Minutes
Town of Atlantic Beach, North Carolina
Town Council – Work Session
Thursday, September 15, 2016 – 9:00 a.m.

A regularly scheduled work session of the Atlantic Beach Town Council was held Thursday, September 15, 2016 at 9:00 a.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; Katrina Tyer, Town Clerk; Michelle Shreve, Planning Director; John Harrell, Chief Inspector; Sabrina Simpson, Administrative Services Director; Arrington Moore, Management Assistant; Marc Schulze, Public Works Director; Mike Shutak, Carteret News Times; Fred Bunn, Developer; Ron Cullipher, Engineer

CALL TO ORDER

Mayor Cooper called the meeting to order at 9:00 a.m. Councilmember Archer made a motion *to approve* the agenda as presented. Seconded by Councilmember Briley. Vote was unanimous, 5-0. Motion carried.

Mayor Cooper excused himself from the meeting at 9:02am. He will sit in the audience to avoid a conflict of interest as a co-owner of businesses located at the Circle. The meeting was turned over to Mayor Pro Tem Navey.

Councilmember Archer made a motion *to recuse* Mayor Cooper from discussions related to the Circle. Seconded by Councilmember Batt. Vote was 4-0. Motion carried.

1. Review Concept of Hotel Parking Plan: FMB of Atlantic Beach Atlantic Avenue tract at the Circle

Ron Cullipher explained Fred Bunn, FMB of Atlantic Beach, has been working with a hotel developer to bring an upscale hotel to the Circle. The hotel developer has seven properties in Virginia Beach and is familiar with beach environments. At this phase, we are introducing and discussing the proposed traffic pattern and parking spaces at the Circle before Mr. Bunn proceeds with the project approval process of staff review, Technical Review Committee, Planning Board and Council approval.

Mr. Cullipher and Mr. Bunn have met multiple times with planning staff and the Police and Fire Departments regarding parking and fire lane requirements. The current proposal will have 224 parking spaces, which is 18 spaces above the minimal required by the UDO. Atlantic Blvd. will be modified to add four spaces. West Drive will be modified to remove seven spaces to allow for the hotel driveway, but will add six spaces to the north. East Drive will be modified to lose seven spaces for the fire lane. Spaces will be added to other areas within the Circle, making the net loss of only four parking spaces around the Circle.

Mr. Cullipher stated they were able to accomplish this plan by moving the south wall of the filtration field in the center of the Circle about twenty feet. The capacity needs will not be as much as they originally built for so they can re-allocate that land for other development. Approximately 20,000 gallons will be lost with the proposed new capacity, which will not impact their development plans.

Councilmember Briley does not support the plan if we lose public parking spaces.

Mr. Walker summarized the project is a 14-story hotel with 65 spaces underneath and around the building. It will consist of 120 all oceanfront rooms. Per the UDO, 206 off-street parking spaces have to be created and accessible to the public. This plan does that with an additional 18 spaces beyond the requirement. Staff desired a private street for hotel access, this has created. The Fire Department approves of this plan as far as access. Staff has reviewed several versions of this plan and this plan meets all the requirements of the UDO.

Mr. Bunn and Mr. Cullipher explained the public can use the spaces they are developing if they are there to visit the commercial areas or the beach.

The plan is to start construction on February 1, 2017 and open for business the spring of 2018. Council wants assurance the area will remain open for travel and visitors if construction is during the summer. Mr. Bunn does not see any problems, this company is used to building in more confined spaces.

Mr. Bunn would like to use the Circle point as a focal area to put something positive, like a plaza sculpture that improves and makes a statement for the Town. Also, he will provide the Town approximately seven feet of additional space adjacent to the cobblestone walkways for community area. He wants to work with the Town to enhance the boardwalk area and would like to be involved and contribute during the boardwalk renovation planning.

Mayor Pro Tem Navey discussed the 2017 Beach Music Festival and the Town's use of the pavilion parking lot area for the stage. Mr. Bunn sees no issue with use of the lot for the festival and throughout the summer for other events.

The proposed plan allows for an approximate 97x60 area designated to the town for a festival area. The town would continue to use and program this area, it would not be managed by the hotel. Mayor Pro Tem Navey would like to see the festival area consist of a large raised stage, something large enough to entice the NC Symphony to perform.

Mr. Bunn explained the area where the pavilion lot is along Atlantic Blvd will have a pool, fitness area, and cafe. South of this is the open festival area, then the boardwalk. The pool is fenced and secured for the hotel guests. They likely will have public access for the cafe.

By consensus, Council feels this would be a great project for the Town and approves the concept of the plan. Council agrees the conceptual plan should be posted on the Towns website today and a copy provided to the local newspaper for easy viewing by the public.

Councilmember Briley made a motion *to allow* Mayor Cooper to rejoin the meeting. Seconded by Councilmember Batt. Vote was 4-0. Motion carried. The time was 9:51am.

2. Public Works Building Project Review: Bid Date set for October 5, 2016 at 2:00pm.

The Town is seeking bids to construct the new Public Works building. If the bids received are reasonable and responsible, they will be presented to Council at the October worksession.

3. Town Park Expansion Project - Phase II Review: Bid Date set for October 12, 2016 at 11:00am

The Town is seeking bids to construct Town Park Expansion Project: Phase II consisting of construction and installation of concession/restroom building; septic facilities field; parking lot grading/paving/striping; sidewalks; and sodding. The project should take about six months, with heavy construction over the winter and completion during or before spring.

If the bids received are reasonable and responsible, they will be presented to Council at the October worksession.

Mayor Cooper thanked Arrington and staff for their help and commitment to open the mini golf during the trial last month.

4. Review and Approval of Letter of Intent to the US Army Corps of Engineers regarding Beach Nourishment

Mayor Cooper explained the proposed beach nourishment plan west of the Circle. Over the past year, we have worked out the broad strokes of an arrangement with the Corps of Engineers (USACE) and the County Beach Commission that could lead to beach nourishment west of the Circle in Atlantic Beach. This will require that a portion of the cost be carried by the Town (75% County Beach Commission and 25% Town of AB). Whether or not the project can take place this year depends on the Federal Budget and how much money the USACE provides to the project.

We don't yet know if a project will be possible this winter, but if we want the option to get sand on the west end of Town we need to send another letter indicating our interest in participating.

Councilmember Archer made a motion *to approve* the Letter of Intent to the US Army Corps of Engineers regarding beach nourishment as prepared and directed the Town Manager to send the letter. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

Councilmember Archer thanked Mayor Cooper for all of his efforts towards beach nourishment.

Mayor Council Comments / Advisory to Staff

Councilmember Briley asked if we can officially call the park the Atlantic Beach Park, instead of generically calling it the park.

There being no further action taken or business before Council the meeting stood adjourned. The time was 10:04 a.m.

These minutes were approved at the October 24, 2016 meeting of the Atlantic Beach Town Council.

TOWN OF ATLANTIC BEACH

ATTEST:

(seal)

A. B. Cooper, III - Mayor

Katrina Tyer - Town Clerk