



MINUTES
Town of Atlantic Beach, North Carolina
Town Council Meeting
Town Boardroom - 125 West Fort Macon Road
and
Electronically via Zoom
Monday, November 23, 2020



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, November 23, 2020 at 6:00 p.m. electronically via Zoom and in the Council Meeting Room, 125 West Fort Macon Road, Atlantic Beach, North Carolina.

Members Present: Mayor A. B. Cooper, III; Mayor Pro Tem Richard Johnson; Councilmembers: MJ Forrest, Danny Navey, Austin Waters

Members Present via Zoom: Councilmember Harry Archer

Members Absent: None

Others Present: David Walker, Town Manager; Betty Odham, Planning Secretary filling in for Town Clerk; Derek Taylor, Attorney; Jeff Harvey, Police Chief; Mike Simpson, Fire Chief; Marc Schulze, Public Services Director; Sabrina Simpson, Admin Services Director; Michelle Eitner, Planning Director; Jim Hundley from Thomas Construction

Others Present via Zoom: Mike Shutak, Carteret News Times and Greg Adams, Auditor

Due to the Social Distance restrictions associated with the COVID-19 Virus, there was a limited amount of seating in the Boardroom for the meeting.

CALL TO ORDER and PLEDGE OF ALLEGIANCE

Mayor Cooper called the meeting to order at 6:00 p.m. and called the roll. All Councilmembers were present and able to be heard. Councilman MF Forrest led in the Pledge of Allegiance.

APPROVAL OF AGENDA

Councilman Archer made a motion *to approve* the agenda as presented. Seconded by Councilman Waters. Approved unanimously by roll call vote, 5-0. Motion carried.

CONSENT AGENDA

- a) Financial Report
- b) Tax Collection Report
- c) Tax Releases and Refunds Report
- d) Budget Amendments
- e) 2020 Town Park Summary
- f) Schedule Joint Planning Board/Council Meeting with Public Hearing on December 1, 2020 for proposed Major Site Plans: MSP-20-1-Crystal View Condominiums; MSP20-2-Tackle Box Tavern; MSP-20-3-Oceanana Redevelopment
- g) Schedule Public Hearing for ZMA-20-01 127/129 New Bern Street Rezoning Amendment Change/Land Use Plan Change for December 21, 2020 Council Meeting
- h) Reapproval of Resolution 20-10-02: Authorizing the Filing of an Application for Approval of a Financing Agreement Authorized by NCGS 160A-20 to allow for receipt of public comments up to 24-hours following official public hearing from October 26, 2020 Council meeting, of which there were none received, due to electronic meeting requirements.
- i) Minutes: 10/26/20; 11/12/20WS

Councilman Navey made a motion *to approve* the Consent Agenda. Seconded by Councilman Forrest. Approved unanimously by roll call vote, 5-0. Motion carried.

CITIZEN REQUESTS/COMMENTS

None

COMPREHENSIVE ANNUAL FINANCIAL REPORT: FY 2019-20

Greg Adams, CPA with Thompson, Scott, Price Adams and Company from Wilmington, NC presented the 2019-2020 Fiscal Year Financial Audit Results via Zoom presentation. The Town received an excellent report again this fiscal year.

Mayor Pro Tem Johnson made a motion *to approve* FY 2019-20 Financial Audit as presented tonight. Seconded by Councilman Navey. Approved unanimously by roll call vote, 5-0. Motion carried.

NEW PROPOSED PUBLIC SAFETY BUILDING

Mayor Cooper provided a review of Guaranteed Maximum Price Contract, stating we removed our building permit fees and the Thomas Construction Pre-Construction Fee from the GMP, bringing the revised Gross Maximum Price to \$7,101,193, which includes a \$125,000 contingency and the metal storage building.

Councilman Archer made a motion *to approve* the GMP Addendum Contract as amended and presented tonight. Seconded by Councilman Navey. Approved unanimously by roll call vote, 5-0. Motion carried.

PRESENTATION OF 2020 ANNUAL CIRCLE MASTER PLAN SUBMISSION

UDO Section 18.3.5.B.7.1. requires that a Designated Redeveloper shall submit the master plan at least once every 12 months. Typically, this has been done at a major site plan review, but Council will not review a major site plan for the Circle in 2020, though it is anticipated in January 2021, so it is being brought forward separately. Fred Bunn, developer, and Ron Cullipher, engineer, presented the current Circle Master Plan via Zoom. The plan has not changed since 2018, but they are willing to answer any questions as to the progress for redevelopment of that area.

There were no questions but due to technical difficulties, Mr. Bunn's sound stopped coming through.

APPOINTMENT OF DANNY NAVEY TO THE CARTERET COUNTY BEACH COMMISSION

Mayor Cooper stated he would be retiring from the Carteret County Beach Commission when his term expires at the end of 2020. Councilman Danny Navey will be taking his seat on the Commission. Navey will serve a three-year term beginning in January 2021.

Councilman Archer made a motion *to approve* the nomination of the appointment of Danny Navey as the Atlantic Beach representative to the Carteret County Beach Commission by acclamation. Seconded by Mayor Pro Tem Johnson. Approved unanimously by roll call vote, 5-0. Motion carried.

WEST END DRAINAGE PROJECT: PHASE 1 APPROVAL OF SF BALLOU CONSTRUCTION CONTRACT

After a brief presentation by Town Manager David Walker, Mayor Pro Tem Johnson made a motion *to approve* Phase 1 of the SF Ballou Construction contract totaling \$229,739 for the west end drainage project. Seconded by Councilman Waters. Approved unanimously by roll call vote, 5-0. Motion carried.

Mr. Fred Bunn arrived in person at 6:30 pm as he was having sound issues, and was just up the road. He could hear us but we could not hear him. He said he wanted to thank everyone on the Council and staff for all they have done and stressed that sound governmental decisions have been made. He feels all of the steps taken with the Circle over the years have been positive. We have strong average resale prices and he feels that is a great indication of the progress made. He is now working on the northern point of the Circle and hopes to have something in January to show Council of the vision. He is still reserving room for the hotel, but the industry for hotels has taken a huge financial hit right now, so that is on hold. The project for the point is kind of in the shape of a triangle with commercial on first floor and residential on four levels above.

TOWN MANAGER REPORT

None

MAYOR/COUNCIL COMMENTS

Councilman Forrest asked if Council could discuss the street issue Mr. Prichard is having in the west end area at the next Worksession. He understands some discussion has been had in the past, but would like some additional background and details. Mayor Cooper stated we could add this to the next Worksession agenda. Councilman Forrest also noted he would be out of town from Jan 20 - 24, for retreat planning purposes.

No other Council comments.

ADJOURN

There being no further action taken or business before Council the meeting stood adjourned. The time was 6:41pm.

These minutes were approved at the December 21, 2020 meeting of the Atlantic Beach Town Council.

ATTEST:

(seal)


Katrina Tyer - Town Clerk



TOWN OF ATLANTIC BEACH


A. B. Cooper, III - Mayor

Minutes prepared by Betty Odham, Planning Secretary.