



TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
AGENDA WORKSHOP MEETING MINUTES
August 8, 2019

THE BLACK MOUNTAIN BOARD OF ALDERMEN held an agenda workshop on Thursday, August 8, 2019 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, August 12, 2019 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 - Absent
Alderman Carlos Showers
Alderman Ryan Stone –arrived at 5:08 p.m.
Alderman Tim Raines

The following staff members were present:

Josh Harrold, Town Manager
Dean Luebbe, Assistant Town Manager
Angela L. Reece, Assistant to Manager/Town Clerk
Ron Sneed, Town Attorney
Susan Russo Klein, Attorney | Roberts & Stevens, P.A.

Shawn Freeman, Police Chief
Scottie Harris, Fire Chief
Jessica Trotman, Planning Director
Joshua Henderson, Recreation Director
Jamey Matthews, Public Works Director

The Board reviewed the items that were proposed for the August 12, 2019 regular session meeting and ADDED the following items: Item 7D- Cherry Street One-Way Resolution and Item 8F- Little Free Library Agreement.

Mayor Don Collins opened the meeting. Town Manager, Josh Harrold presented the proposed agenda to the Board of Aldermen. The Board of Aldermen will observe a moment of silence for the invocation.

Town Manager, Josh Harrold discussed **Item 5C**, Call for Public Hearing to amend timeframe for Nonconformities stating current ordinance allows 365 days to re-establish a non-conforming use of property after it has been discontinued or abandoned. Manager Harrold stated the proposed amendment will reduce this timeframe to 180 days.

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Attorney Ron Sneed discussed **Item 5E**, Budget Amendment for transferring funds to Golf Fund recalling prior discussions with town auditors and Alderman Harris regarding elimination of the Golf Fund as an Enterprise Fund and instead incorporating it into the General Fund in the next budget cycle. The budget amendment reflects a \$125,000 loss for the current fiscal year.

Town Manager, Josh Harrold discussed **Item 5F**, Budget Amendment for Governors Crime Commission Grant (Police Dept.) stating this amendment reflects \$25,000 in grant funding received for the purchase of laptop computers for police vehicles. Manager Harrold reminded the Board the funding award was delayed due to governmental budget issues last year but said it has finally been released.

Town Manager, Josh Harrold discussed **Item 7A**, Offer received to purchase town owned property located at 2992 U.S. Hwy 70, Black Mountain NC (former Public Works building) and presented an appraisal conducted by Trusted Appraisers Group to the Board. The "As-Is" Market Value in the Fee Simple Interest as of July 8, 2019 is \$585,000 according to the report.

Town Manager, Josh Harrold discussed **Item 8A**, NCDOT Utility Repair Reimbursement Agreement (water line on Blue Ridge Road) stating this agreement is for NCDOT to reimburse the Town \$29,000 for damages to a town waterline caused by NCDOT.

Town Manager, Josh Harrold discussed **Item 8B**, Resolution prescribing Procedures for Disposal of Surplus Personal Property of the Town stating the resolution formalizes the process by which staff are to dispose of town owned personal property valued \$30,000 or less per North Carolina General Statute 160A-266.

Town Manager, Josh Harrold discussed **Item 8D**, 4th Street Speed Limit Reduction stating he has spoken with Michelle Chapman who advised residents along 4th Street have requested a reduction in speed from 20 MPH to 15 MPH.

Town Manager, Josh Harrold discussed **Item 8E**, Fire Station #1 foundation. Manager Harrold recalled a prior study conducted 7 years ago which outlined foundation and construction issues primarily along the north side of the building. Alderman Carlos Showers stated the foundation issues have been known for many years and said he recalled being able to place his hand inside a crack in the block wall in the basement at one point. Manager Harrold stated his purpose in discussing this issue was due to the pending living quarter's renovations which have been budgeted in the CIP. Manager Harrold stated he recommends postponing renovations until the foundation issues are corrected to avoid unnecessary costs later down the road. Manager Harrold recommended perusing an updated assessment as he believes construction costs could have changed over the last several years.

Manager Harrold presented **New Item 7D**, Cherry Street One-Way Resolution to the Board for addition to the agenda. Manager Harrold recalled prior discussions and stated the study has been completed and said the recommendation by Traffic Planning Design Group was for traffic to enter from Sutton Ave. and flow north along Cherry Street to exit to the right onto W. State Street.

Vice Mayor Maggie Tuttle moved to add New Item 7D, Cherry Street One-Way Resolution to the agenda. The motion was approved by a vote of 4-0.

Attorney Sneed presented **New Item 8F**, Little Free Library Agreement to the board for addition to the agenda. Attorney Sneed stated a nonprofit organization approached the Greenways Commission and staff requesting permission to place a small box (Little Free Library) at the

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entrance to the Flat Creek Greenway. Attorney Sneed stated he felt an agreement should be entered into due to the property being publicly owned. Attorney Sneed stated he would prepare a formal policy in the future to deal with additional requests such as these.

Vice Mayor Maggie Tuttle moved to add New Item 8F, Little Free Library Agreement to the agenda. The motion was approved by a vote of 4-0.

Mayor Don Collins briefly recessed the meeting on a motion by Vice Mayor Maggie Tuttle by a vote of 4-0 at 5:15 p.m. Mayor Collins reconvened the meeting at 5:26 p.m. Attorney Susan Russo Klein | Roberts & Stevens, P.A. joined the meeting. Attorney Ron Sneed left the meeting. There was no further discussion regarding the agenda.

Alderman Carlos Showers moved to enter into closed session to discuss personnel matters, as permitted in NCGS § 143.318.11(a)(6) at 5:26 p.m. The motion was approved by a vote of 4-0.

Alderman Ryan Stone moved to return to open session at 6:05 p.m. The motion was approved by a vote of 4-0.

There was no further discussion.

There being no further discussion, on a motion by Vice Mayor Maggie Tuttle, with a vote of 4-0 Mayor Don Collins adjourned the meeting at 6:05 p.m.

ATTEST:



Angela Reece, Assistant to Manger/Town Clerk



Don Collins, Mayor