

Village of Bald Head Island

Council Worksession

June 16, 2006

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

Staff Present: Interim Village Manager Gus Ulrich, Chief of Police Richard Herring, Chief of Emergency Services Chip Munna, Tax Collector Dawn Reno, Finance Director Shelia Boyd, Utilities Director Ken Bowling, Public Works Director Ben Liddle, Building Inspector Stephen Boyett, Village Attorney Charles Baldwin and Village Clerk Amy Candler recording the meeting.

Others Present: Bald Head Limited Director of Communications Joyce Fulton and Bald Head Island Limited Director of Planning Jim Henry.

Citizens Present: Chris and Ray Webb

1. **Call to Order/Approval of Agenda** **Mayor Lammert**

Mayor Lammert called the June 16, 2006 Work Session meeting to order at 9:35 a.m. Mayor Lammert asked for changes to the agenda. With no changes or additions to the worksession agenda, Mayor Lammert approved the agenda as submitted. In a voice vote, all voted in favor. **(Motion carried 5-0)**

2. **Review of Agenda for the Regular Meeting of May 19, 2006**

Ms. Candler advised that the Council has not had adequate time to review the minutes of the May 16, 2006 Special Meeting and therefore the minutes of that meeting should be removed from the afternoon agenda.

Mayor Lammert advised that he and Dr. Douglas attended the Brunswick Beaches Consortium Meeting of which Dr. Douglas gave an update on the Beach Vitex Project. Mayor Pro Tempore Sayre suggested that the Council make the public aware of the projected shortfall of funding for Corps channels dredging projects and ask the citizens of Bald Head to lobby our Senators regarding the funding.

3. **Discussion of the Rate Schedule for the Village Utility Department**

Mr. Bowling reported that the primary change to the rate schedule is the tap fees. He advised that basically the tap fee and the surcharge have been combined, but the charges still fall in line with other Municipalities. Mayor Pro Tempore Sayre asked if the Village has found an insurance provider that would cover the waterline. It was advised that all insurance quotes received were very high. Mr. Ulrich recommended that due to the price of insurance coverage for the waterline, that the Village choose to self insure the waterline.

4. **Discussion of a Resolution Indicating the Intent to Extend the Sewer Systems of the Village and Assess the Cost Against Land Assessable and Setting a Public Hearing to Consider the Question.**

Mr. Ulrich made the recommendation to assess the property owners of Middle Island for the extension of the Village sewer to the area. He further recommended that the Village allow the property owners one year to pay the assessment amount. Mayor Pro

Village of Bald Head Island
Work Session Minutes, June 16, 2006
Page 2 of 4

Tempore Sayre suggested that the Village obligate all property owners on the Island to hook up to the Village sewer within ten (10) years from the date of their certificate of occupancy or ten (10) years of which the installation of the trunk line to Middle Island is complete. Councilor Pitera expressed his concern of forcing property owners of the Island to hook up to the Village sewer system while they still have a functioning septic system. There was further discussion regarding the pros and cons of hooking up to the Village system as to private septic. Mayor Pro Tempore Sayre made a motion to move forward with an ordinance that will obligate all property owners Island wide to tap onto the Village sewer system within ten (10) years from the date of their certificate of occupancy but not required before five (5) years from the date of completion of the installation of the trunk line to Middle Island unless their current septic system fails at which time the property owner will be required to tap onto the Village system. In a voice vote, all voted in favor. **(Motion carried 5-0)**

At this time, Council Pitera brought up the issue of a new policy of Bald Head Island Limited that will require patients, volunteers and paid EMS staff to pay for the return trip to the Island after a medical transport. Ms. Fulton responded that the problem on Bald Head Island Limited's side is inconsistent application of the existing policy. Ms. Fulton further commented that she is hoping to meet with Mr. Mitchell next week for clarification of the new policy

5. Appointments/Re-Appointments to the Planning Board

Mayor Lammert advised that Ms. Conklin has requested her position on the Planning Board become an alternate position versus her permanent position. It was the consensus of the Village Council to move Ms. Conklin to an alternate position and Ms. Boozell to the permanent position.

6. Discussion of the Village Hall Expansion

Councilor Morris explained that he looked over the original plan and feels that there is some wasted space that could be done away with. He advised that the lobby area to the assembly area as well as some of the additional square footage could be eliminated. Mayor Pro Tempore Sayre commented that he thinks a nice lobby to the assembly area is a good thing for the Council and citizens to have for the purpose of talking to the citizens before and after meetings. He emphasized that the plan is a significant increase in space but it is more or less for the Council and the citizens. He further advised that while expanding the Village Hall, additional space should be added for an increase in the administrative staff. There was further discussion regarding the need of an additional assembly area on the Island. It was the consensus of the Village Council to schedule the architects to attend the July worksession meeting to address questions and concerns regarding the expansion of the Village Hall.

Village of Bald Head Island
Work Session Minutes, June 16, 2006
Page 3 of 4

7. Update and Discussion of the Fort Holmes Trail Site Improvements

Mayor Pro Tempore Sayre reported that the improvements to the Fort Holmes Trail Historical Site are continuing to move forward. He advised that the group working on the historical sites are recommending that a minimal amount of trees be taken out of the areas.

At this time the Village Council had a conference call scheduled for the closed session portion of the meeting. Mr. Ulrich advised that he could report on his Manager's information at the afternoon meeting.

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

This agenda item will be addressed at the afternoon meeting.

9. Closed Session (pursuant to N.C. General Statutes 143-318.11(a) (3)(5) and (6))

- Howard Biggers III, vs. Village of Bald Head Island, et al
- Village of Bald Head Island, vs. US Army Corps of Engineers
- Legal Issues Regarding Utilities Operations
- Property Acquisition

At this time, Mayor Lammert advised that the Council will enter into closed session. Mayor Pro Tempore Sayre made a motion to enter into closed session pursuant to N.C. General Statutes 143-318.11(a) (3)(5) and (6). In a voice vote, all voted in favor. **(Motion carried 5-0)**

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 12:05 p.m.

7. Adjourn

Before the Village Council adjourned, Councilor Pitera asked when the Village is going to hydro-seed that area at hole fourteen (14). Mr. Ulrich replied that the Village should have the hydro-seeding complete in the next few weeks.

Mayor Lammert asked for any additional items for discussion. With no additional items for discussion, Councilor Douglas made a motion to adjourn the June 16, 2006 Council Work Session meeting. In a voice vote, all voted in favor. **(Motion carried 5-0)**

The June 16, 2006 Council Work Session Meeting adjourned at 12:06 p.m.

**Village of Bald Head Island
Work Session Minutes, June 16, 2006
Page 4 of 4**

Approved:

Larry Lammert, Mayor

Attest:

Amy R. Candler, Village Clerk