

VILLAGE OF BALD HEAD ISLAND
COUNCIL WORK SESSION
December 14, 2012
Bald Head Association

COUNCILORS IN ATTENDANCE Mayor Andrew Sayre
Mayor Pro Tempore John Fisher
Councilor Gene Douglas
Councilor Art Morris
Councilor Bob Helgesen

STAFF PRESENT: Calvin R. Peck, Jr., Village Manager
Chris McCall, Asst. Manager/ Shoreline
Protection Manager
Deb Straub, Finance Director
Ben Liddle, Public Works Director
Ken Bowling, Utilities Director
David Cox, Systems Administrator
Charles Baldwin, Village Attorney
Debra Talbert, Village Clerk

1. Call to Order/ Approval of Agenda

Mayor Sayre called the December 14, 2012 Council Work Session to order at 9:30 a.m. Mayor Sayre entertained a motion to approve the agenda as presented. Councilor Helgesen made motion, with all in approval.

(MOTION CARRIED 5-0)

2. Review of Council Meeting Agenda

4.2 2012/2013 Deer Cull- Calvin reviewed the State permit approved to destroy or remove wildlife injurious to agriculture or personal property. Calvin stated the Village is approved to cull 50 deer with the concept to cull 20 doe. The permit has authorized the use of lights at night. The Indemnification Agreement has been signed by Gene Ramm, President of The Club and Joe Hawkins, BHA President for all culling activities on the Association and Club property.

Councilor Douglas reviewed the process that has been approved. The Conservancy has worked with the citizens group on a non-lethal management deer herd and has agreed there would be a small cull of 20 deer this year and to begin the process of immuno-contraception late 2013/ early 2014. This would give time for the necessary funds to be collected by private citizens. The process is supported by the Conservancy, BHA, The Club and the Village Council.

5.1 Budget Amendment- Public Works Position- Calvin reviewed the action agenda item to appropriate the General Fund balance for the addition of 1 full-time employee in the Public Works department as a result of the acquisition of The Common and Whale Head Park.

5.2 Budget Amendment- Transfer of Utility Fund- Calvin reviewed the action agenda item to appropriate the Utility Fund balance for FEMA monies received in FY 11-12

which are expended in FY 12-13 for the repair of the Utilities Lab roof damaged in Hurricane Irene in August 2011.

6.2 *Finance Committee Report*- Mayor Pro Tempore Fisher discussed committee concerns for multiyear financial plans for the island and the 5 year long range plan.

6.3 *Public Safety/ Transportation*- Councilor Morris stated the interview process will begin December 17- December 21 for candidates for the Public Safety Director position.

3. Utility Rate Changes

Deb Straub reviewed the Local Government Commission concerns that the water and sewer fund had signs of financial weakness in fiscal year 2010-2011 and recommended the Village look into the matter. The Village hired an experienced consultant to provide recommendations for improvements. The rate increases are supported by the "Summer 2012 Rate Study" by Swartz Engineering Economics. The study showed a deficit on sewer collection verses cost to operate for water and sewer. The increase would be 4% across the board. Deb stated the proposed Utility Rate increase would be implemented January 1, 2013. Deb stated with approval of the new rates, a letter will be sent to the Local Government Commission with the process procedure and the updated water and sewer rates.

4. Village Council Retreat

Mayor Sayre stated the Village Retreat will be held February 20- 21, 2013. February 20th the meeting will be held on island at The Club. February 21st the meeting will be held off island at St. James Plantation at the Reserve Club. The agenda will be committee structures and long range planning issues.

5. Harbour Village Roads & Parking

Calvin reviewed the proposal from the Developer, HOA and Yacht Club for the Village to take the roads into the public system and to adopt a Parking Ordinance to create the Harbour Village Parking District.

The Village will own and maintain the beach access between the Twin Towers and the beach access by the gazebo towards the river. There will be a separate storm water agreement for the maintenance of the roads for a utility break.

Calvin stated parking on the Harbour Village Roads have been requested to remain the same and upkeep will be completed by the Association. This will be considered as an Association amenity and will be considered public streets.

The effective date is procedural at this point. Attorney Baldwin stated the Village will need to adopt a proper ordinance. Calvin stated there will need to be acceptance of the roads; transfer of deeds and permits must be obtained. Calvin stated if Council agreed there can be a 1st Reading & Set Public Hearing for the afternoon Council meeting.

Calvin stated the Village will have an effective date when the Village obtains the roads after all deeds and stormwater permits are in place. Council agreed and a 1st Reading & Set Public Hearing will be placed on agenda for the afternoon Council meeting.

6. Manager's Report

Ken Bowling, Utilities Director reviewed the bidding process for the utilities plant and the stages phases of construction for re-use. The wastewater treatment upgrade and project should begin approximately in February 2013 and be completed by March 2013. Ben Liddle, Public Works Director reviewed the duties and goals for the Public Works department. Ben stated each beach access is being reviewed and placing a 5 year plan

together for the Public Works/ Utilities Committee for scheduled maintenance on each beach access. Stormwater improvements are being studied and maintained by Public Works department. Ben stated the Public Works 1994 dump truck is being rebuilt and the estimate for improvements is \$900. Mayor Pro Tempore Fisher stated Beach access 3 across from circle parking at marina needs maintenance. Ben stated a request has been made to BHI Limited. Jim Henry, BHI Limited Planning stated this has been rebuilt in the past 18 months and will be reviewed again.

Stephen Boyett spoke on the current parking construction. This will double current overnight parking and will increase daily parking. Island Passage will be relocated to accommodate the additional parking. This should be completed by 2013 Memorial weekend. Stephen spoke on the increase of construction projects on the island. There have been 6 new residential permits issued for 2012 and 6 remodel/ renovation permits issued. There have been 3 evaluations completed for the Fortify program.

Chris McCall stated the Corps dredging project will begin early 2013 and the island will be receiving approximately 1.8 million cubic yards to be placed on West and South Beach. The Corps has notified the Village that the contract has been awarded and direction has been given verbally that the inner bar will be done 1st. The project should begin January 20, 2013. The FEMA project for groin replacement will be having a re-bid opening for January 2, 2013. Chris reviewed the issues and concerns of the sand bag revetment wall at the Point. Island Contracting is in the process of covering the revetment with sand and American Agriculture will plant beach grass when the covering is complete.

Chris stated the Public Safety department will be receiving a Viper radio system and all new radios from an approved grant.

Mayor Sayre reviewed the concerns that the Federal government will be releasing plots off shore for wind generation power and has asked staff to research further.

Joyce Fulton, BHI Limited stated Bald Head Island Limited, LLC (“Limited”) will be conducting significant infrastructure development and renovations to pre-existing facilities during the off season. Beginning in late December, Limited will be working on areas in and around the Chandler Building, Riverside Adventure and the parking areas serving the adjacent areas. The Peterson’s will be temporarily relocating Riverside Adventure retail and golf cart leasing operations to the River Pilot dining area until construction is complete. Limited will coordinate with all short-term and long-term parking tenants regarding temporarily moving vehicles if and when needed. We anticipate all construction being completed prior to Memorial Day weekend 2013. We do not anticipate any adverse changes in services, availability or rates as a result of the completion of the renovations and infrastructure improvements.

7. Closed Session Pursuant to N.C. General Statutes 143-318.11 (a)(1),(3) and (5)

- ❖ Village of Bald Head Island vs. US Army Corps of Engineers Lawsuit
- ❖ Contracts

Mayor Sayre entertained a motion to enter into Closed Session at 10:20 a.m. with Councilor Douglas made the motion with all in favor.

(MOTION CARRIED 5-0)

Mayor Sayre entertained a motion to come out of Closed Session at 12:45 p.m., with Councilor Morris made the motion with all in favor.

(MOTION CARRIED 5-0)

8. Adjournment

Mayor Sayre entertained a motion to adjourn at 12:46 p.m. Councilor Douglas made motion, with all in approval. **(MOTION CARRIED 5-0)**



Andy Sayre, Mayor

ATTEST:



Debra C. Talbert, CMC/NCCMC
Village Clerk

