



**Minutes**  
**Town of Atlantic Beach, North Carolina**  
**Town Council Special Meeting-Work Session**  
**Thursday, October 21, 2010**



A Special Meeting of the Atlantic Beach Town Council was held Thursday, October 21, 2010 at 4:00 p.m. in the Council Meeting Boardroom.

**Members Present:** Mayor Cooper; Mayor Pro Tem Archer; Councilmembers: Ann Batt, Eddie Briley, Trish Ide and Vada Palma

**Members Absent:**

**Others Present:** David Walker, Town Manager; Kelly Cyrus, Town Clerk; Lee Dickson of Lee Dickson Architect

Mayor Cooper called the meeting to order at 4:00 p.m. Kelly Cyrus, Town Clerk called the roll.

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

Mayor Cooper opened the meeting by stating that the purpose of today's meeting was to discuss viable structure and financial options for new town facilities. Mayor Cooper commented that new town facilities are under consideration for construction either at the current site of Town Hall, where the current structure would be demolished and a new structure constructed which would incorporate emergency services or renovate the current structure at the property of the former Coral Bay Shopping Center to house all town departments excluding Public Works. He introduced Mr. Lee Dickson, AIA who, he advised, would present some proposed conceptual drawings of new town facilities at both locations.

Mr. Dickson emphasized to the Council and the public not to take the renderings that will be presented as set in stone plans. He advised that the drawings he presents will give a starting point of what could be constructed at the two building sites after talking with members of the Council and town staff on space needs and site plans in an effort to begin a discussion on the amount of square footage needed. Mr. Dickson stated that he will be presenting several options for both the current location of town hall and a proposed site at the former Coral Bay Shopping Center property. The site options along with site specifications are listed below. Please note that none of the conceptual drawings include the Public Works Department.

Current site of Town Hall:

- Option A: Proposed 3 story building, maximum site square footage = 54,140  
Town Hall, Boardroom, Police, Fire  
\$ 3,225,000.00 estimate
- Option B: Proposed 3 story building, maximum site square footage = 54,140  
Town Hall, Boardroom, Police, Fire  
\$ 3,225,000.00 estimate
- Option C: Proposed 2 story building with 3<sup>rd</sup> Floor Shell, maximum site square footage = 54,140  
Town Hall, Boardroom, Police Fire  
\$ 1,725,000.00 estimate
- Option D: Proposed 2 story building with 3<sup>rd</sup> Floor Shell, maximum site square footage = 54,140  
Town Hall, Boardroom, Police, Fire  
\$ 1,725,000.00 estimate

Former Coral Bay Shopping Center Site:

- Concept 1: Building Facility Only  
Town Hall, Boardroom, Community Center, Police, Fire, Storage  
\$ 5,125,000.00 estimate
- Concept 2: Building Facility Only  
Town Hall, Boardroom, Community Center, Police, Fire, Storage

Concept 3:           \$ 5,125,000.00 estimate  
                  Building Facility Only  
                  Town Hall, Boardroom, Community Center, Police, Fire, Storage  
                  \$ 5,125,000.00 estimate

Concept Bubble Sketch:   Conceptual rendering of possible locations of town offices internally  
Existing Site Schematics: Three (3) conceptual renderings of existing site divided for potential uses

Following a lengthy discussion on the site options, David Walker, Town Manager advised the Council that the town currently has a very healthy Fund Balance. He noted that that estimated Unreserved Fund Balance in the General Fund at June 30, 2011 is \$4,566,227.00 or 78.12% of the currently budgeted expenditures for the current fiscal year. Mr. Walker also commented that he would like to set a goal to have definitive decisions on designs and costs by May, 2011.

It was the general consensus of the Council to hold a discussion to receive public input on this issue with a tentative date of Wednesday, November 3 although no specific time was set.

<b>ADJOURNMENT</b>
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There being no further action taken or business before the Town Council, Councilmember Briley made a motion *to adjourn* the meeting. Seconded by Councilmember Batt. Vote was unanimous, 5-0. It was 6:10 p.m.

Submitted by:

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Kelly L. Cyrus, Town Clerk

These minutes were approved at the November 29, 2010 meeting of the Atlantic Beach Town Council.

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A. B. Cooper, III - Mayor