



Minutes
Town of Atlantic Beach, North Carolina
Town Council Meeting
Monday, May 23, 2016



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, May 23, 2016 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; Michelle Shreve, Planner; John Harrell, Chief Inspector; Marc Schulze, Public Service Director; Arrington Moore, Management Assistant; ABPD Officer Guthrie

CALL TO ORDER and PLEDGE OF ALLEGIANCE

Mayor Cooper called the meeting to order at 6:00 p.m. Mayor Pro Tem Navey led the assembly in the Pledge of Allegiance.

APPROVAL OF AGENDAS

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

4. CONSENT AGENDA

- a) Tax Collection Report
- b) Tax Releases
- c) Financial Report
- d) GovDeals Sales Report – 2008 Trailblazer and Chairs
- e) Approval and Awarding of the 2016-17 Phase II – Vegetative and C&D Debris Removal Contract to A&J Transport, Inc. for primary award and Four Points Recycling, LLC/Rhem Insulation as secondary award
- f) Approval and Awarding of 2016-18 Emergency Pump Rental Agreement to Xylem Dewatering Solutions, Inc. dba Godwin Pumps
- g) Call for a Public Hearing for the June 27, 2016 Council meeting in anticipation of the Planning Board Recommendation regarding Rezoning of 608 West Fort Macon Road
- h) Town Council Meeting Minutes: 4/21/2016 WS and 4/25/2016

Mayor Cooper reviewed the consent items for the audience.

Councilmember Briley 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.)

5. CITIZEN REQUESTS/COMMENTS

Vada Palma, 116 Island Quay Ct:

Thanked everyone for their hard work and the success of the Beach Music Festival.

Mayor Cooper thanked her for her service on the planning committee.

6. TOWN MANAGER'S REPORT: Status of Capital Projects

- a) **Dredging** – the Town received a \$100,000 grant with a 50% local match for spring and fall dredging projects. Spring dredging is almost complete.
- b) **Dunes Avenue Beach Access** – the access was completed last week under budget and ahead of schedule. The next project is the Raleigh access, which we have applied for a grant to fund.
- c) **Charlotte Street Drainage Project** - Project is progressing nicely and almost completed.

- d) **Town Park** - We have about \$2M in contracts and about five contractors working in an organized way to build the skatepark, miniature golf, and concession/restroom facility. The skatepark and miniature golf facilities should be completed in mid-July. The concession/restroom facility construction will begin after Labor Day. A mobile air conditioned restroom facility has been brought in for the summer.
- e) **Well 2A** - The well adds an additional 1.5 million gallons per day (MGD) of water, and when combined with our other wells, should provide all of the town's water needs for the next thirty years.

The Beach Music Festival last weekend was very successful and totally paid for by sponsors.

7. Ordinance 16-05-01: Fiscal Year 2016-17 Annual Operating Budget

David Walker, Town Manager, reviewed the proposed budget. The FY16-17 budget is proposed at 9.39% less than last year.

Councilmember Archer made a motion to *approve* Ordinance 16-05-01: Fiscal Year 2016-17 Annual Operating Budget. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

Mayor Cooper thanked Mayor Pro Tem Navey and Councilmember Batt for their efforts on the review of health benefits to ensure staff is still insured and the town's cost were lowered.

8. PUBLIC HEARING and Proposed Action: Major Site Plan for 56-Unit Townhouse Project - Seaside Villas - 2800 West Fort Macon Road

Michelle Shreve, Planner, noted this project has been under review for several months and noted the following dates:

- March 11th: Notice of Technical Review Committee meeting to property owners within 500 feet of 2800 West Fort Macon Road
- March 15th: Notice of Planning Board public hearing to surrounding property owners and posted at site
- March 23rd: Technical Review Committee meeting. Unanimously approved the project.
- April 5th: Planning Board public hearing and review. Unanimously approved the project.
- April 29th: Notice of Town Council public hearing to surrounding property owners

Mayor Pro Tem Navey made a motion to *enter public hearing* on the Major Site Plan for 56-Unit Townhouse Project – Seaside Villas – 2800 West Fort Macon Road. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

Norwood Jackson, 111 W Bogue Sound Drive: Supports this development and supports the additional tax base this project will bring in to help keep everyone's taxes low.

Vada Palma, 116 Island Quay Ct: She is tired of driving by and seeing this spot vacant. This project will immensely help the aesthetics, improve property values, and will retain all of their water runoff on the property. It will boost the local economy for salons, construction, real estate, shopping, dining, and more. The developers have never built anything that wasn't beautiful. She is excited about this project and hopes it is approved tonight.

Jay Stockard, 500 W Atlantic Blvd: He has been on the beach a long time. The site plan presented will be an asset to Atlantic Beach. While a lot of people wish Jungleland was still there, if it was profitable, it would still be there. He highly recommends the project go forward.

Alan Shelor, 100 Sound Drive: He speaks in favor of Seaside Villas, sees no negatives. It would be good for the town to increase the tax base and for merchants. The quality of the project will bring a good group of people here.

Ken George, 104 Pelican Drive, Crystal View HOA: There were serious problems with the project on the original plan. They have found some serious deficiencies with this plan, but they want the project to go forward. They feel it is a much improved project than was originally proposed. Since being on the Cary Town Council the past five months, he has learned it works best when people work together. They met with the developers a few weeks ago and hope to dedicate some property from Crystal View HOA to Seaside Villas for a sidewalk to allow access to businesses, however the Crystal View HOA hasn't met an agreement yet. There are other things they would like to work with the town and developer. He asked Council for

another month to try to reach an agreement with sidewalks and other things. He asked Council to direct town staff to work toward reaching the agreements. If they cannot reach an agreement, they feel compelled to file a suit against the town again.

Doug Brady, Developer, 805 Front St, Beaufort: They have spoken with Mr. George and would work with the town to construct a sidewalk because they feel access to the area is an enhancement. He encourages Council to pass this tonight, because if the development is not approved there is no need to discuss a sidewalk. He feels no reason to postpone this project again, even under threat of a lawsuit.

Councilmember Briley made a motion *to close public hearing* on the Major Site Plan for 56-Unit Townhouse Project – Seaside Villas – 2800 West Fort Macon Road. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

Councilmember Briley asked Mr. George what items, other than the sidewalk, he was referencing.

Mr. George stated, he has been advised by counsel to withhold that information until after an agreement has been reached.

Councilmember Briley made a motion *to approve* the Major Site Plan for 56-Unit Townhouse Project – Seaside Villas – 2800 West Fort Macon Road. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

Mayor Cooper stated that regardless of Mr. George’s discussions with developers, the town is already working with NCDOT on a bicycle plan and sidewalk in that area, and have been in those discussions for a while.

MAYOR COUNCIL COMMENTS

Councilmember Archer asked everyone to remember the reason for the Memorial Day holiday and stay safe.

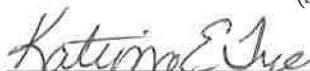
Laurie Tatum (standing in the audience) asked how we can install wayfinding signs, but cannot put up a pedestrian crosswalk without NCDOT approval.

Mayor Cooper stated NCDOT controls the state roads and the town controls the side roads.

There being no further action taken or business before Council the meeting stood adjourned. The time was 6:49 p.m.

These minutes were approved at the June 27, 2016 meeting of the Atlantic Beach Town Council.

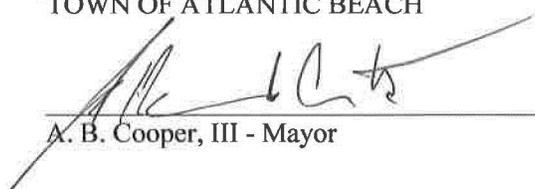
ATTEST:


Katrina Tyer - Town Clerk

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TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor