



Minutes
Town of Atlantic Beach, North Carolina
Town Council Meeting
Monday, October 24, 2016



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, October 24, 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; Arrington Moore, Management Assistant; Bobby Partusch, Asst. Public Service Director

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 with the removal of Item 7(a) as this action was taken care of at the September Council meeting. Seconded by Councilmember Rivers. Vote was unanimous, 5-0. Motion carried.

4. CONSENT AGENDA

- a) Financial Report
- b) Tax Collection Report
- c) Tax Releases
- d) **Resolution 16-10-01:** Resolution Approving the Posting of “No Parking” Signs on Sound Side Drive (Within Cottages At Bay Ridge)
- e) **Resolution 16-10-02:** Resolution Approving the Posting of a “Stop” Sign at the intersection of Henderson Blvd. and Ocean Blvd.
- f) Town Council Meeting Minutes: 9/15/2016WS; 9/26/2016; 10/3/2016CS

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

5. CITIZEN REQUESTS/COMMENTS

John Lotspih, 203 Winston Ave. Requested an update to the bike plan and grants.

Mayor Cooper explained we are looking at multi-use plans to connect areas of Town, especially in the west end of Town and in the Bayview Blvd. area.

Lea Willis, Captain Jim's wife, 104 AB Causeway. She wanted to let everyone know that the corner lot at the main intersection is for sale. She proposed the Town purchase the property for a town hall. With the sale of the property the billboard might be removed.

Tate Johnson, United Way of Coastal Carolina, New Bern. United Way held a volleyball tournament fundraiser on September 17 at the Circle. In appreciation to the Town for their support, they are presenting a framed event poster to the Town and they hope to be back next year. Juanita Gonzalez of Island Inn and Janice Bynum of the Tackle Box were present and included in the appreciation.

6. New Public Works Facility:

- a) Approval of Award of Public Works Building Project: Stock & Taylor Construction, Washington NC: \$915,100
- b) Approval of Budget Amendment #4

On October 5, staff received ten (10) bids to construct the new public works facility. The low bidder, Stocks & Taylor Construction, Washington, NC, was below the engineer estimate with a bid in the amount of \$915,100. Stocks and Taylor is a reputable firm with other government references. If the contract is approved tonight, the Notice to Proceed can be issued to the contractor to begin December 1 with a 210 day construction timeline, completing the project by Summer 2017.

Councilmember Archer made a motion *to approve* the award of the Public Works Building Project bid to Stock & Taylor Construction, Washington NC for \$915,100. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

Councilmember Rivers made a motion *to approve* the Budget Amendment #4. Seconded by Mayor Pro Tem Navey. Vote was unanimous, 5-0. Motion carried.

7. PLANNING:

- a) ~~CALL FOR A PUBLIC HEARING on proposed text amendments within Chapter 18, Unified Development Ordinance, Article 5, Zoning Districts, Section 5.5 and Appendix A-3 for the November 28, 2016 Council meeting.~~ (Item Removed)
- b) **CALL FOR A PUBLIC HEARING on proposed Major Site Plan for The Grove for the November 28, 2016 Council meeting.**

The Grove is a major site plan submitted by FMB at the Grove LLC for approval to develop certain sections of the Circle district. This project includes four oceanfront lots with parking; fourteen-story hotel with 120 rooms, parking, and amenities; future mixed-use parcel with parking; and future 80-unit condominium building parcel. A significant portion of this project includes providing parking to support these uses. All of the required parking spaces in this proposal have been provided on-site, including the 180 spaces to serve the hotel. The required number of spaces for FMB at the Grove's development initiatives is 469, and the number provided on the master plan is projected to be 493 off-street parking spaces. These tracts of land are within the Circle Development District and are subject to the standards and regulations in Section 6.8 of the UDO. A project of this size, including subdivision of multiple parcels, requires the Major Site Plan review process. On October 17, signage was posted on the corner of West Drive and Atlantic Blvd. notifying of the Technical Review Committee and Planning Board meetings. On October 21, letters were mailed to 141 property owners within 500 feet of the proposed project to notify them of the Technical Review Committee and Planning Board meetings. The Technical Review Committee will meet October 27 to discuss objective compliance of the proposal. The Planning Board will review this proposal at their November 15 meeting. Staff requests for Council to call for a public hearing during the November 28 meeting to hear public comment before discussion and decision on this matter.

Councilmember Archer made a motion *to schedule* a public hearing on the proposed Major Site Plan for The Grove for the November 28, 2016 Council meeting. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

8. Westend Beach Nourishment Options

Greg "Rudi" Rudolph, Shore Protection Office, provided a beach nourishment history from the past few years. As always, USACE works on least cost principle. At a meeting earlier today, the Beach Commission approved a maximum funding request of \$3.6 million for proposed West Atlantic Beach Delta Nourishment Project. The project would place sand west of the Circle. The project would be standalone option as part of the USACE bid document for the upcoming Morehead City Harbor Maintenance Dredging Contract. Atlantic Beach would furnish a maximum of \$1.2 million resulting in a total \$4.8 million project split 75% Nourishment Reserve and 25% from the Town. USACE wants to bid in mid-November, but they still not have all of the necessary documents.

In the last window survey conducted by the NC Dept. of Public Safety – Emergency Management Division and the Shore Protection Office, the Town actually gained sand during Hurricane Matthew.

9. TOWN MANAGER'S REPORT

- a) Summary of Bids Received for Town Park Expansion Project
- b) Request for Release of Thomas Simpson Construction Company Bid

On October 19, three bids were received for the town park expansion project. The apparent low bidder, Thomas Simpson Construction, quickly realized they made a substantial error in arithmetic and filed a formal request to withdraw their bid. A hearing was held before the Town Manager on October 21 at which time it was determined the bid contained a substantial mathematical error, the bid was in good faith, and the bidder has submitted credible evidence that the mistake was clerical due to an unintentional and substantial arithmetic error. We are negotiating with the second low bidder to see if they will lower their bid to prevent rebidding the project.

Councilmember Briley made a motion *to accept* staff's recommendation and *to release* Thomas Simpson Construction from their bid on the park project. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried.

MAYOR/COUNCIL COMMENTS

Councilmember Briley announced him and Mayor Pro Tem Navey are in the preliminary stages to bring a King Mackerel fishing tournament back to Atlantic Beach in October 2017. He is working with organizers from Raleigh and has multiple commitments for sponsorships. He would like feedback from the town and businesses.

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

These minutes were approved at the November 28, 2016 meeting of the Atlantic Beach Town Council.

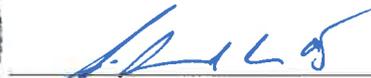


TOWN OF ATLANTIC BEACH

ATTEST:

(seal)


Katrina Tyer - Town Clerk


A. B. Cooper, III - Mayor