

**Town of Montreat
Board of Commissioners
Special Meeting
January 26, 2010 – 7:30 p.m.
Town Services Office**

The Montreat Board of Commissioners held a Special Meeting on January 26, 2010 at 7:30 p.m. in the Town Services Office. Present among the Board were Mayor Letta Jean Taylor, Mayor Pro Tem Eric Nichols, Commissioner Ruth Currie, Commissioner Jack McCaskill, Commissioner Mary Standaert and Commissioner O'Neil Tate. Town Administrator Ron Nalley and Town Clerk Misty R. Gedlinske represented Town staff. No members of the public were present. Mayor Taylor called the meeting to order and gave the invocation.

Agenda Approval

Commissioner Tate moved to adopt the meeting agenda as presented. Commissioner McCaskill seconded and the motion carried 5/0.

Old Business

American and Recovery and Reinvestment Act of 2009 Capital Project Funding Discussion: Mr. Nalley presented a spreadsheet comparing the original cost estimates with updated information for the Harmony Lane well site construction and Greybeard Trail water line extension project. The most recent data included reimbursement for legal fees, administrative and permitting costs, and well site preparation and construction costs for a well site on Greybeard Trail. Mr. Nalley explained that the Board must decide the final loan amount to include on the Part B Supplemental Project Information Form, which must be submitted to the North Carolina Department of Environment and Natural Resources – Division of Environmental Health by the end of the week. If the Town were to submit only the original cost estimate figures, the interest-free loan amount will be \$11,296. If the Board wishes to apply for more comprehensive reimbursement, the Part B form will include a request to the State Loan Program for \$112,221.00 at 2% annual interest. Alternately, the Board could choose not to apply for any reimbursement funding, and to instead transfer monies from the Water Fund's Retained Earnings to cover the entire cost of these improvements. After some discussion, the Board agreed by consensus to include a loan request for \$112,221.00 at 2% annual interest from the State Loan Program on the Part B Supplemental Project Information Form.

Public Comment

There were no comments from the public at this time.

Closed Session

Mayor Pro Tem Nichols moved that the Board enter into Closed Session in accordance with North Carolina General Statute §143-318.11(5) to discuss the proposed acquisition of real property. Commissioner McCaskill seconded and the motion carried 5/0. No action was taken during the Closed Session.

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Upon returning to open session, Commissioner Currie moved to proceed with the purchase of Lots 792, 793, 798, 835, 836, and 837 at a purchase price of \$29,500 per lot, without interest or deed restrictions against the construction of water system improvements, and to develop a written agreement detailing the estimated yearly amounts of public service fees to be received from the Mountain Retreat Association for a guaranteed minimum term of at least seven years. Mayor Pro Tem Nichols seconded and the motion carried 5/0.

Adjournment

There being no further business to discuss, Commissioner Tate moved to adjourn the Special Meeting. Commissioner McCaskill seconded. The motion carried 5/0 and the meeting was adjourned at 8:55 p.m.

Letta Jean Taylor, Mayor

Misty R. Gedlinske, Town Clerk