

**VILLAGE OF BALD HEAD ISLAND**  
**Work Session Meeting**  
**July 15, 2005**

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

**Staff Present:** Village Manager Jon Middleton, Finance Director Shelia Boyd, Police Captain David Cox, Chief of Emergency Services Chip Munna, Tax Collector Heather Hardee, 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 Island Limited Director of Communications Joyce Fulton and Bald Head Association Manager Joey Hill.

**Citizens Present:** Bob Liesegang and Marilyn Ridgeway.

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

Mayor Lammert called the July 15, 2005 Work Session meeting to order at 9:30 a.m. Mayor Lammert asked for amendments to the Work Session agenda. With no changes to the agenda, Councilor Morris made a motion to approve the agenda as presented. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**2. Review of Agenda for the Regular Meeting of July 15, 2005**

Mayor Lammert reviewed the three (3) public hearings that are scheduled for the afternoon meeting. He advised that the first public hearing is in regard to the proposed amendment to the Sign Ordinance. This amendment will allow for additional signage within a Planned Unit Development (PUD). The additional signage will be limited to two (2) signs for each multi-family development within the PUD. He further advised that the second public hearing is a text amendment to the definitions within the PUD section of the Zoning Ordinance, adding a definition for mixed-use Development and mixed-use structure. He concurred that the third public hearing is in regard to the amendment to the Groinfield Ordinance. He stated that this amendment is simply raising the fees for walking on the groins from \$50 to \$500.

Mayor Lammert reviewed the items of the consent agenda. He asked for any changes to the minutes. Mayor Pro Tempore Sayre pointed out one (1) change to the regular meeting minutes of June 17<sup>th</sup>. Under the agenda item First Reading and Set a Public Hearing Date in regard to the Groinfield Ordinance, the word "dunes" needs to be changed to "groinfield." Mayor Lammert asked Ms. Boyd to explain the resolutions in regard to the North Carolina League of Municipalities (NCLM). Ms. Boyd explained that the first resolution is agreeing to participate in the NCLM self insurance pool which is a year to year commitment. The second resolution is agreeing to participate in the property and liability insurance and the third is for health benefits. The Village currently carries short term disability and life insurance with the League. Councilor Morris asked if the Village has checked into the prices of the League's medical insurance. Ms. Boyd replied that medical coverage offered by other providers is extremely high compared to our current carrier. She went on to say that a price comparison is prepared annually

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during the budget process to ensure that the Village is being offered the best price for the current benefits package.

Mayor Lammert asked the Council to add a resolution to the agenda honoring Ms. Donna Mitchell for the many years of service she has devoted to the Old Baldy Foundation. The Council agreed to add a resolution under new business honoring Donna Mitchell and they will ask Ms. Candler to read the resolution during the afternoon meeting.

Mayor Lammert advised that he will update the citizens on the purchase of the utility company and then the Council will vote on the proposed ordinance amendments.

Ms. Boyd reported that all the numbers reported in the financials are unaudited figures. She further reported that the Accommodations Tax line item increased by \$50,000 from last year, the Vehicle Permits increased \$20,000 and the Building Permits revenue decreased \$80,000. Ms. Boyd further advised that the Village also received a check for \$31,000 from Great Lakes Dock and Dredging for the damages and subsequent repairs made to the waterline during the month of June.

Councilor Pitera brought forward the issue of parking at the marina. Mayor Lammert asked if the Council wished to add a public forum regarding the parking issue at the marina to the afternoon meeting. Ms. Fulton spoke up and reminded the Council that there are only ten (10) parking spaces that will be eliminated from the area. She continued, advising the Council that this should come as no surprise to anyone because eliminating these spaces is a part of the overall marina plan. Starting on Monday, July 18, 2005, these spaces will be used as a parking area for two (2) shuttle buses. The question was asked of where the residents are supposed to park when leaving the Island for day trips to the mainland. Ms. Fulton replied that parking area behind Island Passage will still be available for parking for those who have purchased an annual parking permit. She went to say that if bulk tickets, \$12.50 tickets of the \$15 tickets are purchased, then the property owner is entitled to tram service. Ms. Fulton emphasized that the construction of a cart barn is also in the overall marina plan. There was concern in regard to the amount of space that will be available for parking when the cart barn is complete. Mayor Pro Tempore Sayre commented that this issue is out of the hands of the Village explaining that it is the Developer's court to address the marina parking problem. Councilor Douglas suggested adding the topic as an agenda item at the afternoon meeting to allow the citizens the opportunity to voice their comments/concerns and also make them aware that the Village had no prior notice that this situation was going to occur. The Council agreed to add as an agenda item to the afternoon meeting.

Councilor Douglas reported that the Beach Committee has a vacancy and needs an additional member due to the resignation of Lenn Turner. Councilor Pitera advised that the Transportation Committee also needs an additional member to serve on the Committee.

Mr. Liesegang reported that at the last Public Safety Committee meeting the Committee reviewed the list of sexual offenders in the area. He advised that the Public Safety Committee recommends publishing the website addresses in the Island Report, on

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Channel 3 and on the Village bulletin boards throughout the Island to raise awareness of a possible situation. This would be a low key way to advertise the websites and make citizens and visitors aware that there could possibly be a problem on the Island. Councilor Douglas agreed that because the Island is a safe place to visit and live, raising awareness to this possible serious situation would be beneficial to the residents and their families, as well as visitors. Councilor Morris made a motion to accept and follow through with the recommendation made by the Public Safety Committee. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. Discussion of the Five Year Financial Plan**

Mayor Lammert explained that all of the Council Members should have received a copy of the Five Year Financial Plan. He advised that the Finance Committee worked on this plan with the Village Staff. He further advised that the Plan is somewhat conservative in the regard of the number of Certificate of Occupancy (CO) that will be issued this year. Mayor Pro Tempore Sayre asked if the number of residential units stated in the plan include individual rooms at the Marsh Harbor Inn and Theodosia's. Mayor Lammert advised that those units are counted as one (1) in the Five Year Plan. Mayor Lammert further advised that the Five Year Financial Plan will serve as a beneficial tool to be used by the Village Manager during the budget process and various other projects.

**4. Update on the Resolution in Support of a Collector Street Study Being Conducted for Southeastern Brunswick County**

Mayor Lammert reported that he is continuing to work with the area Mayor's and Brunswick County Commissioner May Moore regarding the Collector Street Study. He advised there are currently three (3) sub-divisions in before the Southport Planning Board for review. He advised that a collector street would interconnect sub-divisions via the roads and help alleviate some of the traffic congestion on Highways 211, 133 and 87. Mayor Lammert explained that the area Mayors along with Ms. Moore are looking for alternate funding sources for the Collector Street Study rather than the County and local Municipalities funding the study. Councilor Morris commented that with the extensive development that is taking place on Highway 211, the road should be widened before the utilities are installed. Mayor Lammert explained that the roads have not kept up with the development, but he will continue to work with the other area Mayor's to control the traffic problem.

**5. Appointment of an Alternate Member to the Planning Board**

Mayor Lammert reported that Brian Johnson has requested to serve as the alternate member to the Planning Board. Councilor Douglas made a motion to appoint Mr. Johnson as an alternate member to the Planning Board. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**6. Discussion of Request from the Old Baldy Foundation to use the Village Hall Grounds for a Civil War Enactment during the National Lighthouse Day Celebration—August 6, 2005**

Mayor Lammert explained that the Old Baldy Foundation has made a written request to use the Village grounds for a Civil War Reenactment during the National Lighthouse Days Celebration. He advised that there will be tents and a camp fire set up at the site. Councilor Douglas made a motion to approve the use of the Village grounds for the Civil War Reenactment during the National Lighthouse Celebration. In a voice vote all voted in favor. **(Motion carried 5-0)**

**7. Discussion of Multiple Approaches to Stabilize the Beach**

Mayor Lammert reported that he and Mr. Middleton have been working on different approaches of beach stabilization. He advised that Mr. Middleton provided them with documentation outlining the five (5) approaches of stabilization. He reviewed the five (5) approaches the first (1<sup>st</sup>) of which is private sand placement. He advised that Mr. Middleton laid out some timing and dates for each Council Member to look through and make any necessary changes. Mayor Pro Tempore Sayre asked if the Village decided to move forward with the private sand placement option then would the Village have to obtain an environmental impact study. Mr. Middleton answered that it is very possible. The second (2<sup>nd</sup>) approach outlined is the Corps of Engineers Fifty (50) Year Beach Protection Plan. The third (3<sup>rd</sup>) option is an environmental structure. The fourth (4<sup>th</sup>) proposal is continued lobbying efforts for Federal funding for the channel maintenance dredging. The last approach concentrates on the stabilization of West Beach of which the Council thinks maybe a concern in the future. Mayor Lammert asked the Council to review the documentation provided to them and provide Mr. Middleton with any changes and/or comments.

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

Mr. Middleton reported that the repairs to the power line are scheduled to begin in the near future. He advised that the barge will move in on Monday and Progress Energy will begin the repairs shortly thereafter. He further advised that there are no scheduled outages but if Progress Energy were to need to shut off the power, the Village will notify the citizens as soon as possible. Mr. Middleton reported that Progress Energy has predicted a completion date of the first of August.

Mr. Middleton reported that the bids for the fire truck were opened and are currently being reviewed by the Fire Chief. He asked the Council for the authority to move forward with the award of the bids after the review process is complete. He explained that the Council would have to approve the final contract. Councilor Douglas made a motion to authorize Mr. Middleton to move forward with the award of the bid for the fire truck. In a voice vote, all voted in favor. **(Motion carried 5-0)**

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Councilor Morris asked if the interview process for the part time Police Officers had begun. Mr. Middleton advised that the interview process will begin next week.

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

- **Village of Bald Head Island, et al. vs. Great Lakes Dock and Dredge Company**
- **Village of Bald Head Island, vs. US Army Corps of Engineers**
- **Village of Bald Head Island, vs. Bald Head Island Utilities**

Mayor Pro Tempore Sayre made a motion to enter into closed session pursuant to North Carolina General Statutes 143-318.11(a)(3) and (5). In a voice vote, all voted in favor. **(Motion carried 5-0)**

Closed session began at 10:37 a.m.

Councilor Morris 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 12:44 p.m.

**8. Adjourn**

With no additional items of discussion, Mayor Lammert entertained a motion to adjourn the July 15, 2005 Village Council Worksession. Councilor Morris made the motion to adjourn. In a voice vote, all voted in favor. **(Motion carried 5-0)**

The meeting adjourned at 12:15 p.m.

Approved:

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Larry Lammert, Mayor

Attest:

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Amy R. Candler, Village Clerk

