



Minutes
Town of Atlantic Beach, North Carolina
Town Council Meeting
Monday, November 23, 2015



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, November 23, 2015 at 6:00 p.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present: Mayor A. B. Cooper, III; Mayor Pro Tem Danny Navey; Councilmembers: Harry Archer, Ann Batt, Eddie Briley and John Rivers

Members Absent: None

Others Present: David Walker, Town Manager; Derek Taylor, Town Attorney; Katrina Tyer, Town Clerk; Sabrina Simpson, Administrative Service Director; Jeff Harvey, Police Chief; Jessica Fiester, Planning Director; Marc Schulze, Public Service Director

If a Councilmember wishes to revise the Agenda, a motion to add/delete/move an item will be entertained prior to the adoption of the Agenda.

CALL TO ORDER

Mayor Cooper called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Mayor Cooper led the assembly in the Pledge of Allegiance.

APPROVAL OF AGENDAS

Councilmember Archer made a motion *to approve* the agenda. Seconded by Councilmember Briley. Vote was unanimous, 5-0. Motion carried.

CONSENT AGENDA

All items listed below are routine and will be enacted by one introduction/motion/second/roll call vote. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered separately.

1. Tax Collection Report
2. Tax Releases
3. Financial Report
4. Approval of Pre-Qualification Criteria for Putt-Putt Design Build Construction
5. **Resolution 15-11-01:** Resolution Opposing Offshore Oil and Gas Drilling
6. Town Council Meeting Minutes: 10/15/15WS and 10/26/15

Mayor Pro Tem Navey made a motion *to approve* the Consent Agenda. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

(Clerk's Note: a copy of Consent Agenda items are attached and therefore made a part of these minutes.)

CITIZEN REQUESTS/COMMENTS

Joe Tarascio, 113 Hoop Pole Creek Drive

Experienced great results with the new stormwater pumps at Hoop Pole Creek. He encouraged others to come look at the system in work. He questioned the process of the Board of Adjustment regarding expert testimony and public comment and why public comment wasn't taken at the Planning Board meeting regarding Dollar General.

Bill Williamson, 220 Old Causeway Rd.

The road in front of his house, which he bought over a year ago, floods terrible and brings rain water into his garage which he has to pump out. He has spent over \$5,000 of his own money to fix the problem. He hopes the drainage problems can be addressed soon and fixed. He questioned why water can't be pumped into sound.

Norman McCullough, 104 Robin Ave

Thanked the Public Services staff for their attention to the flooding on Robin Avenue, water ponds from 104-112, just where the storm drain ends. There is still a problem with a neighbor continuously pumping water from their yard into the street.

ACTION AGENDA

1. Comprehensive Annual Financial Report: FY2014-15

Greg Adams, auditor with Thompson, Price, Scott, Adams & Co. PA, reviewed the figures in the FY2014-15 audit. He reviewed changes in the GASB reporting system for Pensions. In summary, we have a clean audit and an increase in fund balance thanks to saving measures over the past few years.

Councilmember Archer made a motion *to approve* the FY2014-15 Audit as presented. Seconded by Councilmember Briley. Vote was unanimous, 5-0. Motion carried.

2. Review of Updated Master Park Plan

Mayor Cooper reviewed the process that led us to update the master park plan. Council has seen the overwhelming use of the splashpad and sees the importance of progressing with the park development.

Jay Horton, Jay Horton Designs, reviewed the plan for the audience. He highlighted an expanded retention pond; shade structures around the splash pad; concession and restroom facility east of the splashpad; detailed the layout of the skatepark utilizing the existing dunes; new relocated full-size basketball courts near the existing well. The intent of the design is for the younger children and quieter activities to be near the front entrance of the park with the louder activities toward the rear. Mr. Horton answered multiple questions from the audience.

Mayor Cooper explained, based on the recent survey, putt putt was the highest rated request. It fits the coastal feel. The cost and management plan has not been determined yet. Mayor Cooper discussed the donations and funding we have secured for the AB Skatepark.

3. Presentation of proposed Fort Macon Connecting Trail to Atlantic Beach

Robert Taber, Coastal Regional Trail Specialist, NC State Parks & Recreation, presented the proposed connecting trail. The Park wants to work with the Town to install a 300 foot boardwalk or multi-use trail connecting Fort Macon and Atlantic Beach (east of Tar Landing). The timeframe depends on funds and grant funds which may be awarded toward the end of the summer. He invited the audience to walk the new trail that just opened in the park.

Councilmember Batt made a motion *to support* the proposed connecting trail and to work with Fort Macon State Park to ensure installation. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

4. Review of Lookouts at the Grove project and Schedule a Public Hearing

Ms. Fiester reviewed the Lookouts at the Grove project for Council and requested to schedule a public hearing.

Councilmember Archer made a motion to schedule a public hearing on December 14, 2015 for the proposed Lookouts at the Grove project. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

5. Conduct Public Hearing on 56-Unit Townhouse Project Called Seaside Villas to be at 2800 West Fort Macon Road

Ms. Fiester reviewed the Seaside Villas project, a development for 56-unit townhouses (186 bedrooms). She detailed changes to this plan since its initial review. She stated that staff, the Technical Review Committee and the Planning Board all unanimously support this project and request Council approval. Four members of the Planning Board were present at the Council meeting.

Councilmember Archer made a motion *to enter* into the Public Hearing. Seconded by Councilmember Briley. Vote was unanimous, 5-0. Motion carried.

Laurie Tatem, 109 Dogwood Drive

She is still concerned with the stormwater issues this development may bring. She is concerned this will put more water into their neighborhood. She is also concerned with the traffic and would like Council to consider installing a stoplight. She supports the project and thinks it will be nice even if she doesn't like the size.

Alan Shelor, 100 Sound Drive

He supports Seaside Villas because he sees the financial benefit to the town in taxes and generated fees. The buyers will contribute to area businesses. He likes the development and is pleased to see local investors who want to support Atlantic Beach.

Joe Tarascio, 113 Hoop Pole Creek Drive

He speaks in favor of this project. We know sooner or later something will be on this property. Developers met density requirements, have a stormwater plan, and listened to citizen concerns. He challenges Council to look at the adjacent property, he feels they cause the stormwater problems.

Doug Brady, 805 Front St, Beaufort, and developer of the Seaside Villas project

He feels they have a great project for the town, it will enhance the area and support the beach community we have. He feels they have listened to neighbors, staff and Council to work with everyone. He asked the audience to raise their hands if they support the project. An overwhelming majority raised their hands.

Councilmember Briley made a motion *to exit and close* the Public Hearing. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

Mayor Cooper explained the project has the required stormwater plan in place and the town will encourage DOT to review all of western Hwy 58 for possible stoplights and crosswalks when they review the Lee St. area. He thanked the Planning Board for their work on this project.

Mayor Pro Tem Navey, after serving two years on the Council, feels this is the toughest issue they have dealt with. He feels Council did extreme due diligence on this project and has set the bar high for future developments.

Mayor Pro Tem Navey made a motion *to approve* the Seaside Villas Major Site Plan. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

Break at 7:28pm (a majority of the audience left)
Resumed at 7:31pm.

TOWN MANAGER'S REPORT

David Walker provided an update on capital projects, especially the stormwater projects.

- Charlotte Ave., Durham Ave., Cedar Lane, W. Bogue Blvd. drainage bids were received Nov 18 with an approximate low bid in the amount of \$338,000
- West Boardwalk and Bowen Street drainage projects are estimated for 2016, both will use existing drainage lines.
- Robin Ave extension drainage project estimated at \$35,000 for 2016
- Pond Dr. and Old Causeway drainage project permit has been applied for and initial work of installing the lift stations should occur in March and April 2016, completion of the project will be after the summer season

MAYOR/COUNCIL COMMENTS

None.

There being no further action taken or business before Council the meeting stood adjourned. The time was 7:57 p.m.

These minutes were approved at the December 14, 2015 meeting of the Atlantic Beach Town Council.

ATTEST:

(seal)


Katrina Tyer - Town Clerk



TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor