



TOWN COUNCIL MINUTES

REGULAR MEETING

March 18, 2019 @ 6:00 p.m.

The Kure Beach Town Council held its regular meeting on Monday, March 18th, 2019 beginning at 6:00 pm. There was a quorum of Council and the Town Attorney was present.

COUNCIL MEMBERS PRESENT

Mayor Craig Bloszinsky
(MPT) David Heglar
Commissioner Joseph Whitley
Commissioner Allen Oliver
Commissioner John Ellen

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Town Clerk – Nancy Avery
Finance Officer (FO) – Arlen Copenhaver
Building Inspector – John Batson
Police Chief – Mike Bowden
Recreation Director – Nikki Keely
Public Works Director – Jimmy Mesimer

Mayor Bloszinsky called the meeting to order at 6:00 pm. Pastor Howell gave the invocation and led in the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA ITEMS

1. Approve contract and engagement letter with the auditing firm of Bernard Robinson and Company LLP, in the amount of \$19,500 for FY18-19
2. Approve the budget amendment in the amount of \$3,200 for the Fire Department and Town Hall dedication ceremony and open house
3. Approve the budget amendment to the fiscal year 2019 for storm water operations
4. Approve the Board of Adjustment 2018 Annual report
5. Minutes:
 - February 18, 2019 Regular
 - February 18, 2019 Public Hearing

MOTION- Commissioner Oliver made a motion to approve the consent agenda

SECOND- Commissioner Whitley

VOTE- Unanimous



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ADOPTION OF THE AGENDA

MOTION- MPT Heglar made a motion to add a closed session for the purpose of consulting with the attorney as per N.C.G.S. 143-318.11(a)(3)

SECOND- Commissioner Whitley

VOTE- Unanimous

MOTION - MPT Heglar made a motion to adopt the agenda

SECOND - Commissioner Ellen

VOTE- Unanimous

DISCUSSION AND CONSIDERATION OF PERSONS TO ADDRESS COUNCIL

1. Jim Medlock, Project Manager Wilmington Corps of Engineers, on beach nourishment

Jim Medlock stated:

- Thank you Council for the opportunity to speak
- He is the project manager of Wilmington Corps of Engineers
- Contract Awarded to Weeks Marine
- Current Contract Value - \$21.1 million
- Includes Carolina Beach and Kure Beach projects
- Estimated Kure Beach Contract Cost - \$12.1 million
- Estimated Non-Federal Cost - \$3 million
- Cost Sharing Sponsors:
 - Town of Kure Beach
 - New Hanover County
 - State of North Carolina
- Contract started in 1998
- Anticipated Kure Beach Start: Late March 2019
- Anticipated Kure Beach Completion: End of April 2019
- Trying to get finished by the end of April before Sea Turtle hatching season begins
- Contractor will be working 24 hours a day to get the work done
- There will be loud noises and bright lights at night on the beach for safety
- If you see orange fencing do not cross into the area. It is there for safety reasons.



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Kure Beach Resident Macgill Antor stated:

- She lives at 501 Sandman Dr
- There is a huge concrete structure out in the ocean and she worries it is a hazard
- Visitors who come to Town may not know it is there and she is worried a child will swim into it
- Maybe put buoys in the water to warn swimmers
- Or put red flags on top of the signs

Commissioner Whitley responded:

- The structure has been there since 1947 and its currently on State Property
- Once the Town touches the structure the Town would then own it
- It could cost between 1 to 4 million dollars to remove the structure
- Possibly a 3 month project to remove
- Town Council has reached out to State Representatives Harper Peterson, and Ted Davis
- To remove the structure it would destroy the dunes in that area
- New signs will be going up along the water line
- Signs are removed when the lifeguards leave because the tide will wash them away
- The Town has tried beach buoys but they were washed away within 3 weeks
- Life Guard stand is located near the structure in the summer months to advise swimmers not to swim in the area

DISCUSSION AND CONSIDERATION OF COMMITTEE BUSINESS

1. Planning & Zoning Commission

- Interview David Garceau for P&Z alternate position

Mayor Bloszinsky stated the Commission went through 5 applicants and David Garceau is who P&Z recommended to Council.

Commissioner Whitley commented he had no questions for Mr. Garceau as he has worked with him for the last few years on the Shore Line Access Beach Protection Committee. Mr. Garceau was instrumental with putting together the new beach trifold that went out in the re-entry packet.

MPT Heglar asked, what do you think the biggest issues will be for Planning and Zoning in the next two years.

Mr. Garceau replied the issues going forward are multifold. A lot of it will stem from what everyone around the Town is doing. The growth outside of the Town and how we will maintain



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the character and value of the Town. We need to protect the resources we have, from roads to the services we offer.

MOTION- Commissioner Whitley made a motion to appoint David Garceau as an Alternate for the Planning and Zoning Commission

SECOND- MPT Heglar

VOTE- Unanimous

2. Shoreline Access and Beach Protection Committee

Committee Chair Dennis Panicali stated:

- Thank you David Garceau for his time served on the SLABP committee
- He was a huge help with designing the new trifold
- Thank you to everyone who came out for our flash beach sweep
- It was a pretty great turnout considering the weather
- Thank you to the Mayor and Council who came and helped clean up the trash off the beach

DISCUSSION AND CONSIDERATION OF DEPARTMENT HEAD BUSINESS

1. Public Works Department

Public Works Director Mesimer stated:

Update on the water meter project:

- Talked to engineer today and by the end of the month we will start advertising
- After 30 days of advertising the Town can accept the bid

Commissioner Whitley stated thank you Public Works Director Mesimer for your work on the bumpers on I and E Ave.

DISCUSSION AND CONSIDERATION OF OLD BUSINESS

1. Town Facility Construction Project Status Update

Commissioner Oliver stated:

- Punch list items are being completed
- Staff did a great job moving into the facility and getting offices organized
- Training was completed on generators today
- Duke Power to put up parking lot lights soon, as they were on backorder
- Contractor will be on site for another 3 weeks finishing up

Mayor Bloszinsky commented thank you to Town Clerk Avery and Commissioner Oliver on making sure everything went smoothly during the move.



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2. Land Use Plan review -follow up from retreat

MPT Heglar stated:

- At the retreat Town Council discussed about reviewing the land use plan
- The decision from Council was they would read the 188 page plan and decide on how to proceed forward
- Need to decide if Finance Officer Copenhaver should put it in the budget

Mayor Bloszinsky commented he didn't see a need to spend a large amount of money rewriting the plan at this time.

Commissioner Oliver stated there are some sections of the plan that could be updated but the Town is still going in the right direction.

Commissioner Ellen commented the plan does need some tweaking. Several pages of the plan talk about goals for the Town and some of those goals have already been met.

CONESNUS- No need to spend major funds at this time rewriting the Towns land use plan.

3. Naming Committee to bring recommendation regarding the beach booster program

Mayor Bloszinsky commented:

- The committee agreed unanimously on the top portion of the new beach signs
- Agreed unanimously they could use some type of promotion on the bottom of the sign
- Prices need to be in line with the disk golf course advertisement costs
- Management of the signs would be handled by the Recreation department
- Still has a lot of work to be done with developing a set of rules and restrictions
- Until Council has the set of rules Town Council can't decide if we want this program

4. Review of public parking spaces at public beach access near Stormy Petrel

MPT Heglar stated:

- As Council was discussing parking at the March meeting his issue to Council was we're doing beach nourishment and we're trying to get state and county government to support the beach nourishment
- We have a public beach access right across the street from Fort Fisher
- The Town will be eliminating all parking this summer east of 421 except within 50 feet of the beach accesses
- There were concerns with piping from Ocean Dunes and not being able to have parking there
- The Town needs to have 1 or 2 parking spots near the beach access



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- Thinks the Town can meet the 50 foot requirements but may need to put bumpers there
- As we move forward wherever the Town has a public beach access we need to have parking spaces
- Helps the Town when we're looking into parking regulations and have a county commissioner who says we're not doing anything
- Only beach who doesn't do paid parking
- Would like permission from Council to stay in the guidelines and identify parking spots

DISCUSSION AND CONSIDERATION OF NEW BUSINESS

1. Beach encroachment

Commissioner Whitley stated:

- P&Z to take up the issue so haven't had a conversation with them yet
- They will address this topic and the overlay district

MPT Heglar stated this Council and previous Councils have approved 7 pools that go into the beach nourishment easement area. Town Council needs to determine if the Town should publicly announce they will no longer be approved or wait for the next person to bring forward to Council.

Mayor Bloszinsky stated the Council needs to be very specific as soon as we can so if someone desires a house with a pool they will know they need to purchase a bigger lot.

Attorney Andy Canoutas commented Town Council needs to make an announcement that all of Council is in agreement and no more encroachments will be issued. The Council will comply with the ordinances that exist today.

Mayor Bloszinsky stated he will prepare a letter that states it is the will of the Council to stand behind the ordinances the Town already has and the Town Council will no longer be granting the beach nourishment encroachments. It's not the intent to be mean spirited but to protect the easement.

2. Discussion of temporary moratorium on any development approvals which could conflict with the potential overlay district

Commissioner Whitley stated:

- Planning and Zoning will be meeting Wednesday to look into the downtown business overlay district
- A 4 block area
- Maintain the village atmosphere



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- 4-6 month timeline with Public hearings
- Bringing in business owners to get their feedback
- Encourages residents to come out if they have opinion on the overlay district

Mayor Bloszinsky commented this is a very important subject. If you have an idea of how the downtown area should look like in 10-15 years as people retire out. As the Town looks at the height of structures and considers parking. There are a lot of questions to be answered so he advises keeping your thoughts on what you want the Town to look like in 15 years.

Commissioner Ellen commented Thank you to Commissioner Oliver for all his work on the Town Facility Project. The dedication ceremony will be May 11th with a theme of a block party for the residents of Kure Beach. It will include all Fire, Police and Town Hall buildings and will be dedicated to the residents.

Audience Comment:

Resident from Kure Beach Dunes HOA commented that he had received an email from MPT Heglar stating he would be getting a synopsis about the Sandman lots. The Kure Dunes HOA didn't have a proposal ready for the previous meeting but would be happy to sit down again and discuss further information to reach a conclusion regarding the lots.

MPT Heglar commented Town Council's reason for closed session tonight is in regards to the Sandman lots for guidance on how to move forward with the two HOA communities.

MOTION- MPT Heglar Made a motion to go into closed session at 7:33pm for the purpose of holding a closed session for consultation with the attorney as per N.C.G.S. 143-318.11(a)(3)

SECOND- Commissioner Ellen

VOTE- Unanimous

MOTION- Commissioner Whitley made a motion to return to open session at 8:08pm

SECOND- Commissioner

VOTE- Unanimous

MOTION- Commissioner Oliver made a motion to adjourn at 8:09pm

SECOND- MPT Heglar

VOTE- Unanimous



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ATTEST:


Nancy Avery, Town Clerk


Craig Bloszinsky, Mayor

NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>council.