

**Town of Montreat
Board of Commissioners
Special Meeting
September 29 – 4:30 p.m.
Town Services Office**

The Montreat Board of Commissioners held a Special Meeting on September 29, 2009 at 4:30 p.m. in the Town Services Office. Present among the Board were Mayor Letta Jean Taylor, Commissioner Bill Hollins, Commissioner Jack McCaskill and Commissioner O'Neil Tate. Commissioner Ruth Currie arrived at 4:42 p.m. Mayor Pro Tem Eric Nichols was absent. Town Administrator Ron Nalley and Town Clerk Misty R. Gedlinske represented Town staff. Five members of the public were also present. Mayor Taylor called the meeting to order and gave the invocation.

Agenda Approval

Commissioner McCaskill moved to adopt the meeting agenda as presented. Commissioner Hollins seconded and the motion carried 3/0.

Public Comment

Martha Louise Neville asked if there would be an opportunity for public comment before any vote the Board may decide to take concerning the Woodland Road paving project. Mayor Taylor indicated the public comment periods set forth in the meeting agenda and said that the Board could choose to hear additional public comments prior to any vote on this matter.

Charles Marshall asked whether a vote would be taken on Woodland Road paving project at this meeting. Mayor Taylor stated that the Board would discuss and possibly vote on whether to pave the road and, if so, what the final paving plan should be.

Martha Louise Neville said she misunderstood and thought that the Board had voted at their September Town Council Meeting not to pave Woodland Road. Mrs. Martha Neville said she and others had thought that a meeting would be set after the drainage improvements were completed to make a final decision concerning the paving portion of the project. Patsy Brison said her notes from the September Town Council Meeting indicated that the Board had decided to continue discussion of the installation of drainage improvements until a later date. Mayor Taylor explained that during discussion of the Woodland Road paving project under Old Business at the September Town Council meeting, the Board had voted to proceed with the proposed stormwater control measures for Woodland Road. The Board had also agreed by consensus to set a special meeting to discuss the paving portion of the project. The date and time of this special meeting was set later in the meeting during discussion of upcoming meeting dates, which Mayor Taylor said was a usual practice for the Board when setting special meetings. Patsy Brison then requested that the public be given an opportunity to comment prior to any vote taken on the Woodland Road paving project at today's meeting.

Charles Marshall asked what number of Board members constituted a quorum. Mayor Taylor said that a quorum of the Board was three Commissioners plus herself, or four Commissioners with another Board member acting as Mayor Pro Tem in her absence. Patsy Brison asked

whether all present Board members intended to vote on any motions that may be made. Mayor Taylor said she believed this was the case.

Charles Marshall asked that, since Commissioner Currie was not yet present, the public be given an additional opportunity to comment after her arrival. Mayor Taylor declined, stating that members of the public could speak now or during the second public comment period later in the meeting. Mr. Marshall declined to make any further comments at this time.

Woodland Road Paving Project

Mayor Taylor noted that no changes to the revised paving plan being discussed at this meeting had been made since its presentation at the September 10 Town Council Meeting.

Mr. Nalley said that while the Board had decided at their last meeting to proceed with the proposed stormwater control measures for Woodland Road, staff had chosen not to begin bid advertisements for this project until the Board made a final decision on the paving portion of the project. He explained that if the Board decided to pave Woodland Road, publishing a single bid advertisement including both portions of the project would result in lower advertising and project costs. He also advised that while the drainage improvements could likely be installed before the end of the calendar year, paving of the road would be delayed at least until spring due to upcoming seasonal asphalt plant closures.

Commissioner Hollins asked how the Town's recently adopted street standards would regulate the paving of Woodland Road. Mr. Nalley explained that although Woodland Road would be classified under these standards as a "Local Street," which would require an 18'-wide paved surface, staff proposed applying "Lane" standards to this project so that the pavement width could be limited to 16'. Commissioner Hollins said that the Town's street standards would be enforced for any other road construction project and believed they should apply to the Woodland Road project as well. Commissioners Currie and McCaskill both felt that there was a distinction between creation of a new street and upgrading an existing roadway. Commissioner McCaskill also said he interpreted the General Ordinance's street standards as being geared toward creation of new streets.

Commissioner Currie referred to a portion of Mississippi Road as an example of a paved road averaging 16' in width that provided adequate traffic flow without being overly obtrusive or having a detrimental effect on neighboring property. She again suggested beginning the new pavement beyond the point where the existing pavement ended. Mr. Nalley cautioned that neither Town staff nor McGill Associates engineers recommended this option because the narrower width of the existing pavement could create a safety hazard for two-way at the intersection with Mississippi Road. Commissioner Currie also asked whether a one-way street would be required to meet the same paving width standards as a two-way street. Mr. Nalley said that while the Board could direct that Woodland Road be paved to a width of their choosing, staff would recommend either adhering to the Town's current street standards or amending the

General Ordinances to include provisions for a narrower street width that may be more applicable in this situation.

Commissioner Currie then asked whether pervious pavement or other alternative roadway surface options could be considered for Woodland Road. Mayor Taylor said that North Carolina Department of Transportation engineers had advised that pervious pavement required a flat surface to ensure proper drainage and would not be appropriate for Woodland Road because of the degree of slope in the area. Mr. Nalley said staff could research other alternative road surface options but cautioned that certain materials currently used for parking areas or driveways would not be durable enough to withstand the traffic volume associated with a public road.

In response to Commissioner Hollins' questions concerning the amounts budgeted for this project, Mr. Nalley stated that \$122,000 was included in the current Capital Improvements Plan for the project, \$40,000 of which was related to stormwater drainage improvements. Exact costs would not be known until final bids were received.

Commissioner Currie then moved to pave Woodland Road to an average width of 16' with the new pavement to be started at the end of the existing pavement and for the roadway to be restricted to one-way traffic flow from Mississippi Road toward Louisiana Road. Commissioner Tate seconded. During discussion of this motion, Commissioner Hollins said he believed that paving projects such as Assembly Drive, Texas Road, Peace Lane, South Carolina Terrace and the upper portion of Kentucky Road should receive a higher paving priority than Woodland Road. He also felt that paving Woodland Road would remove a large number of trees and other existing vegetation and significantly alter the character of the road. Commissioner McCaskill did not support making Woodland Road a one-way street due to possible safety issues, saying he was concerned that some vehicles may not obey the one-way traffic flow restriction. After further brief discussion, Commissioner Currie withdrew her motion.

Discussion was then heard concerning completion of the stormwater drainage improvements portion of the project. Commissioner Hollins supported Mr. Nalley's decision to postpone bid advertisements for the project until the paving issues were resolved. Commissioners Currie and McCaskill favored obtaining bids for the drainage improvements now so that this portion of the project could be completed by the end of the year. Commissioner McCaskill felt that completing the drainage improvements now would give the Board more time to decide on a final paving plan for the project and make any necessary revisions to the Town's street standards. Commissioner Currie asked whether separate bids could be obtained both with and without the paving portion of the project. Mr. Nalley said that any bid advertisements would need to include exact information on the pavement width, length, roadway design and direction of traffic flow to ensure an accurate response. After further discussion, the Board agreed by consensus to proceed with obtaining bids for only the stormwater drainage improvements needed for the project. The Board also agreed by consensus to place discussion of this item on the meeting agenda for the October Agenda and Town Council Meetings.

Public Comment

Patsy Brison confirmed her understanding that there would be additional discussion of the Woodland Road paving project at both the October 1 Agenda Meeting and October 8 Town Council meeting but the Board would not take any further action at either meeting. Mayor Taylor agreed that this was correct.

Martha Louise Neville said she had not known that the Board could take action at special meetings and suggested that the public be better informed of this possibility for future meetings. She acknowledged the drainage complaints raised by other residents of Woodland Road but said that during a recent heavy rainstorm, she had observed that a large portion of the stormwater runoff came from Mississippi Road rather than Woodland Road. Ms. Neville also felt that safety was not an issue on the road currently but would become one if the road were paved due to increased traffic volume and speed. She said she agreed with Commissioner Hollins' statements that other roads within the Town should receive a higher paving priority than Woodland Road. She also felt that dust was only a problem during periods of drought.

Charles Marshall said those residents who did not live on unpaved roads could not fully appreciate their beauty. He described a recent minor traffic incident he had been involved in on Assembly Drive which he stated would not have been possible on Woodland Road due to the slower traffic speeds imposed by the gravel road. Mr. Marshall also referred to comments made during the September Town Council meeting concerning removal of the existing pavement portion in front of his home. He said that while he understood these comments were made jokingly, he also agreed to personally pay for a central air conditioning system for Commissioner Tate's home if the Board would agree to leave Woodland Road unpaved. Mayor Taylor said this was not an appropriate offer but thanked Mr. Marshall for his gesture.

Adjournment

There being no further business to discuss, Commissioner Currie moved to adjourn the Special Meeting. Commissioner McCaskill seconded. The motion carried 4/0 and the meeting was adjourned at 5:35 p.m.

Letta Jean Taylor, Mayor

Misty R. Gedlinske, Town Clerk