

TOWN COUNCIL MINUTES

PUBLIC HEARING AND MEETING

NOVEMBER 16, 2010 at 5:00 pm

COUNCIL MEMBERS PRESENT:

Mayor	Dean Lambeth
Mayor Pro Tem	Chuck Keener
Commissioner	Jim Dugan
Commissioner	Barry Nelder
Commissioner	Emilie Swearingen

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Town Clerk	Nancy Avery
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Town Attorney A. A. Canoutas was in attendance. There was a quorum of the Town Council present.

Mayor Lambeth called the public hearing and meeting to order at 5 pm stating the purpose of the hearing is to receive public comments on the proposed design of the buildings (pavilion and public restroom) to be located at the Ocean Front Park. Notice of this hearing was posted at Town Hall on October 22, 2010 at 1:25 pm, advertised in the Island Gazette on October 27, November 3rd and 10th, posted on the Town's website on October 22, 2010 and included in the Town's weekly email distribution from October 22nd until November 12th

Mayor Lambeth said:

- The Ocean Front Park committee held a special meeting on November 1, 2010 for the purpose of reviewing the design for the buildings at the Ocean Front Park with the architect. Based on comments made by both committee members and the public, the architect made the following changes to the pavilion:
- Removed the tower
- Removed the roll down doors
- Lowered the height of the building
- Added cupola type designs on the roof

Since Council previously approved the floor plan, 3500 square foot footprint, and placement of the building on the SW corner of the lot, these items have not changed

Mayor Lambeth asked David Lisle of Lisle Architecture and Design to present the two revised designs of the pavilion.

Mr. Lisle explained the difference between the two redesigns:

- Design one has a metal roof with a widow's walk
- There is open area underneath and at the back that faces Fort Fisher Boulevard
- The walls are 9 ½ feet tall with a tower that is 12 feet over that
- You will be able to see the tower from Fort Fisher Boulevard
- Design two is a more rounded version with an arched truss and a metal roof
- The walls are 9 ½ feet tall, with two cupolas on top
- You will not be able to see it from Fort Fisher Boulevard

PUBLIC COMMENTS

1. Eric Vann - a few that have seen the redesigns like them better than the previous one. I like the cupolas on the one on the right (# 2) and the entrance better on the one on the left (#1)
2. Vinny Doran - where is the band playing if there is a band? What is the difference in cost between the two? Where are we getting funding for this project? Are we looking at a tax increase for residents?

Lisle – it depends on the size of the band. Mr. Lisle showed the stage area on the drawing. Both are roughly the same cost which is approximately \$450,000 for both the pavilion and public restroom.

Mayor Lambeth – some funds available to the Town are from CAMA and we are pursuing private donations. I don't think it is any ones intention to have a tax increase.

3. Alan Votta – the designs are better than the first. I like the lower building. 3500 square feet is still too big. I submitted a sketch to Council for a pavilion that will allow storage and a huge stage. Everybody wanted an open air pavilion. It is real simple, a 1500 square foot building is \$200,000 or \$250,000. My design is an open pole building with a shed roof. The cost is substantially less.

Mr. Votta showed his sketch to Council and the audience stating the stage is 32 feet enclosed with open wings and no separate classrooms. One of the problems with the other design is the storage is upstairs. Electronic equipment would be wiped out in a year. Lisle – there is a permanent stair for the storage upstairs and up and down is heated and cooled.

CLOSING OF PUBLIC HEARING

As there were no more public comments, the Mayor closed the public hearing at 5:13 pm.

DISCUSSION AND CONSIDERATION OF THE PROPOSED REVISED DESIGNS

Commissioner Nelder – how much does an additional 1,000 square feet going to run up the cost of the building as opposed to 2,500 square feet?

Lisle – we stretched the middle of the building when adding the 1,000 square feet.

Nelder – the 1,000 square feet of building space costs what per square foot?

Lisle – \$110 per square foot. That's the estimate for the whole building. If you chop back you aren't losing that much in square feet because it is not proportional.

Votta – Lisle is correct. If you want to make it smaller, you have to break it down by how much concrete or trusses etc will be removed.

Keener – the original cost was \$500,000 and we removed the doors, towers, lowered the roof, etc. Why is it only \$50,000 less?

Lisle – we only lowered the pitch. The door cost was an estimate.

Swearingen – the stage area still bothers me. It is not the focal point of the building like the committee wanted. The majority of the building is elusive classrooms. I read the grants and there is no requirement for one classroom let alone three. The grants say educational only. The whole open air concept – we talked about the Christmas pageant being held there. This is not being designed for the Christmas show. It is one example only. For any other type of theatrical program or concert there will be teenage girls and little girls changing clothes. Everyone will be able to see them changing clothes. There have to be some sort of petitions – not glass walls that you can see through. This is not at all like the original way the committee talked about using it. The stage is still such a small part of this. I like Alan's concept. It needs to work with where everyone is going to change clothes. Are we going to be cooling the upstairs storage?

Lisle – yes

Swearingen - I haven't asked Sonny how he feels about the upstairs storage. The room for food for parties and wedding receptions, it might be a good idea to heat that food somewhere. We need a kitchen for food, storage for lights and sound equipment. What about summer day camp? Would a person conducting it have to pack their car daily with their supplies? The storage not as good as it should be.

Dugan – for bands and productions and overhead lights and speakers, would it better utilization if the stage space that's open on the end be covered?

Lisle – it's more open because the comments the last time were to open the building.

Votta – to give the architect credit, he submitted the exact footprint like the committee wanted. Then he had to enlarge the stage and to do that had to extend the building. I think the original floor plan should be used.

Lambeth – this is not the original concept the committee agreed on?

Votta – we gave the original concept to Withers and Ravenel and they did the layout based on what the committee told them. We should make the stage and pavilion as big as we can, 50 x 28 , with a shed off the back area for bathrooms and storage with a simple design with a cupola on top. It would be a coastal gazebo.

Archie Tsangerides – are we locked into architects? Can you consider Alan’s drawing?

Lambeth - we have a contract with the architect and have paid him \$29,000 so far. The design in front of you, I understand, is what the committee wanted and doesn’t resemble Alan’s design.

Votta –the original architect was Withers and Ravenel. The building sits in that corner because we took their advice.

Withers and Ravenel (W&R) representative Greg Lambert stated we are not an architectural firm, we are landscape architects. SFLA was the architect that rendered the drawing on the concept.

Audience member – we approved the drawing aesthetically. We didn’t know who’s job was what. Our job was to look at what the information we gathered was and what the design is. Alan’s drawing is coming out of frustration from the committee about the 3500 square foot building. It isn’t what they wanted.

W&R – the building in concept is actually larger than Lisle’s rendering.

Votta – the original plan was submitted with a widow’s walk.

Dugan – what about the cupola on top of the building?

Votta – the problem with having the cupola on the stage is that it is an elongated building. Lisle – the revised floor plan was elongated. It wasn’t big enough by code and needed to be a little wider and deeper. We relocated it to efficient use of space. The stage is bigger than what you originally approved.

Jim Smith – I went to many of these meetings. Alan had none of these comments. Now he has all these comments. The young lady over here says she wants more storage but a smaller building. I don’t get it.

Votta – the first architect said don’t focus on how big things are just the concept.
Smith – you went along with it and now you are nitpicking it.

Audience member– the concept building shows so much usable stage area. By putting that off to the side like you have, you lose that. When you turn the stage sideways you eliminate the back part. It gets me that the stage has been moved. You don’t have the same stage on this revised drawing.

Lambeth – the stage has not been moved. That was the original placement.
Mr. Lisle showed on the drawings how the stage is aligned the same as in the concept.

Audience member - as a musician, I have to have as much space behind stage as on stage
The whole thing is messed up if you don't have that.

Lambeth – that's why it is so deep in the back.

Lisle – the original concept doesn't have that much room. The revised one has a lot more room.

Lambeth – how big is the storage area above?

Lisle – 15 x 20 upstairs

Dugan – We talked about these problems at past meetings that we are talking about now. We knew there would have to be dressing rooms or curtains or something to block activity on stage. My understanding was it could be done temporarily for whatever event was going on – partitions, curtains, etc – there was never discussion that anyone who put on presentation that it would be wide open for everybody to see everything. Never my understanding we would depend on bathrooms for people to change and run back and forth.

Swearingen - I agree as committee member that was talked about. I never heard that in any presentations as to how it would be done.

Dugan – my opinion is that once it is designed, we can we put rods, or hooks or tie in temporary partitions.

Lambeth to Swearingen – what equipment are you concerned about that is going to be moved up and down to the storage area?

Swearingen - lighting for example. You wouldn't leave that out. It is too big to take up and down stairs. Or sound equipment. You can't it leave out. You don't want it stolen.

Lambeth – I never had the concept of the Town furnishing anything other than spotlights. I don't think the Town needs to get in the business of sound equipment. The sound equipment belongs to the ones that produce the show.

Dugan – the lights in the ceiling that will shine down. Would it be better if they were enclosed to keep it from going out into the audience?

Lisle – if the lights are a high percentage of what you are going to do, I would enclose. If lights are a lower priority, I would leave more open. We have to look at the openness of the structure and wind.

Audience member - most bands will have their own lighting.

Lisle – the storage below we have turned into a multiple use space. We are enclosing it a little more. It is a cheap space. I wouldn't recommend getting rid of it.

Audience member – The size of the rendering indicates the stage is not large. The stage is not the pronounced part of the building.

Lisle – if you think of the master plan, the concept approved, the focal of the park is the stage. In between is big open green space and the focal point is the stage. That is the original concept that is in front of you

W&R – there is also landscaping around the area.

Dugan – Lisle has completed his contract. Any more we do with them is going to start costing outside of grant money or will eat into money that could go to the building. I'm fine as long there is an understanding that no one is surprised when the bills start coming in. If we end up with a better end product, within reason, I am willing to pay for it. Also we need to watch our timeframes with grants and construction during the summer. Some ideas are good.

Lambeth – he's condensed in good way what was discussed at the last meeting. We need to give some direction to the architect. Move ahead or put on hold and let Votta work with the architect. What do you want to do?

Nelder – I don't know that the 1,000 extra square feet is necessary. I don't think people on the committee thought it would mushroom. I think the square footage should be worked out. Why don't we compromise and take 500 square feet off the building?

Lambeth – where would you take off the 500 square feet?

Lisle – it is easy to take off 500 square feet out of the main body of the building but not the stage.

Swearingen - the way it is designed now and we keep 3500 square feet and 10-15 years down the road we decide we want something additional and want another closed in space to do that, is this building designed so that we could do that?

Lisle – with 3500 square feet you have better chance than with 2500 square feet. Now you have the ability to put in operable walls, etc.

Nelder – I don't know that subtracting 500 feet will make a noticeable difference in the cost/

Lisle – it won't make much difference.

Nelder – it might benefit the Town better to keep the 3500 square feet.

Votta – how big is the stage?

Lisle - 28 x 16 feet. It is a pretty good size stage.

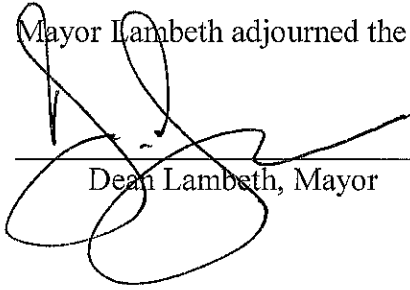
Jim Smith – we've had three to four meetings on this. I think you are where you need to bite the bullet and make a decision and stop nickel and diming it.

Lambeth – I'd like a show of hands for a vote for those in favor of the redesign number one with the widow walk. No one raised their hands.

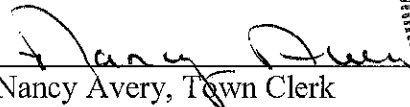
Lambeth - I'd like a show of hands for a vote for those in favor of redesign number two with the two cupolas. The majority of the audience raised their hands.

Swearingen - how deep is the entrance? Where is the handicap ramp?
Lisle – 10 feet entrance with the handicap ramp off to the left.

Mayor Lambeth adjourned the public hearing and meeting at 6 pm.



Dean Lambeth, Mayor

ATTEST: 

Nancy Avery, Town Clerk

