

**VILLAGE OF BALD HEAD ISLAND
COUNCIL WORK SESSION
9:30 a.m.
July 19, 2013
Bald Head Association**

COUNCILORS IN ATTENDANCE

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

STAFF PRESENT:

Calvin R. Peck, Jr., Village Manager
Chris McCall, Asst. Manager/
Shoreline Protection Manager
Ken Bowling, Utilities Director
Stephen Boyett, Building Inspector
David Cox, Systems Administrator
Karen Ellison, HR/ Communications
Ben Liddle, Public Works Director
Caroline Mitchell, Director of
Public Safety
Deb Straub, Finance Director
Charles Baldwin, Village Attorney
Debra Talbert, Village Clerk

1. Call to Order/ Approval of Agenda

Mayor Sayre called the July 19, 2013 Work Session to order at 9:30 a.m. Mayor Sayre entertained a motion to approve the agenda as presented. Councilor Morris made motion, with all in approval. **(MOTION CARRIED 5-0)**

2. Review of Council Meeting Agenda

Mayor Sayre reviewed the afternoon agenda. With no additions, Mayor Sayre resumed the morning work session agenda.

3. Road Dedications

Calvin reviewed the report prepared by Stephen Boyett. Calvin stated there are numerous issues with the regards to the roads. Calvin suggested to the Council there should be a discussion on the alleys. The Village Attorney has requested for this discussion to be reviewed in Closed Session. Mayor Sayre suggested speaking on Shoals Alley and the safety concerns. Calvin stated the Village ICE vehicles do not use the Shoals Alley due to the width of the roadway. Chad Paul, BHI Limited Chief Executive Officer stated Limited is not requesting Shoals Alley to be accepted by the Village and this alley is not part of the package. Chad stated he and Calvin had agreed the alley was built for and to be used by registered golf carts only. Chad encouraged Public Safety if there was a Limited ICE vehicle using Shoals Alley to issue a citation to them. Chad suggested having all entities and constituents reminded of the proper usage of the roads and alleys

on the island. Chad stated if both parties cannot come to an agreement on Shoals Alley, the developer will destroy the alley and fill with sand. Mayor Sayre questioned if the Review Board placed the alley there for public safety usage. Chad Paul stated he understood the prior agreement was for a small fire truck vehicle and golf carts only; however the Village has sense replaced with a larger truck. Mayor Sayre stated his concerns that the alley is not wide enough for two golf carts and there are safety concerns. Council discussed the concerns of Access 42 and not able to respond to emergency calls if Shoals Alley was unusable. Chad stated that Limited is committed to work with staff on the issues and to come to a resolution. Council and staff discussed and recommendation was made to not have dedication until all roads and alleys are up to Village code. Attorney Baldwin reviewed the public use and benefit issue in the NC Constitution. There are issues with using public funds for public services and private groups not receiving a special benefit.

Calvin stated Stephen had inspected all paved projects that were to be dedicated to the Village in the future. Stephen stated during the inspection there were several issues that the Village informed Limited would need to be addressed before staff would recommend to Council acceptance for dedication.

Kitty Hawk Woods Way- Need to remove vegetation from edge of paved surface and rock shoulder. Remove damaged Live Oak that overhangs right of way. There is also a sign designating the road name missing.

Portsmouth Way- General shoulder work required, remove vegetation from edge of paved surface and rock shoulder. There is a need to remove some vegetation to ensure minimum clear width is met.

Eilean Way- There is an erosion issue along shoulder due to grade of the paved surface. Pavers and shoulder work required to stabilize the right-of-way.

Stephen stated all of the requirements were sent to Jim Henry in a letter dated February 28, 2013 and reiterated during the inspection at the completion of the paving portion of the project. Village staff inspected the right-of-ways on Thursday, July 18, 2013 to ensure all work was completed before the scheduled Council meeting on July 19, 2013. At that time these roads still have outstanding issues. Jim Henry was notified of the deficiencies and replied with an email stating that the required upgrades would be made in the coming weeks. Stephen stated staff is reporting these roads have not been improved to the standard required for Village staff to recommend them for dedication to the Village.

After further discussion, Chad Paul stated BHI Limited will have everything addressed and will be completed by the next Council meeting.

4. IPS/USPS

Mayor Pro Tempore Fisher stated this is an ongoing process. Fisher stated he was working on the personnel side of the process with BHI Limited and would be reporting back to Council when progress is made.

5. S.I.G. Committee

Mayor Sayre asked Council what type of topics should be presented to the proposed SIG Committee. Mayor Sayre stated transportation should be an issue to discuss and should be put on a list for distribution. Councilor Helgesen suggested broadband issues should be discussed and reviewed the concerns on the island. Mayor Sayre suggested having an Ad-hoc Committee to work on the issues and concerns with the National Flood Insurance Program. Councilor Helgesen stated the Village needs to inform the island with information on what the committee will be responsible for. Councilor Helgesen stated the

Village should offer a Blog for citizens to voice their concerns and suggestions. Councilor Helgesen stated the Village should introduce the committee members and responsibilities with charges at the same time. Council and staff agreed.

6. Public Safety Operation Building

Calvin reviewed a contract with Henson Building Corporation to clean and prep existing concrete slab crack at rear of building. Stephen Boyett stated the operation will be to seal the building to keep moisture and infestation out of the Public Safety Operations Center. This will provide usage of the main level.

7. Beach Safety Issues

Calvin reviewed the water rescue issues and concerns for Bald Head Island. Caroline Mitchell, Director of Public Safety reviewed the water rescue calls for Brunswick County. Director Mitchell reviewed the rescues by Public Safety with the jet ski and boat use. Mayor Sayre stated Brunswick County has discussed using flags for the current beach conditions. Director Mitchell stated Brunswick County is not supportive of the usage of flags with liability issues. The island does have signage along with life ring preservers at each beach access.

Calvin stated the Village is better prepared than most county beaches. Council and staff discussed the operation of rescue procedures for other municipalities.

8. Rat Issues

Calvin stated the Village has been active in researching the issues and concerns of the infestation of rats on the island.

Karen Ellison reviewed the concerns with the infestation and the presented report. Widespread reports of increased populations of rats on Bald Head Island continue to come in. Much helpful information was provided by the BHI Conservancy and Village staff learned that other beach communities have recently had similar problems. The residents of Figure 8 Island brought in a specialist from NC State, so we followed suit and hosted Dr. Michael Waldvogel earlier this week. Dr. Waldvogel spent a day on the Island and met with representatives from Clegg's and Manning-both of which are pest control operators who actively service the Island. Then Dr. Waldvogel toured the Island, stopping in to see some areas known to have problems. We learned a lot from Dr. Waldvogel and want to share that information widely.

We know that there are more rats this year than in the past, largely due to lower numbers of fox (believed to be caused by an outbreak of distemper) which have been driven out of burrows by heavy rains. Cotton rats seen outdoors are typically not a threat to humans; instead, it is the Roof rat that aggressively invades structures and can cause considerable damage. Property owners need to be vigilant to inspect their homes and make sure it is sealed to prevent rat intrusion. Outdoor baiting should only be undertaken by professionals as there is considerable risk of accidental poisoning of children/pets and of secondary poisoning if baiting is done improperly.

Non-resident property owners are particularly cautioned to have their home inspected and subsequently checked on a regular basis.

Calvin reviewed the improvements made to the Village facilities. Karen spoke on baiting stations and how to dispose of the rats. Karen reviewed the ways to prevent infestation. There will be information published through the Village Voice and on the Village website.

Councilor Helgesen suggested to provide information on licensed and qualified contractors. Calvin stated the Bald Head Association does have this information. Carrie Moffett stated the Association has a list of contractors but the Association does not give recommendations.

Trisha Barnard stated her concerns with the yard debris on the island. Stage 2 is having a problem with property owners and their yard debris. Mrs. Barnard asked if there could be island wide debris pick up. Mayor Sayre stated this is not the Village responsibility and notification of procedures and possible fines should be addressed to all property owners.

9. Biggert Waters Act

Calvin reviewed the educational meeting presented at the Bald Head Association building by the Ad-Hoc Committee. Carrie Moffett spoke on behalf of the group and stated there were approximately 100 persons who attended the presentation. Carrie stated the group is researching the next steps. Carrie stated her concerns of this reform act. Calvin reviewed the procedure for filing an appeal. The act was passed within a Transportation Bill with limited discussion or opportunity for public input. Council and staff discussed. Calvin stated there is a presented resolution opposing the Implementation of the Biggert-Waters Flood Insurance Reform Act of 2012 on the afternoon agenda.

10. Manager's Report

Ben Liddle stated Public Works has completed Access 41.

Chris McCall reviewed the issues on the terminal groin concerns and research is still being done.

Calvin announced that Joanne Bruce, Postmaster will be retiring September 27th. There will be a reception given to her on September 27th at the Bald Head Association between 1:00- 3:00. There will be a temporary employee to full fill her position until the beginning of the year.

Calvin reviewed the concerns with the creek shoaling and stated the Water Resources division of DENR offers water resource development grants that are funded through the appropriation process that will match the federal projects. The Village may be eligible. Research is being done and will report to Council when completed.

11. Closed Session Pursuant to N.C. General Statutes 143-318.11 (a)(1), (3), (5) and (6)

- ❖ *Consult with Attorney*
- ❖ *Contracts*
- ❖ *Committees*

Mayor Sayre entertained a motion to enter into Closed Session at 10:50 a.m. with Councilor Helgesen made the motion with all in favor.

(MOTION CARRIED 5-0)

Mayor Sayre entertained a motion to come out of Closed Session at 1:08 p.m., with Councilor Douglas made the motion with all in favor.

(MOTION CARRIED 5-0)

12. Adjournment

Mayor Sayre entertained a motion to adjourn at 1:09 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