

Village of Bald Head Island

Council Work Session

November 16, 2007

9:30 a.m.

Location: Bald Head Association

Councilmembers Present: Mayor Larry Lammert, Mayor Pro Tempore Sayre and Councilors Gene Douglas, Art Morris and John Pitera.

Staff Present: Village Manager Calvin Peck, Assistant Village Manager/Planning Director Chris McCall, Police Chief Richard Herring, Chief of Emergency Services Chip Munna, Utilities Director Ken Bowling, Assistant Public Works Director Bubba Galloway, Systems Administrator David Cox, Tax Collector Dawn Reno, Finance Director Deb Straub, Village Attorney Charles Baldwin and Village Clerk Amy Miller recording the meeting.

Others Present: Bald Head Island Limited Director of Transportation Woody Fulton, Bald Head Island Limited Director of Planning Jim Henry and Bald Head Association Manager Karen Moorefield and Landon Holland of Holland Consultant Planning

Citizens Present: Anne Boozell, Win Stevens and Doug Oakley

1. Call to Order/Approval of Agenda Mayor Lammert

Mayor Lammert called the November 16, 2007 Village Council Work Session to order at 9:30 a.m. Mayor Lammert asked for any changes to the Work Session Agenda. With no changes to the agenda Councilor Pitera made a motion to approve the Work Session agenda presented. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2. Review of Agenda for the Regular Meeting of November 16, 2007

Mayor Lammert advised that the October minutes are going to be taken off of the afternoon agenda.

Mr. Peck reported that the final revenue estimates for the 2007 budget are down approximately \$100,000. This is due to the appeals of the values that took place after the final numbers were sent to the Village.

Mayor Lammert advised that Ms. Miller is working in getting all of the committee vacancies together for the December Meeting.

Councilor Pitera reported that the Transportation Committee is working on an Inner Island Transportation Taxi Service. He added that a few issues that he would like to discuss at the Council Retreat are parking and the beach access parking. Councilor Pitera advised that the Island is currently at 50% build out and there is already some what of a problem. Council needs to consider the possibilities at 100% build out. Mayor Lammert reported that the Village Council extensively reviewed all the needs of the Island at build out during the Council Retreat that was held in January.

3. Discussion of the Proposed Amendment to the Golf Cart Registration Ordinance

Councilor Morris reported that the Public Safety Committee came up with a recommendation regarding equipping golf carts with what they consider to be safety

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equipment. Councilor Morris read the proposed amendment. He emphasized that this amendment affects first time registered carts to the Island only. He further advised that most vendors sell golf carts with installed seatbelts. Councilor Pitera requested changing internal rear view mirrors to rear view mirror for those carts that do not have a windshield. It was agreed that the wording would be changed. It was the consensus of the Village Council to add the proposed amendment to the golf cart registration ordinance to the afternoon agenda for the first reading and setting a public hearing date for the December 14th Council Meeting.

4. Discussion of the Proposed Draft of the Bald Head Island CAMA Land Use Plan

Mr. McCall reviewed the CAMA Land Use Plan process beginning with the resolution that the Council passed in 2004 agreeing to move forward with the LUP process. He advised that a planning committee was formed with representatives from the Planning Board, Bald Head Island Limited, the Village Council and the other entities on the Island. Councilor Morris and Councilor Pitera were the representatives from the Council that served on the committee. Councilor Morris commented that the process was very good and thought the committee came up with a good plan. Mayor Pro Tempore Sayre asked about the process of changing the plan. Mr. Holland replied that if the changes were to occur inside the AEC zone, the changes would have to go before the CRC. Otherwise, a public hearing would have to be held. Mayor Lammert shared his concerns regarding the adoption of the plan and asked of the repercussions if the Village were to choose not to adopt the CAMA LUP. Mr. Holland advised that if the Village were to choose not to adopt this plan then, Bald Head would fall under Brunswick County's LUP. He added that it would probably create a lot of ill will between the Village and CAMA due to the grant funds that were provided from CAMA for the development of the LUP. Mr. Holland commented that he needs some guidance and understanding on the over riding concerns. Mayor Lammert commented that he feels the Village does not need an additional level of bureaucracy to go through and there are also concerns of the process the Village will have to go through to make changes to this policy. Mayor Lammert suggested sending the plan back to staff to research what the obligations of the Village are if the LUP is adopted and what impact it would have on the Village if not adopted. Mayor Pro Tempore Sayre added that the draft copy of the LUP should be passed by George House for his review.

5. Discussion of the 2007 Wildlife Management Program

Mr. Peck reported that the Village has received that final deer population count from Westervelt Wildlife and the Conservancy. He advised that both studies showed that counts much lower than in the past. The lower counts are believed to be a product of the effectiveness of the past years culling projects and the drought conditions that the Village has experienced this year. Mr. Peck further reported that the Conservancy has been working with UNCW regarding a non-lethal form of deer management. Before

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considering this, the State of North Carolina will require a study that will provide information as to whether the deer are moving around to other places or staying on the Island. The reason for this study is to ensure that the deer stay on the Island because the effect of the non-lethal method of deer management is unknown if ingested by humans. Mr. Peck emphasized that the Conservancy is recommending that the Village move forward with the Movement, Habitat Selection and Baseline Condition of the Deer Population Study on Bald Head Island. Westervelt agrees that due to the lower numbers, if the Village is interested in pursuing alternative methods of deer management that this would be a good year to do so. Mr. Peck emphasized that all predictions show, that the number of deer will more than likely double next year. So it is probable that a culling will have to take place next year. The Council discussed the cost of the deer movement study and advised that this study is a two (2) year process. Councilor Pitera verified that within two (2) years there will be information available from Fripp Island regarding the effects of non-lethal birth control methods. The Council confirmed that they are comfortable taking a vote on this issue at the afternoon meeting. Mr. Peck reemphasized that the citizens need to be made aware that more than likely the deer population will double next year and once again a culling will need to take place.

6. Review of the Fort Holmes Trail Battery Site

Mayor Lammert explained that the Island Leadership Group is looking into extending the walkway of the Fort Holmes Trail Battery Site. Mayor Lammert advised that both the Association and Bald Head Limited has agreed to fund equal shares of the extension with the Village if Council would agree to do so. There was discussion among the Council regarding the lease agreement. It was the consensus of the Council to request that the Old Baldy Foundation work out the lease agreement with Bald Head Limited for the property and then bring back to Council for the consideration of funding.

7. Manager's Update on Village Projects and Other Items of Consideration

At this time the Village Council had scheduled a conference call for closed session. Therefore the Council agreed to enter into closed session upon a motion made by Councilor Pitera and continue with the Managers Report when open session reconvenes. In a voice vote, all voted in favor of entering into closed session. **(Motion carried 5-0)**

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

- Howard Biggers III, vs. Village of Bald Head Island, et al
- Property and Facility Acquisition
- Village of BHI vs. Corps of Engineers (civil action # 03-CV-243-FL)

The closed session began at 11:15 a.m.

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Councilor Pitera made a motion to return to open session. In a voice vote, all voted in favor. **(Motion carried 5-0)** Mayor Lammert advised that no action was taken during closed session.

The open meeting reconvened at 12:57 p.m.

9. Adjourn

Due to time constraints, the Council decided that the Manager's Report could be postponed until the afternoon meeting. With no additional items for discussion, Mayor Lammert entertained a motion to adjourn the Work Session Meeting. Councilor Morris made the motion to adjourn. In a voice vote, all voted in favor. **(Motion carried 5-0)**

The November 16, 2007 Village Council Work Session adjourned at 1:00 p.m.

Approved:

Larry Lammert, Mayor

Attest:

Amy R. Miller, Village Clerk