



Minutes
Town of Atlantic Beach, North Carolina
Town Council – Work Session
Thursday, August 13, 2020 at 6:00pm



A regularly scheduled work session of the Atlantic Beach Town Council was held Thursday, August 13, 2020 at 6:00 p.m. in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina. *Clerk's Note: This meeting was originally scheduled for 2:00pm but was changed to 6:00pm as advertised in the notice posted in the News Times on August 2nd and August 12th.*

Members Present: Mayor A. B. Cooper, III; Mayor Pro Tem Richard Johnson; Councilmembers: M.J. Forrest, Danny Navey, Austin Waters, Harry Archer (via Zoom)

Members Absent: None

Others Present: David Walker, Town Manager; Morgan Gilbert, Parks and Rec Director; Marc Schulze, Public Works Director; Mike Simpson, Fire Chief; Jeff Harvey, Police Chief; Julian Griffiee, Planner; Sarah Currie, Tax Collector; Betty Odham, Admin Assistant; Patrick Hobgood, Paul Hobgood; Hobgood and Associates; Jim Hudley, Thomas Construction

CALL TO ORDER

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

ROLL CALL

Mayor Cooper completed a full roll call, all members present the boardroom, except Councilman Archer, who was present via Zoom.

APPROVAL OF AGENDA

Councilmember Archer made a motion *to approve* the agenda as prepared. Seconded by Mayor Pro Tem Johnson. Vote was unanimous, 5-0. Motion carried.

REVIEW OF PROPOSED PUBLIC SAFETY BUILDING

Mayor Cooper provided an overview of the need for the new facilities and provided the history of the previous proposals that have been submitted to Council. Review included costs, size and location of the previous proposed Town Hall projects as well as updates on the current proposed facility. Architects Patrick and Paul Hobgood have been chosen for the project because of their extensive experience and their ties to Atlantic Beach. Construction Manager at Risk has been chosen as well, Thomas Construction-Project Manager Jim Hudley. Mayor Cooper requested Council provide some direction to Mr. Walker on financing options of the new facility, which includes deciding on the terms of the loan and options of repayment-potential tax increase.

HOBGOOD PRESENTATION

Mayor Cooper introduced Patrick and Paul Hobgood of Hobgood and Associates. Patrick presented the proposed public safety building design concept and final project.

PUBLIC HEARING/COMMENTS ON PROPOSED PUBLIC SAFETY BUILDING

Councilman Archer made a motion *to open Public Hearing*. Seconded by Councilman Navey. Vote was unanimous. This is a procedural motion so it was not voted on via roll call.

Eddie Briley-225 Moonlight Drive-Briley stated he served on Town Council for 10 years (2006-2010) and he made a motion during that time to build the new town hall in the circle, but in the end rescinded the motion. He wishes he could take that decision back, it has bothered him ever since because if the new building had been completed back then it would have cost the town 2 million less than today. Eddie agrees with the need for the building project to be completed now, stating maintenance costs on the current building are outrageous.

Natalie and Joe Kennedy-109 Swindell Lane-Joe Kennedy stated they initially came to the meeting believing the new building needed to happen, but after the presentations there is now no doubt it needs to be completed now. With I-42 coming soon, the increase need for more police and fire protection, it makes sense to go ahead and do this now. The value to citizens would be incredible.

Neil Chamblee-117 Pond Drive-Current Planning Board Chairman- Stated we do in fact need a new building. He is much more impressed with the building after hearing the presentation from Hobgood than looking at online. Chamblee wants Council to consider a shorter loan term to pay for it more quickly.

Mark Ferrell-112 Pond Drive-Ferrell stated the need for the new building but had concerns of the increase in cost from the initial estimate of five million to the new proposed seven million.

Mayor Cooper stated the cost to rehab the current building was more expensive than the new building. Ferrell stated he understood and that financing of the project should be for a shorter period instead of longer to allow for other town projects later.

Fred Bunn (via Zoom)-104 W Terminal Blvd- Stated he had one simple thing to say about the new proposed safety building, you nailed it. It is 100% needed.

Councilman Navey made a motion *to close the public hearing*. Seconded by Councilman Forrest. Vote was unanimous, 5-0. Motion carried. This is a procedural motion so it was not voted on via roll call.

COUNCIL COMMENTS

Mayor Pro Tem Johnson stated he wanted to thank everyone that came out and spoke. This new proposed building is a community decision and not a Council decision. He encouraged citizens to reach out for any input.

Mayor Cooper addressed timeline for the new building as it stands right now. Project would go out to bid in September. Once all bids are received, they will be reviewed and a final guaranteed max price will be calculated. At that point, Council would decide on the project. If approved, the hope is to break ground in November.

Mayor Cooper asked Council to provide some direction to Mr. Walker on financing for the project. The plan now is to put down one million dollars and finance the remaining 6 million. The question to Council is the amortization schedule and the number of years to be financed. Councilman Waters stated he thinks a 15-year loan is the best option. Councilman Navey agrees with the 15-year term. Mayor Pro Tem Johnson also agreed with the 15-year term. Councilman Forrest agreed to the 15-year term and supported the tax increase to fund if necessary. Councilman Archer would like to see at least a 20-year term with this type of project.

Mayor Cooper discussed options regarding the expansion of the Sugarloaf Utilities to Commercial Corridor Zone. A meeting was held with Mayor Cooper, Mayor Pro Tem Johnson, Mr. Walker and the owners of Sugarloaf utilities-the wastewater treatment plant that currently provides sewer to Atlantic Station shopping center and The Cottages at Bayridge to consider options for expanding the wastewater services to the Causeway district. Right now the main focus is trying to figure out how to structure the program. As understood, the Town of Atlantic Beach would become a sewer utility and buy in bulk from Sugarloaf. The Town would then in turn sell it to the Causeway. The Town would be responsible for the infrastructure-running the pipes. If this is done, zoning regulation would have to follow suit. The plan right now is to reach out to Codewright and approach them about a possible RFP to planning firms that specialize in this kind of work.

ADJOURN


There being no further action taken or business before Council the meeting stood adjourned. The time was 6:39pm.

These minutes were approved at the September 28, 2020 meeting of the Atlantic Beach Town Council.

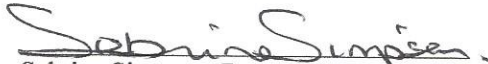
ATTEST:



TOWN OF ATLANTIC BEACH



A. B. Cooper, III - Mayor


Sabrina Simpson- Deputy Town Clerk

Minutes prepared by Betty Odham, Planning Secretary