

Village of Bald Head Island

Council Work Session

March 16, 2007

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

Staff Present: Village Manager Calvin Peck, Assistant Village Manager/Planning Director Chris McCall, Chief of Police Richard Herring, Chief of Emergency Services Chip Munna, Tax Collector Dawn Reno, Utilities Director Ken Bowling, Public Works Director Ben Liddle, Finance Director Deb Straub, Village Attorney Michael Myers and Village Clerk Amy Candler recording the meeting.

Others Present: Bald Head Island Limited Director of Communications Joyce Fulton, Bald Head Island Limited Director of Planning Jim Henry and Bald Head Association Manager Joey Hill.

Citizens Present: None

1. Call to Order/Approval of Agenda Mayor Lammert

Mayor Lammert called the March 16, 2007 Village Council Work Session to order at 9:01 a.m. Councilor Pitera made a motion to approve the Work Session agenda as presented. In a voice vote, all voted in favor. **(Motion carried 5-0)**

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

Mayor Lammert advised that the afternoon meeting is being moved up to 11:30 a.m. due to a joint meeting this afternoon between the Brunswick County Commissioners and the North Carolina Department of Transportation he and Mr. Peck plan to attend. Therefore the Public Hearings will be postponed until the April 20th Council Meeting.

Mayor Lammert advised that the minutes from the January 22nd and 23rd Council Retreat and the January 25th Special Meeting need to be removed from the consent agenda.

Ms. Reno reported that the Report of Unpaid Taxes and the Delinquent Tax Notice Advertisement is a formality that has to be approved by the Village Council before the unpaid taxes can be advertised in the local paper.

Ms. Straub reported that the Budget Amendment will increase funds in the Professional Services line item for unanticipated expenditures such as legal fees, auditor fees and compensation for the Interim Village Manager.

3. Discussion of the Public Works Committee Recommendation for the Spring 2007 Paving Project

Mr. Liddle reported that there are several places on Stede Bonet that needs to be repaved. He advised that the Village is not planning on a spring paving project and therefore the Public Works Department can patch the areas that are in disrepair if it is the Council's wish to wait until the fall paving project to repave Stede Bonet. Mr. Peck added that this project is an unbudgeted expense and therefore the Council would have to move money within the budget to cover this expense. Mayor Pro Tempore Sayre commented that he did not see the point of bringing the paving company over to pave one

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(1) road. It was the consensus of the Village Council to leave this project with the Village Staff for repairs and include Stede Bonet in the fall paving project.

4. Discussion of the Proposed Amendments to the Dimensional Requirement Table

Mr. McCall reported that he, Mr. Henry and Mr. Conklin formed a small Committee to review and amend the Dimensional Requirement Table after the Planning Board asked for clarification to the existing somewhat rather confusing table. Mr. McCall further reported that the revised table has no real significant changes except for a 50 ft building height in PD-3C(1). He advised that the revised table was brought before the Planning Board at their February 13th meeting and a motion was made approving the amended table and forwarded to the Village Council for final approval. There was a short discussion regarding the number of units that could be built on a lot within the Harbor area. It was the consensus of the Village Council to continue this discussion at the April Work Session Meeting therefore giving the Council additional time to review the changes to the tables.

5. Discussion of the Proposed Amendment to the Beach Equipment Ordinance

Mr. Myers explained that due to a court case, Mr. Baldwin felt the ordinance could appear to broad. The addition to section e, adds a standard for the Village Manager to utilize upon granting a variance of the ordinance. It was the consensus of the Village Council to have the first reading at the 11:30 a.m. meeting and set the public hearing for April 20th.

6. Update on the Jetty Wall Extension Permits

Mr. Henry reported that Bald Head Island Limited now has all of the permits needed to move forward with the extension to the jetty wall. Mr. Peck emphasized that the Village will need to obtain copies of the permits to send to Mr. Olsen to move forward with a design and cost analysis of the jetty wall extension. Ms. Fulton advised that Bald Head Limited will work with Village Staff to get the ball rolling on this project.

7. Presentation of the Timber Bridge and Bald Head Landing Subdivision

Mr. Henry brought forward an updated concept plan for the timber bridge. He explained that Bald Head Island Limited plans to add a walkway to the bulkhead that is currently being built in the timber bridge area. Mr. Henry proposed that due to the addition of the walkway to the bulkhead that Limited would like to omit the walkway from the bridge. He advised that if the walkway is omitted from the design of the bridge that it will be built to eighteen (18) feet. Therefore the vehicle clearance will be greater. If approved, Bald Head Island Limited will then come back to Council and request approval of two-way tram traffic. Mr. Henry also reviewed the design for the new proposed intersection at North and West Bald Head Wynd. It was the consensus of the Village Council to send the new design back to the Planning Board for review and

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recommendation. They advised that the Police and Fire Departments should be prepared to make comments on the new design.

8. Manager's Update on Village Projects and Other Matters for Consideration

Mr. Peck reported that today is Ms. O'Brien's last day with the Village. He advised that staff came together and looked at the two (2) separate roles her position occupied and decided that there is a greater need at this time for the finance side of the position. Therefore, the Village is going to hire a temporary person to assist the Finance Director and Mr. Boyett will adjust the office hours of which he will be available in the office.

Mr. Peck reported that April 3rd is the bid opening for Middle Island sewer. He advised that the Village hopes to have the permit in hand by the time of the bid opening. Mr. Peck emphasized that the engineers made an attempt to get the bid packets out to contractors that have worked on the Island in the past.

Mr. Peck reported that the Village has hired new architect for Village Hall expansion. The architects will be on the Island to meet with the Administration and Building Inspections staff on April 3rd.

Mr. Peck reported that the Village is moving forward with the expansions to the Utility Department.

Mr. Peck reported that the engineers are reviewing the plans from the previous expansion of the Public Works facility. He advised that the Village is moving forward with this project.

Mr. Peck reported that the Village is in the process of with contracting with Coastal Land Design regarding the drainage problem at hoe # 6. Hopefully a design can be agreed upon and the Village can move forward with this project in the near future.

Mr. Peck reported that hydro geological report is on line for the May 15th date. He advised that the Village is looking into options for creek and marina discharge. He advised that once all of the reports are in, the information will be shared island wide.

Mr. Peck reported that Mr. McCall will be attending the CRC meeting in Kill Devil Hills next week. He advised that Mr. House saw a possible conflict with groins versus groin fields, the replacement and the timeframe of which they should be replaced. Therefore thought it would be best for the Village to be personally represented.

Mr. Peck reported that there could possibly be some parents at the Regular Council meeting to make comment on the motorized scooter ordinance.

Mr. Peck reported that he and the Mayor will be in Washington DC next week at the ASBPA Annual Summit.

Mayor Pro Tempore Sayre asked the status of the archeological study of Jay Bird Shoals. Mr. Peck advised that he will check with Mr. Olsen and report back to Council.

Mayor Pro Tempore Sayre commented on the logs that the Public Works Department has placed in the man made cut throughs. Mr. Liddle advised that the logs will eventually be replaced with trees.

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There was a discussion of the roads of Middle Island. Mayor Pro Tempore Sayre agreed to contact Mr. Young for permission to execute an agreement that will allow the Village to move forward with the coring process to ensure that there is five (5) inches of ABC stone and two (2) inches of pea gravel. Mayor Lammert emphasized that the Village cannot take over the roads in Middle Island until they are brought to Village standards.

- 9. Closed Session (pursuant to N.C. General Statutes 143-318.11(a)(3) and (5))**
- **Howard Biggers III, vs. Village of Bald Head Island, et al**
 - **Facility Easements and Properties**

Councilor Pitera made a motion to enter into closed session pursuant to N.C. General Statutes 143-318.11(a) (3) and (5). In a voice vote, all voted in favor. **(Motion carried 5-0)**

The closed session began at 10:20 a.m.

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 11:20 a.m.

10. Adjourn

With no additional items for discussion, Mayor Lammert entertained a motion to adjourn. Councilor Morris made the motion to adjourn. In a voice vote, all voted in favor. **(Motion carried 5-0)**

The March 16, 2007 Village Council Work Session adjourned at 11:23 a.m.

Approved:

Larry Lammert, Mayor

Attest:

Amy R. Candler, Village Clerk