



TOWN OF BLACK MOUNTAIN BOARD OF ALDERMEN  
AGENDA WORKSHOP MEETING MINUTES  
May 9, 2019

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**THE BLACK MOUNTAIN BOARD OF ALDERMEN** held an agenda workshop on Thursday, May 9, 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, May 13, 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 - absent  
Alderman Larry B. Harris  
Alderman Carlos Showers  
Alderman Ryan Stone – absent  
Alderman Tim Raines

The following staff members were present:

Josh Harrold, Town Manager  
Dean Luebbe, Assistant Town Manager  
Angela L. Reece, Town Clerk  
Ron Sneed, Town Attorney

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 May 13, 2019 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. Pastor Mary Katherine Robinson of Black Mountain Presbyterian Church will give the invocation.

Town Manager, Josh Harrold discussed **Item 5C**, Call for Public Hearing for Building Permit Ordinance Text Amendments stating this ordinance will clarify the process necessary to connect to the MSD sewer system regarding proper permitting.

Town Manager, Josh Harrold discussed **Item 5D**, Black Mountain Center for the Arts Mural stating BMCA has requested to replace a mural on the side of the building. The rendering presented to the Board for consideration depicted the art center in action. Manager Harrold stated

Black Mountain Board of Aldermen  
Agenda Workshop Minutes -May 9, 2019

if the Board approved the representation then the item will go before the Historic Preservation Commission for artwork approval as it is in the historic district. Attorney Sneed reminded the Board of Aldermen to keep in mind they are not approving the artwork but merely approving a modification to their building.

Town Attorney, Ron Sneed discussed **Item 7A**, Hemphill Property Update recalling prior meeting conversations with the Town Attorney regarding the property. Alderman Larry B. Harris inquired of the Attorney the reasonableness of approaching accepting the property in a similar manner in which the town closes a street and Attorney Sneed advised it was not. Alderman Harris stated this matter is unique due to the potential right-of-way acquisition and future development needs of the town.

Town Manager, Josh Harrold discussed **Item 8A**, Mayor and Board Compensation. As requested, Manager Harrold presented the Board with a draft ordinance for discussion to restore Mayor and Aldermen compensation in the future.

Town Manager, Josh Harrold discussed **Item 8B**, Tax Collection Agreement with Buncombe County reminding everyone that the County collects property taxes for the Town with over a 99% success rate. Manager Harrold stated the Town has historically paid a \$2% fee which equates to approximately \$75K - \$85K annually. Alderman Larry B. Harris clarified this contract is a renewal of current services.

Town Manager, Josh Harrold discussed **Item 8C**, Sidewalk Contract Approval presenting three sidewalk contracts to the Board for their consideration. Manager Harrold stated Phase I sidewalk construction at the intersection of Highway 9 and Blue Ridge Road is in progress with NCDOT due to round-a- bout construction at the intersection of Highway 9. Manager Harrold stated this portion of sidewalk will be funded within the round-a-bout project. Manager Harrold stated Phase II will encompass Dogwood Lane to the end of Cheshire and cost around \$18,000 for design and approximately \$100,000 for construction. Manager Harrold stated Phase III will encompass Cheshire to Lakey Gap Road and cost around \$30,000 for design and approximately \$115,000 for construction. Manager Harrold recalled Board of Aldermen inquiries regarding the possibility of securing federal funds to pay for portions of this and advised federal funding will not be accessible until 2022 if approved, and said there is no guarantee the Town would be awarded funding for the project. Manager Harrold stated over the past few years projects of this type have become more competitive. Manager Harrold discussed the sidewalk contract for Black Mountain Avenue recalling discussions regarding this section over the past few months stating the cost for design is approximately \$25,500.

Town Manager, Josh Harrold discussed **Item 8D**, Lake Tomahawk Dam Repair Design contract approval stating staff noticed some seepage on back side of the dam that faces Cragmont Road a few months ago and contacted engineers to assess the situation. Manager Harrold stated the engineer advised it was normal for earthen dams to experience seepage. Alderman Larry B. Harris inquired if this could have resulted from the tree removal several years ago and Manger Harrold stated the engineer advised it was possible for some water to be flowing out of where old tree roots have decayed but said we will not know for certain until a report is prepared.

Town Manager, Josh Harrold discussed **Items 8E, 8F, and 8G**, Contracts for Art in the Afternoon, Montessori School, and Golf Course Snack Shop. Manager Harrold stated Art in the Afternoon

Black Mountain Board of Aldermen  
Agenda Workshop Minutes –May 9, 2019

has been operating in the Carver Center under a Memorandum of Understanding and stated he recommends a formal lease of this space similar to the Montessori School who also operates there. Manger Harrold stated the Montessori School has requested additional space and an amendment to their lease. Manager Harrold stated the annual Golf Couse Snack Shop lease is expiring and will need to be renewed.

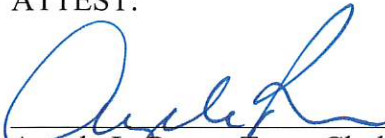
Town Manager, Josh Harrold discussed **Item 8H**, Urban Forestry Commission powers and duties text amendment stating the Urban Forestry Commission is transitioning into a more educational role and has requested text amendments to reflect this.

There was no further discussion on the agenda.

Alderman Larry B. Harris stated Marcus Duarte has requested to address the Board of Aldermen regarding relocating Park Rhythms to the downtown area. Mayor Collins allowed Mr. Duarte to address the Board. Mr. Duarte addressed the Board of Aldermen requesting consideration for relocation of some or all of the Park Rhythm’s events to the downtown area citing positive impacts on budget, economics, and logistics. A copy of Mr. Duarte’s request is made part of and attached to these minutes. Mr. Duarte stated his goal would be for the Town’s Recreation and Parks Department to continue hosting the event and for his group to be a support type role. Alderman Carlos Showers inquired regarding Alcohol and Police Chief Freeman clarified that alcohol may not be consumed outside of the restaurants designated areas as is now. Alderman Showers stated he wished the events to remain family friendly. Alderman Harris stated he does not feel it is very responsible to move people away from our downtown and allow food vendors from surrounding municipalities to come service the event and said he is in favor of a trial move. The Board left this item open for discussion further when all members are present at the regular meeting.

*There being no further discussion, on a motion by Alderman Larry B. Harris with a vote of 3-0 Mayor Don Collins adjourned the meeting at 5:35 p.m.*

ATTEST:

  
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Angela L. Reece, Town Clerk

  
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Don Collins, Mayor







