



TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN
AGENDA WORKSHOP MEETING MINUTES
January 9, 2020

THE BLACK MOUNTAIN BOARD OF ALDERMEN held an agenda workshop on Thursday, January 9, 2020 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 13, 2020 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 Ryan Stone – absent
Alderman Larry Harris
Alderman Tim Raines
Alderman Carlos Showers – absent

The following staff members were present:

Josh Harrold, Town Manager
Angela Reece, Assistant to Manager/ Town Clerk
Shawn Freeman, Police Chief
Jessica Trotman, Planning Director
Joshua Henderson, Recreation Director
Jamey Matthews, Public Works Director

The Board reviewed the items that were proposed for the January 13, 2020 regular session meeting and made no changes.

Mayor Don Collins opened the meeting. Town Manager, Josh Harrold presented the proposed agenda to the Board of Aldermen. Deacon Bobby Stafford of Mills Chapel Baptist Church will give the invocation.

Manager Harrold discussed **Item 5B**, Call for Public Haring to REZONE portions of Flat Creek Road and Montreat Road from Suburban Residential (SR-2) to Town Residential (TR-4). Manager Harrold stated the Planning Board held a community meeting with owners in the proposed area and there was wide support for the TR-4 zoning district and said the Planning Board received the application at their December 16, 2020 meeting and voted 5 to 0 to recommend the rezoning to the Board of Aldermen.

Manager Harrold discussed **Item 5D**, Call for Public Haring to REZONE 1114 Montreat Road from Suburban Residential (SR-2) to Town Residential (TR-4). Manager Harrold stated this is the former Nana's property and the rezoning would allow for more density.

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Manager Harrold discussed **Item 8C**, Ordinance to adopt Title VI Plan stating this is necessary to seek out and obtain federal and state funding. The Title VI Plan provides for anti-discrimination policy and practices.

Manager Harrold discussed **Item 8D**, NC Highway 9 Sidewalk Construction Contract Approval stating staff has obtained bids to construct the sidewalk extending along Highway 9 in the area of Cheshire Village. Manager Harrold stated he has spoken with the developer, Sikes Regan, who stated he preferred the sidewalk be constructed out of brick pavers. Manager Harrold stated he requested bids for brick as well as traditional concrete and said the brick construction bids came in substantially more expensive at \$65,000 more than the concrete construction for the lowest bid. Manager Harrold stated the figure appearing on the agenda of \$125,240 reflects bid award for concrete construction. Manager Harrold stated he contacted Mr. Regan yesterday and spoke with him regarding an easement along this section and advised the Town may have to pay to obtain an easement for the concrete constructed sidewalk along this property. Manager Harrold stated there is a rock dust path there now that is being used as a walking path and advised the Board they had the option of skipping this area and continuing the project just north along Hyw 9 toward Christmount if the Board was unwilling to pay for an easement. Attorney Ron Sneed stated the Town has never purchased an easement for sidewalk construction and said usually property owners were willing to grant easements to have a sidewalk. Attorney Sneed stated there is no agreement at this point but said Mr. Regan wants brick construction materials and said the indication is there will be an exchange of grant of easement for those. Attorney Sneed stated he contacted Bob Long to discuss quick take condemnation and stated the statutes require compensation of the value of the land being taken or the detracted value of the property, whichever is greater. Attorney Sneed stated he feels the sidewalk would improve the value of the property so obviously the value of the land would need to be considered. Attorney Sneed stated the strip of land is about 10 -12 feet wide by 800-900 feet long. Attorney Sneed asked the Board if they wish to consider splitting the additional cost of the brick pavers (\$32,500) in exchange for an easement as this may be more cost effective than pursuing condemnation and valuation of the portion of the land in question. Alderman Larry B. Harris stated he feels this project is for the good of the citizens to have a sidewalk extending along Highway 9 and said he had concerns that the Board would be setting a precedent if they began paying for easements. Alderman Harris stated he has concerns of doing for one what we cannot do for another. Attorney Sneed presented multiple options to the Board including skipping this portion of Highway 9 and continuing the project. Mayor Don Collins stated he supports continuing the project past the property if an easement is not granted. Board members conceded they do not wish to pay for an easement or the additional cost of brick. Public Works Director Jamey Matthews stated the cost of maintenance is much higher for brick than concrete. The Board left the item on the agenda for further discussion at the regular meeting.

Manager Harrold discussed **Item 8E**, Vance Ave. Traffic stating residents have requested additional stop signs at intersections of Vance Ave and Bridge Street and to make Vance Ave. and Terry Estate Drive a four way intersection. Manger Harrold stated Police Chief Freeman met with the residents and stated having additional stop signs will aid in traffic calming and reduction of speed in that area.

Manager Harrold discussed **Item 9A**, Public Hearing for Traffic Impact Analysis Ordinance #O-20-01 reminding the Board this item has went through the Planning Board and will set language

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in place to require developers creating 798 or more trips per day on a Town road provide a traffic impact analysis to the Town. Manager Harrold stated a 75 unit project will cost a developer about \$10,000 while a 300 unit project would cost the developer about \$15,000.

There was no further discussion on the agenda.

There being no further discussion, on a motion by Vice Mayor Maggie Tuttle, with a vote of 3-0 Mayor Don Collins adjourned the meeting at 5:20 p.m.

ATTEST:



Angela Reece, Assistant to Manger/Town Clerk



Don Collins, Mayor