

**Village of Bald Head Island  
Council Work Session**

February 15, 2008

Location: Bald Head Island Police Department Conference Room

**Councilmembers present:** Mayor Lammert, Councilmember Gene Douglas, Councilmember Art Morris, and Councilmember John Pitera, Mayor Pro Tempore Sayre was not at the meeting

**Staff Present:** Village Manager Calvin Peck, Asst. Village Manager/ Planning Director Chris McCall, Finance Director Deb Straub, Police Chief Richard Herring, Chief of Emergency Services Chip Munna, Public Works Director Ben Liddle, David Suther with Utilities, Systems Administrator David Cox, Daralyn Spivey with Departmental Services, Attorney Charles Baldwin and Associate Michael Myers, and Interim Village Clerk Debbie Talbert recording the meeting.

**Others Present:** Barry Kane, Brookes Powell, Fran Stevens, BHI Director of Communications Joyce Fulton

- 1. Call to Order/Approval of Agenda** **Mayor Lammert**  
Mayor Lammert called the February 15, 2008 Village Council Work Session to order at 9:30 a.m. Mayor Lammert asked for any changes in the work session agenda. With no changes council approved the work session agenda as presented. In a voice vote, all voted in favor. **(Motion carried 4-0)**
- 2. Review of Agenda for the Regular Meeting of February 15, 2008**  
Mayor Lammert advised that further discussion on the Update on CRC/ Inlet Hazard Area would occur later today. Calvin stated that George House would be on standby to call if we needed an Update on Private Sand Placement/ Beach Stabilization.  
Deb Straub stated that there were no financial issue in the month of January and she would discuss this afternoon the two budget amendments. The Mayor asked if there were any committee reports that need to be discussed. Councilman Pitera spoke about his discussion with Woody at the Transportation Committee meeting in reference to parking in the Harbor. He stated there were several spaces still available for cart parking. Councilman Pitera made a suggestion to Woody to make them available for overnight or weekly parking. Woody stated he would get back to him with an answer. Councilman Pitera reference the parking on both sides of the road at the East beach access near the Shoals Club. Chris McCall stated that he has looked at the site plan for that portion of the Cape Fear Plan Unit Development and it does have a section for parking that could handle approximately ten golf carts. The increase space would need to be added by Limited because they still own the property. Councilman Douglas stated that the Beach Committee is going to be looking at all the Beach accesses and prioritize for renovation and improvement. Councilman Douglas also stated that the new sea oats test patterns that were planted last year as a test did well holding sand and will be used in hot spot along South Beach this year.

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Mayor Lammert stated that the Finance Committee is working on the five year plan and hope to have it completed by the end of the month.

Council member Morris stated that the Public Safety Committee will be meeting on Monday. Mayor asked Daralyn to contact the nominated persons with various committees to let them know they were elected.

Ben with Public Works stated they had a meeting concerning the medians on SBH with Lyn Stevens. Lyn is to give Ben a quote to do the work also, there has been a drawing done of the area by Limited which Ben is reviewing. The two drawing will be brought forward to the Public Works Committee at the March meeting.

Returning to the work session agenda

- 3. Discussion of Commercial Fire Monitoring System** **Chief Munna**  
Chief Munna brought forward a discussion from the Public Safety Committee concerning some Commercial structures that do not comply with the current ordinance. He stated that changing the ordinance it will require ALL Commercial structures to have a monitored fire alarm system. Michael Myers explained the procedure of changing this ordinance and stated that there has to be a petition brought before the Building Code Council 30 days prior to their meeting which is in June 2008. The Mayor asked for this to be added to the docket for this afternoon meeting.
- 4. Discussion of Village Cost Savings and Employee Benefits** **Calvin Peck**  
Mayor discussed this proposal and asked the Council how they felt towards adding this for consideration as part of the budget process. Councilmembers discussed the options. Calvin spoke in reference to the hours worked and how the State of North Carolina employment policy is read. Mayor suggested to the Council to take this off of the agenda and let staff bring this back to Council at a later date. **In a voice vote, all voted in favor (4-0)**
- 5. Review Status of Jetty Extension at Marina Mouth** **Calvin Peck**  
Calvin spoke to emails sent by Eric Olson asking for a proposal from G. Green to be put together for engineering a design for an extension.
- 6. Discussion of Village Harbor Groins** **Calvin Peck**  
Calvin stated that in review of the proposal from Atlantic Marine, Eric also put together two proposal construction designs and sent to Atlantic Marine to cost out. Mayor stated he has set up an appointment with Joyce Fulton and Anita the President of the Harbor Association in reference to the Harbor. Calvin stated he has a meeting set up with Land Management Group next week in reference to getting a permit to dredge the creek.
- 7. Discussion of CAMA Land Use Plan Revision** **Chris McCall**  
Chris spoke in reference to adding this item to the afternoon agenda and have the public hearing in April.

**8. Discussion/ Approval of Unanticipated Expenditures in Infiltration/Lagoons Capital Project**

**Deb Straub**

Deb discussed the \$1.2 million Utility fund expenses. Middle Island sewer and the Infiltration project have been funded through the monies. In additional \$40,000.00 for engineering of a line for RO to the Marina and \$125,000.00 for cleaning the bottom of 3, 4 and 5 ponds are expected in the near future. Deb asked for a budget amendment to appropriate funds to the Utilities fund. Deb also stated that the Auditor suggested taking the monies from the General fund balance to cover the expenditures. Calvin made a suggestion to Council take to \$500,000.00 out of the General Fund as a loan to cover the expenses and place in the Utilities Fund. Mayor asked Council for approval for the transfer of monies which Council agreed to do. He also requested Deb to do an amendment for the above transfer. This will be added to the Consent Agenda for this afternoon meeting.

**9. Discussion/Approval of Budget Amendments for Beach Stabilization Capital Reserve Funds from 06/07 Accommodations Taxes and US Wildlife Grant- Deb Straub**

Deb advised to the Council of the monies that were collected in FY 06/07 Accommodation Taxes needed to be transferred to the Beach Fund. The total transferred is made up of \$618,585.00 in Accommodation tax and \$15,000.00 from US Wildlife Grant that was used for dune restoration. Mayor asked Council for approval for the transfer of monies and to be added to the Consent Agenda for this afternoon.

**(Approval 4-0)**

**10. Manager's Update on Village Projects and Other Items of Consideration- Calvin Peck**

Calvin stated that at the County meeting yesterday it was stated the General Assembly has passed a bill charging the Homestead Exemption. This change affects the County, Municipal and Hospital tax revenue. The County has offered to the Municipalities for a charge of  $\frac{3}{4}\%$  of tax revenue to do the billing and collection of taxes. This will be brought to the Council for consideration as part of the Upcoming Budget for FY 08/09.

Calvin spoke to the Council about an email covering changes to Hole 14 proposes by Tim Kate. The changes were sent to Jim Cornett to make a determination how the change affected the capacity of the lagoons. Calvin stated that he was informed today by DENR that this would be treated as new ponds. Calvin stated there was an alternative drawing that would make minimum changes to Lagoon 4 and Lagoon 5. The alternative will be discussed with Matt Flehman and Dr. Stehman to come to the Island to discuss the change. Calvin stated he made a suggestion to the Club to get Mr. Colson to come with Dr. Stehman.

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Chris stated that the final bill has been received for Middle Island sewer extension and the assessment process has begun. Calvin stated that assessment per property will be brought forward to the Council at the March Council meeting.

Calvin stated he would be going to a meeting in Raleigh on Coastal Storm Water Rules. Calvin stated he would also meet with the Ocean Policy Study Committee. Barry Kane asked Council about the purchase of a non-budgeted, non-core, non-governmental lot in the amount of \$650,000.00. Mayor answered stating that all municipalities are under pressure in regards to having water access. This was an opportunity to increase creek water access. Mayor stated that Chris with Planning was working on finding Grant monies to help offset the cost. Barry Kane was concerned with the tax value depreciation to the adjoining properties. Mayor stated that this did not affect the value and that with the purchasing of the property the Village will meet the demand of property owners for creek access, and the fees charged for boat storage are being used for ongoing cost.

Barry Kane also asked the question about widening roads on the Island. He stated that his concern was with ICE vehicles speeding and that straightening and widening the roads would take away from the whole nature of the Island.

Councilman Pitera stated that there has not been a discussion of taking trees down as a part of the widening of roads.

Councilman Douglas stated that there was a discussion on widening in certain areas to offer a pull over for golf carts, bicyclers and slower traffic. There has been no decision made on this and most certainly no trees will be cut down.

After discussion, Mayor made a motion to go to close session at 10:35 a.m. In a voice vote, all voted in favor to go into close session.

**In approval, all voted 4-0)**

**11. Closed Session(pursuant of 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)
- Personnel

Mayor made a motion to go back into open session at 1:30 p.m.

**In approval, all voted (4-0)**

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**12. Adjourn**

With no additional items for discussion, Mayor Lammert entertained a motion to adjourn the Work Session Meeting. In a voice vote, all voted in favor.

**(Motion 4-0)**

The February 15, 2008 Village Council Work Session adjourned at 1:33 p.m.

Approved:

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Larry Lammert, Mayor

Attest:

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Debbie Talbert, Interim Village Clerk

