

The regular meeting of the Town Council of the Town of Kure Beach was held at Town Hall at 7:30 pm on May 16, 2006. A quorum was present.

COUNCIL MEMBERS PRESENT:

Mayor	Tim Fuller
Mayor Pro Tem	Mac Montgomery
Commissioner	Jim Dugan
Commissioner	Bill Ufferman
Commissioner	Dean Lambeth

COUNCIL MEMBERS ABSENT:

None

STAFF PRESENT:

Building Inspection	John Batson
Finance	Susan Suggs
Police	Chief Dennis Cooper
Public Works	Sonny Beeker
Interim Town Clerk	Susan Suggs

STAFF ABSENT:

Fire Department	Chief Harold Heglar
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Town Attorney A.A. Canoutas was in attendance.

Call to order	Mayor Fuller
Welcome	Mayor Fuller
Invocation	Reverend Joey Canady
Pledge of Allegiance	All

RECOGNITION AND AWARDS

Mr. Calvin Peck was recognized as a visitor. Mr. Peck is the new Executive Director of the Business Alliance for a Sound Economy. (B.A.S.E.)

PERSONS TO ADDRESS COUNCIL:

Report on FY 05/06 Financial Audit - Mr. Greg Adams presented the Council with a report on the Fiscal Year 2005/2006 Audit of the Town's finances. Said Financial Audit is herein incorporated as part of these minutes as attachment A. Mr. Adams concluded that overall Kure Beach is in very good financial condition.

Drainage Problems - Mr. Rick Morton was unable to attend the meeting.

Chamber of Commerce - Ms. Helen Wilson reported on the work of the Pleasure Island Chamber of Commerce and presented Council with two letters from the Chamber. Said letters

are herein incorporated as part of these minutes as attachments B and C. Ms. Wilson also reported on the work of the Kure Beach Tourism Development Authority Marketing Advisory Committee. Ms. Wilson presented the Council with a framed copy of the MAC Kure Beach marketing brochure. Council directed that the brochure be displayed in Town Hall.

Dog Trail in MOTSU Buffer - Mr. Mike Hoffer asked that council request permission from Sunny Point for the erection of a fence in the MOTSU buffer zone to allow a leash free "dog run" adjacent to the existing Gurney Hood Barking Lot. Mayor Pro Tem Montgomery pointed out that the proposal would use up approximately 4 acres of land currently leased by the Town and would not be well received by MOTSU. After further discussion, no action was taken. Mr. Hoffer is to consult with the dog park directors and refine the proposal for further consideration.

Plantings in Town R.O.W. - Mr. Ron Hanna presented council with pictures showing encroachments on Town right of ways in various parts of Kure Beach. He described it as a rampant problem which would interfere with emergency vehicles and traffic safety. Council

referred the information to the Town Building Inspector for review and enforcement as necessary.

ORDER OF BUSINESS:

APPROVAL OF CONSENT AGENDA—Approved with no changes by unanimous vote. Said consent agenda is hereby included as part of these minutes as attachment D.

ADOPTION OF THE AGENDA—Agenda was amended to defer items 6 (consideration of TDA requests for Police Dept), 7 (Fee increases), 8 (appointment recommendations for CRC) under Old Business and to add under Old Business a request by Commissioner Ufferman to schedule a Work Session with Beautification Committee to discuss plans for Atlantic Avenue. Amended Agenda was adopted unanimously.

DEPARTMENT HEADS' ITEMS TO PRESENT TO COUNCIL:

Town Clerk: Interim Clerk Susan Suggs requested that Ms. Pat Fortier be added to the list of Town staff authorized to sign checks. Finance Commissioner Ufferman concurred. Approved unanimously.

Finance: Nothing to present

Public Works: Mr. Beeker provided an update on the sewer project. He reported that repairs to half the sewer lines will be complete within a week. New manholes are being set. Lining of the sewer lines is in progress. Paving should begin on schedule.

Building Inspection: Interim Inspector Mr. John Batson reported on the hurricane convention he attended last month. Of particular interest are new standards for hurricane construction and the need to re-train the Kure Beach Damage Assessment Team. Commissioner Dugan suggested that Mr. Batson coordinate the training with Mr. David Heglar, Kure Beach Emergency Coordinator. Mr. Batson also suggested inviting a FEMA spokesperson to Kure Beach to brief Town officials and citizens on the new flood maps.

Police Dept: Chief Dennis Cooper presented Council with proposed fees for use of Town facilities and services by “for-profit” groups such as movie crews and athletic events. The Chief is also working on a standard application form for such activities. MPT Montgomery advised Council that the intent is to have a single Town office handle all such requests and coordinate among Town departments.

Fire Dept: Written Report Submitted

COMMITTEE REPORTS:

Emergency Management:

Mr. David Heglar presented Council with a draft of the Kure Beach Hurricane Response Plan and a letter to be mailed to all Kure Beach property owners and residents advising them on procedures to follow during hurricanes. Council approved both documents and authorized mailing the letter. Mr. Heglar also requested that public information sessions be scheduled to educate and inform Kure Beach residents on hurricanes and evacuation procedures. Workshops were scheduled for May 24, May 25, May 31 and June 1 at 6:30 PM and June 10 at 10 AM. All workshops will be held at Town Hall. The Town Clerk was directed to advertise the workshops. Mr. Heglar also requested that all Council members complete the required FEMA NIMS training.

Shoreline Access and Parking Committee:

Mr. Chuck Keener reported that the four CAMA Grants the SLAP has applied for have been approved at the local level and been given verbal approval at the state level. He thanked his committee for their hard work in securing almost \$200,000 in state funding for these important projects.

ADA Committee: written report submitted.

Website Administrator: written report submitted.

OLD BUSINESS:

1. Proposed Pier View Project (Commissioner Lambeth)
 - a. With the recommendation of Planning & Zoning (P&Z), Council approved the abbreviated site plan for the Pier View by a unanimous vote.
 - b. Noting P&Z's recommendation that a parking waiver not be granted, Council approved the requested parking waiver by a unanimous vote.
 - c. There was discussion among Council and the audience about various aspects of the project.

2. Seaview Project (Commissioner Lambeth)
 - a. With recommendation of P&Z, Council voted to approve the site plan by a vote of 4-1 (For: Ufferman, Lambeth, Montgomery, Dugan. Opposed: Fuller)

3. Appointments to Committees (Interim Town Clerk Suggs)

Council approved appointments to committees and boards as follows:

 - a. Board of Adjustment: Ms. Anne Brodsky as member; Mr. Charles Allo as alternate
 - b. Beach Preservation Committee: Upon recommendation of Mr. Tom Barber: Mr. Michael Bledsoe, Ms. Priscilla Smith; Ms. Sandra Cox; Mr. Anthony Gonsalves; Mr. Richard Graham; Ms. Sandra Putnam. Council also voted to expand committee membership to seven members and include Mr. Thomas Russell if he is interested.
 - c. Community Center Committee: Ms. Jean Gordon.
 - d. Planning & Zoning: Council deferred appointments pending recommendations from the current P&Z members.
 - e. Stormwater Committee: Mr. Hugh Doran; Mr. Barry Nelder; Mr. Eric Vann; Ted Gragg (Ms. Karen Vatrt was previously appointed.)
 - f. TDA Marketing Advisory Committee—Ms. Anne Brodsky.

4. Update on Kure Beach Land Use Plan (Commissioner Lambeth) reported that NC CAMA had returned the Kure Beach Land Use Plan for extensive corrections and re-writing. The COG consultant who drafted the plan is no longer working on the project. Instead, Commissioner Lambeth, Mayor Fuller and P&Z Member Ken Buchert are working with COG staff to make the necessary changes and resubmit the plan.

5. Adoption of FY 06/07 Town Budget (Commissioner Ufferman)
 - a. General Fund budget of \$2,148,452.00 including a General Fund Appropriation of \$23,696.00 was approved by a unanimous vote.
 - b. Water Fund budget of \$1,328,354.00 was approved by a unanimous vote.
 - c. Powell Fund budget of \$67,000.00 was approved by a unanimous vote.
 - d. Stormwater Budget of \$147,283.00 was approved by a unanimous vote.
 - e. The property tax rate of \$0.295 per 100 remained unchanged.
 - f. Finance Commissioner Ufferman advised that Water and Sewer Rates were under review and may have to be raised at some point in the coming year.

6. Consideration of TDA Requests for Police Dept.—Postponed until June meeting.

7. Consideration of TDA Requests for CAMA Grants—Postponed until June meeting.

8. Consideration of TDA Requests for Beautification—Postponed until June meeting

NEW BUSINESS:

1. Fee Increases

Commissioner Ufferman proposed increasing water and sewer impact fees according to the attached schedule. He noted that fees have not kept pace with increased costs. Fees would apply only to new construction. Fee schedule was approved by a unanimous vote.

2. Appointment Recommendations for CRC

Mayor Fuller asked that Council consider recommendations for appointments to the North Carolina Coastal Resources Commissions as requested by a letter from Gov. Easley. Council discussed an email from Caswell Beach Mayor Harry Simmons suggesting we endorse the reappointment of Nags Head Mayor Renee Cahoon. Council endorsed Mayor Cahoon's reappointment by a unanimous vote and directed Mayor Fuller to forward recommendation to the Governor.

3. Riggings Letter on FEMA Grant

Interim Town Clerk Suggs reported that the Town had been notified of a vote by the Riggings Homeowner's Association declining to participate in the approved FEMA grant for relocation of the Riggings. Council directed Mayor Fuller to send a letter to N.C. Emergency Management informing them of the Riggings' decision and relinquishing the grant and grant money. The Town, as agent for the grant must formally notify Emergency Management of the decision.

4. Consideration of Architectural Proposal for Town Hall and Police Department Improvements

Mayor Fuller asked Council to approve a proposal from John Sawyer Architects for architectural services for the design of the proposed Town Hall/Police Department connector, Police Department Storage Space and the renovation of the Town Hall attic for file storage. The proposal is Phase I of the previously approved Town Hall Master Plan. The design proposal is in the amount of \$30,200.00 and is described in the attached letter. The motion to accept the proposal and pay for it out of FY 05/06 reserve funds was approved by a unanimous vote.

5. MOTSU Lease Renewal

Mayor Pro Tem Montgomery informed the Council that the current lease with MOTSU for 24.83 acres of buffer zone land including the Town Park and Public Works facility is up for renewal. Upon a motion by MPT Montgomery, Council approved renewal of the lease and directed the Mayor to sign the lease extension.

6. Consideration of Policy Governing Agendas and Minutes for town meetings

Interim Town Clerk Suggs and Mayor Fuller asked Council to approve new procedures for preparation of meeting agendas and minutes. The specific recommendations are included on the attached memo. After some discussion, the procedures were adopted by a unanimous vote of Council. Said procedures are herein incorporated as part of these minutes as attachment E.

7. Update on Applications for Town Clerk Position

Commissioner Dugan reported that 16 applications had been received. Commissioner Dugan recommended that each commissioner review and rank the applicants in order to reduce the number of candidates to be interviewed. Council accepted the recommendation and directed Commissioner Dugan and Commissioner Ufferman to act, along with Finance Officer Suggs and an outside person to be selected, as a screening committee to review Council rankings and recommend three candidates for interviews by the entire Council.

8. Update on Applications for Building Inspector

Commissioner Lambeth reported that eight applications had been received. He then moved that Council approve the appointment of Interim Building Inspector John Batson as Kure Beach Building Inspector. After discussion, Commissioner Lambeth withdrew his motion and Council directed Commissioner Lambeth and Mayor Pro Tem Montgomery act as a screening committee to review Council rankings of the applicants and make suggestions for Council interviews. Each Commissioner is to review the received applications and rank the applicants. Rankings are to be forwarded to Commissioner Lambeth and Mayor Pro Tem Montgomery. Upon a motion by Mayor Pro Tem Montgomery, Council unanimously approved payment of \$1,000 per month additional salary for Interim Building Inspector John Batson for the duration of his service as Interim Building Inspector.

PERSONS TO ADDRESS COUNCIL:

Mr. Gilbert Alphin asked Council to consider using ROT funding to modify the beach access between M and N Avenue to remove the steps and make it more accessible. Mr. Alphin donated the access originally and was concerned that the steps on the access make it difficult to use.

Mayor Fuller thanked Mr. Alphin for his concern and reported that his suggestion had been referred to the Shoreline Access Committee and they were working on it.

COMMISSIONERS' ITEMS

Commissioner Dugan:

1. The recent work session with the Town committees went very well and should result in more cooperation among committees. Commissioner Dugan suggested that Council provide more focus and leadership to committees.
2. The weekly staff meetings are helpful but the information discussed with Department Heads needs to be better shared with Council members not present at the meetings.
3. The Town of Kure Beach is out of the sand fence business. CAMA recommends that sand fences not be used after the initial installation to help establish dunes. Once the dune is established, the fences will not be maintained or replaced.

Mayor Pro Tem Montgomery:

1. The MPO Transportation Advisory Committee has asked the Town of Kure Beach to sign an amended Memorandum of Understanding for participation in the TAC. The new MOU includes new members from Pender and Brunswick Counties. Participation is required by State law. Council approved the memorandum and directed Mayor Fuller to sign and return the agreement.
2. Mayor Pro Tem Montgomery will have a recommendation on fuel purchase procedures for Council action at the June Council meeting.
3. Senator Julia Boseman introduced SB 1217 into the N.C. Senate. The bill is a local bill regulating building heights in Kure Beach as approved by the Kure Beach Town Council in January of 2006.

Commissioner Ufferman:

1. On May 25, Commissioner Ufferman will meet with BB&T to discuss issuance of Town credit cards.
2. Commissioner Ufferman asked about the status of design fees for the new water tower. After discussion, it was concluded that design fees are included in the approved contract.

Commissioner Lambeth:

1. P&Z and Inspections Department are in the process of addressing citizen concerns about enforcement of Town ordinances.
2. Commissioner Lambeth was unable to attend a recent cocktail party to celebrate the success of transportation planning in New Hanover County and expressed doubt there was anything to celebrate.

ATTORNEY'S ITEMS

No items presented

MAYOR'S ITEMS

1. NHCO Emergency Management will host an open house at the new Emergency Operations Center at Marketplace Mall.
2. Kure Beach lost a great friend and resident recently with the passing of Mrs. Dottie Pierce. Dottie's family has asked that, in lieu of flowers, memorials be made to the Kure Beach ADA Committee to help make Kure Beach a more accessible town.

ANY AND ALL PERTINENT ITEMS WHICH MAY REQUIRE COUNCIL ATTENTION:

There were no item presented

ADJOURNMENT:

There being no further business, Council voted unanimously to adjourn.

NOTE: THESE ARE ACTION MINUTES REFLECTING ITEMS CONSIDERED AND ACTIONS TAKEN BY COUNCIL. THESE MINUTES ARE NOT A TRANSCRIPT OF THE MEETING. PERSONS WISHING TO HEAR THE RECORDING OF

THE MAY 16, 2006 MEETING MAY REQUEST TO DO SO BY CONTACTING THE TOWN CLERK.

Tim Fuller, Mayor

ATTEST:

Susan Suggs, Interim Town Clerk