



**Minutes**  
**Town of Atlantic Beach, North Carolina**  
**Town Council Meeting**  
**Monday, November 29, 2010**



The regularly scheduled meeting of the Atlantic Beach Town Council was held Monday, November 29, 2010 at 6:00 p.m. in the Council Meeting Room.

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

**Members Absent:**

**Others Present:** David Walker, Town Manager; Derek Taylor, Town Attorney; Kelly Cyrus, Town Clerk; Sabrina Simpson, Administrative Services; Marc Schulze, Public Services Director; James Sebastian, Water Superintendent; Allen Smith, Police Chief; Jessica Fiester, Planning Director; Greg Adams, Thompson, Price, Scott, Adams & Co., P.A.; Dan Dawson, T. Carter Hubbard and Tom Murray - W. K. Dickson Engineering; and Claude Andrews, Department Chaplain

**CALL TO ORDER AND ROLL CALL**

Mayor Cooper called the meeting to order at 6:00 p.m. Kelly Cyrus, Town Clerk took roll call.

**PLEDGE OF ALLEGIANCE and INVOCATION**

Mayor Cooper led the assembly in the Pledge of Allegiance.  
Claude Andrews, Department Chaplain performed the Invocation.

**APPROVAL OF AGENDAS**

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

Councilmember Briley made a motion *to approve* the Consent Agenda. Seconded by Councilmember Ide. Vote was unanimous, 5-0. Motion carried.

**CONSENT AGENDA**

*All items listed below are considered to be routine and will be enacted by one introduction/motion/second/roll call vote. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered separately.*

1. Tax Collection Report
2. Tax Releases
3. Financial Reports
4. Budget Transfers
5. Call of Special Meeting: Wednesday, December 8, 2010 (work session – Lanier Parking)
6. Rescheduling of December Town Council Meeting to December 20, 2010
7. Ratify Loan Revision documents from BB&T; Coral Bay Property Taxable Loans Combined: Reduced to 3.51%
8. Resolution 10-11-01: Resolution of Support for the Development of the Croatan Regional Bicycle Plan
9. Approval of Town Council Meeting Minutes

**(Clerk's Note: a copy of Consent Agenda items are hereby attached and therefore made a part of these minutes)**

**CITIZEN REQUESTS/COMMENTS**

**James Newman Willis, III: 104 Atlantic Beach Causeway, Atlantic Beach, NC**

- Requested Council to make contact with the Department of Transportation regarding the traffic lights at the intersection of Fort Macon Road and Causeway

Mayor Cooper responded by stating that the NC Dept. of Transportation is aware of the issue and is supposedly working on it.

**Joe Tarascio: 113 Hoop Pole Creek Road, Atlantic Beach, NC**

- Questioned a permit fee that is required by the town even if there is no increase in square footage is involved

**Billy Brewer: 200 Atlantic Beach Causeway, Atlantic Beach, NC**

- Strongly emphasized that the addressing within the town needs to be addressed due
- Stated that his property address has changed three times and not sure of the reasoning behind the changes

**PRESENTATIONS**

**1. Audit Report: Greg Adams – Thompson, Price, Scott, Adams & Co., P.A.**

Mr. Adams, a partner with Thompson, Price, Scott, Adams & Co., P.A., the Town's independent auditors presented the results of the annual audit on the town's financial activities and reports for the fiscal year July 1, 2009 through June 30, 2010

**(Clerk's Note: a copy of the audit report is hereby attached and therefore made a part of these minutes.)**

**2. Review of Design Concepts and Site Options with Public Comment: Town Government Facilities**

Mr. Lee Dickson, owner of Coastal Architecture, Morehead City gave a presentation to the Council and public regarding possible design concepts and site options for new proposed town government facilities. The site options were the current location of Town Hall, 125 West Fort Macon Road or the former Coral Bay Shopping Center property, which is also town-owned. Mr. Dickson also offered conceptual schematics on possible building designs. Mr. Dickson wanted to emphasize to the Council and the public that the schematics presented are just that....concepts of what design options are available.

Mayor Cooper explained that two major questions have been raised by Council with regards to new town facilities; 1. Is there a true need for new town facilities?; 2. If so, is now the time to move forward? Mayor Cooper stated that the answer to both of those questions is YES. He stated that the purpose of this night's presentation was to begin preliminary planning stages and to decide what would be the best site option for any new town facilities.

Mayor Cooper stated that Council agreed that it was best to hold off during the first year in term due to the rapidly changing economy, but they feel that now is a good time because the economy seems to be somewhat predictable and little more constant than previously. He further explained that this Council is fortunate to have a healthy fund balance to proceed with some town projects which is due largely in part to the former Council being very conservative and the town's current control on spending.

Councilmember Briley commented that this Council has reduced the budget approximately 1.5 million dollars in large part of reducing expenditures. He noted that in all probability the current Stormwater fee will be removed by the upcoming Spring. He explained that the Stormwater fee was imposed in order to have a Stormwater study performed, which has been. Councilmember Briley also stated that he has questions with regards to fees that are not associated with Stormwater. Councilmember Briley noted that no taxes will be raised to build anything and the town can reduce the debt service by stretching out and coming loans with lower interest rates.

Mayor Pro Tem Archer feels that the public should be involved in all aspects of this process

**PUBLIC COMMENTS:**

Mayor Cooper read into the record, written public comment from the following citizens:

Ruth Barnes – 304 Fairview St., Atlantic Beach, NC

Annette Lynch

David Bradley

Darrell Lawrence – Owner, Caribbe Inn Motel; Member, Board of Adjustment

Richard C. Poillon – 408 North Kinston Ave., Atlantic Beach, NC

**James Newman Willis, III – 104 Atlantic Beach Causeway, Atlantic Beach, NC**

- Questioned the site location of the Public Services Department
- Inquired as to how the hill/sand dune on the former Coral Bay shopping center site will be protected through all this development
- Commented that he did not vote for all this spending

**Billy Brewer – Owner, Fisherman’s Inn, Atlantic Beach Causeway**

- Noted that the written comments reflect some of the ideas and feelings of several of the businesses on the Causeway
- Feels a new town facility should be on current site
- Town needs to preserve former Coral Bay property for central sewer system
- In favor of Public Services being relocated to the westend – feels there is adequate property for this facility there
- In favor of rebuilding a new town facility at current location

**David Jones, 104 Pelican Drive, Atlantic Beach, NC**

- Noted that children need some activity other than what Mother Nature has provided
- In favor of town sewer system
- His business is unable to expand due to the lack of any wastewater facility – have to outsource
- Requested Council to “take care of” the town’s police and fire departments as they desparately need the town’s help
- In favor of rebuilding a new town facility at current location

**Buddy Cooper, Owner – Oceanana**

- in favor of rebuilding a new town facility at current site

**Sam Liptrap – 101 Henderson Blvd., Atlantic Beach, NC**

- stated that the town needs a central sewer system
- requests the Council keep the public abreast of what exactly is going on
- in favor of rebuilding a new town facility at the current location

**Joe Tarascio – 104 Hoop Pole Creek Rd., Atlantic Beach, NC**

- feels that the town would be tying up valuable land if town facilities were relocated to the former Coral Bay site
- in favor of rebuilding a new town facility at the current location – but need to build vertical for parking
- feels this is the best location from which the town’s emergency services respond from

**Martha Mitchner – 248 Bayview Blvd., Atlantic Beach, NC**

- questioned the economic timing of proceeding with town projects
- feels the town should get grants instead of borrowing any monies.

At this time, Mayor Cooper called for a 5 minute recess.

Recessed: 7:25 p.m.

Reconvened: 7:34 p.m.

**Mike Warren – 104 Ocean Ridge Dr., Atlantic Beach, NC**

- in favor of rebuilding a new town facility at the current location
- feels the Council needs to think long and hard about the decision on new town facilities

**Jim Piner – resident**

- feels that the cost is a major issue to be looked at

**Bill and Sylvia English – residents**

- in favor of rebuilding a new town facility at the current location

**Louis Will – resident**

- in favor of rebuilding a new town facility at the current location

**Dee and Rod Sawyer – residents**

- against any development at this time due to current economy

Mayor Cooper stated at this time the Council will address the questions and concerns received from the public comments. A summary of Council comments are listed below.

- Envisioned for Public Services Department to be relocated to Tower 2 at the west end of town
- There are no design plans to remove or change the sand dune at the former Coral Bay shopping center property. It will be preserved
- The proposed new community park is designed to utilize approximately half (1/2) of the former Coral Bay shopping center property – a new town hall facility would not replace the park
- Still need to look into the issue of relocation of current town offices during development of any new structures
- With regards to financing – the town has a significant amount of cash in reserve without taking on a lot of debt.
- Looking at grant options but need more detailed initial planning
- With regards to wastewater – the old Food Lion property was a suitable site for wastewater treatment system several years ago after a study had been done.
- If a town hall facility was developed on the former Coral Bay shopping center site, it would not do away with the option of wastewater at the same site

**Councilmember Briley:**

- feels that a disservice would be done by the Council if they did not move forward on these issues
- iterated that the Council does listen to their citizens
- made the suggestion to fellow Councilmembers to vote on this issue during a Special Meeting where the only issue discussed is proposed new town facilities

**Councilmember Palma:**

- commented that the Administrative Department has a severe issue regarding space
- feels development should happen while it is feasible to do so

**Councilmember Batt:**

- agrees with Councilmember Palma
- noted that the conditions the town employees have to work in is horrific

**Councilmember Ide:**

- no comment

**(Clerk's Note: a copy of the design schematics and written public comments are hereby attached and therefore made a part of these minutes.)**

**3. Presentation of Reports: Dan Dawson, T. Carter Hubbard, Tom Murray – W. K. Dickson Engineering**  
- Water System Report  
- Bogue Boulevard Flooding

Dan Dawson of W. K. Dickson Engineering stated that two reports would be presented on the flooding issue at Durham Avenue and Terminal Blvd. and a water system assessment report. Mr. Dawson introduced Mr. Tom Murray, Project Manager, who would be presenting the Durham Ave/Terminal Blvd. flood report and Mr. T. Carter Hubbard who would be presenting the water system assessment report.

**(Clerk's Note: a copy of both the flood report and water system assessment report are hereby attached and therefore made a part of these minutes.)**

**ACTION AGENDA**

**1. Public Hearing: Resolution 10-11-02; Adoption of the Carteret Co. Multi-Jurisdictional Hazard Mitigation Plan**

Jessica Fiester, Planning Director explained that the Town of Atlantic Beach has participated in the production of the Carteret County Hazard Mitigation Plan and have been advised of the updates on the plan's process throughout the creation of this document. She noted that plan has been approved by the Federal Emergency Management Association (FEMA) and that all involved municipalities were required to hold a public hearing on the plan prior to that municipality adopting the plan. Once a municipality has approved a resolution to adopt the plan, the approved resolution is forwarded to the county.

Councilmember Briley made a motion *to enter into* a public hearing on proposed Resolution 10-11-02. Seconded by Councilmember Batt. Vote was unanimous, 5-0. Motion carried. The time was 8:55 p.m.

With no public comment, Mayor Pro Tem Archer made a motion *to exit* the public hearing. Seconded by Councilmember Ide. Vote was unanimous, 5-0. Motion carried. The time was 8:55 p.m.

Mayor Pro Tem Archer made a motion *to approve* Resolution 10-11-02. Seconded by Councilmember Palma. Vote was unanimous, 5-0. Motion carried.

**(Clerk's Note: A copy of Resolution 10-11-02 is hereby attached and therefore made a part of these minutes.)**

**TOWN ATTORNEY REPORT**

Town Attorney had no report.

**TOWN MANAGER REPORT**

Town Manager had no report.

**MAYOR/COUNCIL REQUESTS/COMMENTS**

Councilmember Palma

- commented that she is impressed with the level of professionalism and knowledge of town staff

Councilmember Ide:

- feels that town staff is second to none

Councilmember Briley:

- expressed his appreciation on the participation of the citizens during the meeting

Councilmember Batt:

- Thanked everyone for their attendance at the meeting
- Complimented staff on their hard work and dedication

Mayor Pro Tem Archer

- Advised that the traffic lights at the Fort Macon Road/Atlantic Beach Causeway intersection will get fixed

**ADJOURNMENT**

There being no further action taken or business before the Town Council, Councilmember Briley made a motion *to adjourn* the meeting. Seconded by Councilmember Palma. Vote was unanimous, 5-0. It was 9:04 p.m.

These minutes were approved at the January 24, 2011 meeting of the Atlantic Beach Town Council.

TOWN OF ATLANTIC BEACH

(SEAL)

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A. B. Cooper, III - Mayor

ATTEST:

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Kelly L. Cyrus - Town Clerk