never received a phone call back.

Council Member Bill Christy moved to authorize demolition of the structure and authorize town staff to contract for and carry out the demolition of the structure. The motion was approved by a vote of 4-0.

B. Water Billing Policy

Town staff presented the Town Council with changes to the Water Billing Policy that would allow the Town Manager or their designee to waive certain fees due to unforeseen circumstances or hardships. The fee waivers will be determined on a case-by-case basis.

Council Member Doug Hay moved to approve the revised water billing policy as presented. The motion was approved by a vote of 4-0.

C. Padgettown Place Water Line Acceptance

Padgettown Place asked the town to take over the subdivision's waterlines. The Town Manager recommend that the lines be accepted into the Town's system, as in common practice at this stage of construction. The lines have been installed to meet town and state specifications.

Council Member Archie Pertiller voted to accept the water lines in Padgettown Place into the Town water system. The motion was approved by a vote of 4-0.

D. Town Council Subcommittee Policy Discussion

At the direction of Town Council, staff created the draft Town Council Subcommittee Policy to inform the establishing and procedures of subcommittees. After some discussion, the Town Council decided to table the discussion of subcommittees until a later date.

E. Bike Boulevard Montreat Road Crossing Update

Traffic Planning and Design has presented staff with two options for the Montreat Road crossing for the Grey Eagle Bike Boulevard. The original budget and scope focused on bike improvements. The location for the crossing, however, is also suitable for pedestrians. Americans with Disabilities Act (ADA) design criteria do not apply to the bike only crossing, however the criteria does apply if pedestrian improvements are included in crossing, which exceeds the original project budget.

Council Member Bill Christy moved to approve the changes to the bike boulevard and to add the Americans with Disabilities Act compliant pedestrian improvements. The motion was approved by a vote of 4-0.

F. Cost of Living Increases for Part-Time Employees

Council Member Archie Pertiller moved to approve a 6% cost of living increase for part-time employees. The motion was approved by a vote of 4-0.

G. Personnel and Wage Changes in the Public Works Department.

Two current Public Works employees would like to move to the Sanitation Department for a pay raise. The salary increase is in-line with other sanitation employees. Rylie Ogle's salary would increase from \$33,342 to \$37,440 and Alden Connley's salary would increase from \$34,174 to \$37,440, their hourly wage would be \$18 per hour.

Council Member Doug Hay moved to approve the wage and personnel changes in the Public Works Department. The motion was approved by a vote of 4-0.

9. PUBLIC HEARING

None.

10. COMMUNICATION FROM STAFF

The Town Manager reminded the Council and public that the Volunteer Appreciation Luncheon will be held on October 13th in the Public Safety Building and that Town Offices will be closed for Veterans Day.

11. COMMUNICATION FROM MAYOR AND TOWN COUNCIL

Council Member King reminded the public that early voting begins on October 21st.

Council Member Christy acknowledged World Mental Health Day. Mayor Harris recommended having a workshop to learn more about mental health challenges facing the community.

12. CLOSED SESSION

- A. Closed Session to consult with the Town Attorney as permitted by North Carolina General Statute 143-318.11(3)

Council Member Pam King moved to enter into Closed Session as permitted by NC General Statute 143-318.11(3). The motion was approved by a vote of 4-0.

Town Council returned to open session at 8:13 p.m.

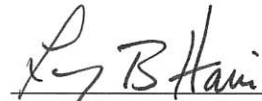
13. ADJOURNMENT

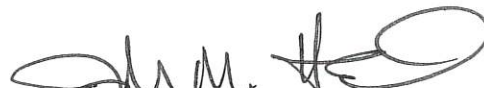
Council Member Bill Christy moved to adjourn the meeting. The motion was approved by a vote of 4-0.

There being no further business, Mayor Harris adjourned the meeting at 8:13 p.m.

ATTEST:


Savannah Parrish Town Clerk


Larry B. Harris, Mayor


Josh Harrold, Town Manager