



# CAROLINA BEACH

## TOWN COUNCIL MEETING

### MINUTES • APRIL 25, 2017

Council Chambers

Workshop

6:00 PM

1121 N. LAKE PARK BLVD.  
CAROLINA BEACH, NC 28428

#### I. CALL TO ORDER

| Attendee Name      | Title                  | Status  | Arrived |
|--------------------|------------------------|---------|---------|
| Dan Wilcox         | Mayor                  | Present |         |
| LeAnn Pierce       | Mayor Pro Tem          | Excused |         |
| Steve Shuttleworth | Council Member         | Present |         |
| Tom Bridges        | Council Member         | Present |         |
| Gary Doetsch       | Council Member         | Present |         |
| Michael Cramer     | Town Manager           | Present |         |
| Ed Parvin          | Assistant Town Manager | Present |         |
| Debbie Hall        | Finance Director       | Present |         |
| Kim Ward           | Town Clerk             | Present |         |
| Noel Fox           | Attorney               | Present |         |

#### II. DISCUSSION ITEMS

##### A. Presentation by the Operations Advisory Committee

*(Requested by Kim Ward, Town Clerk)*

Tom Elicson presented the Operations Advisory Committee's report on flooding and storm water issues in Carolina Beach. He also presented the committee's recommendations which include:

- Develop bulkhead construction and maintenance standards for Myrtle Grove Sound.
- Review capital improvement plan and make recommendations to ensure that all known flooding issues are addressed.
- Develop floodwater strategic plan to use as a data source when updating the town wide Land Use Plan.
- Investigate code changes to address development-induced flooding.
- Address existing development-related flooding issues.
- Improve enforcement of existing storm water ordinances.

Mayor Wilcox mentioned if you are going to add bulkheads, they have to be contiguous all the way around the harbor. He also was concerned that the Town may not have legal authority to impose on to personal property by requiring bulkheads. There will have to be substantial engineering.

Council Member Doetsch said that we need to show an incentive for property owners to establish the bulkheads.

Council Member Bridges asked if there may be opportunities through FEMA.

Council Member Shuttleworth said he would like to hear from staff if we can develop some standards. We would also need to hear from engineering on sheet flow.

Mayor Wilcox thanked the Operations Committee for what they have been working on.

Council Member Shuttleworth asked the committee to work with Gil on a priority list and bring it back to Council.

B. Update on Ryder Lewis Park

*(Requested by Kim Ward, Town Clerk)*

Jerry Haire gave an update on the Ryder Lewis Park Project. Since the February 28, 2017 Council Workshop, they have:

- Re-evaluated trail location to minimize wetland impacts & reduce elevated boardwalk costs
- Site visit with environmental consultants
- Determined need to mow LOD, delineate wetlands in more detail; meet with the Army Corps of Engineers
- Developed list & contacted potential donors & volunteers
- Continuing to revise cost estimates & timelines

Council Member Shuttleworth asked about the esthetics around the trail where it connects to the Federal Point Shopping Center. He asked that staff keep that in mind when developing the trail.

Mr. Haire reviewed the estimated cost of the project and gave a general timeline with a target completion date in August.

C. Update on Solid Waste Disposal

*(Requested by Kim Ward, Town Clerk)*

Town Manager Michael Cramer gave an update on the Bridge Barrier Road Facility. He reviewed the timeline on the facility which included:

- January 2014 - Bridge Barrier Rd Transfer Facility was created.
- July 22, 2014 - Council directed Town Manager to reduce waste stream or move the Transfer Station.
- July 2014 - December 2015 - Evaluated option and properties
- December 1, 2015 - Council approves adjusting waste stream.
- April 2016 - Implementation of new waste stream system
- July 2016 - December 2016 - Elimination of solid waste at municipal facility

The current use for the facility includes:

- The compactor is used for recycling (no solid waste since January 2017).
- Open top 30 yd container is used for bulk waste (chairs, couches, mattresses, etc.)
- Open top 30 yd container is used for yard waste (grass, branches, etc.)
- Open top 30 yd container is used for scrap metal recycling
- Electronic waste is stored on pallets and given to NHC Recycling every Friday.
- Port-a-Johns are stored around the building on trailers or the ground.
- Small tools and equipment are stored inside the building.
- Large equipment and construction material is stored in segmented areas.

Mr. Cramer said that all of this cost the Town \$239,000 to eliminate solid waste going to the Bridge Barrier Facility.

Mr. Cramer met with Alison Snell, New Hanover Tax Administrator regarding the

decrease in property values on Glenn Avenue and Blanche Avenue. She said the reason for the decrease in value is due to the properties having single wide or double wide trailers on them. It is not due to the Solid Waste Facility. The reason for the decrease in land value is because there were only three properties sold in the past several years so there were no good comps to go off of. That should change when the new development starts selling.

Council Member Doetsch asked if we require bulk waste to be cleaned out before we pick it up. Mr. Cramer said that we do require that.

Mayor Wilcox reminded everyone that this is not a public hearing but asked if anyone that was directly affected by this wanted to speak.

Patrick Boykin, 712 Glenn Avenue said he was mostly concerned about the land value going down. He still didn't understand that but he wasn't aware of the three properties that sold for a low amount. Mr. Cramer advised him to contact Ms. Snell and have her walk him through the process.

- D. Closed Session to Discuss an Attorney/Client Matter in Accordance with NCGS 143-318.11(a)(3).

*(Requested by Kim Ward, Town Clerk)*

**Mayor Wilcox made a motion to go into closed session for an attorney/client matter in accordance with NCGS 143.318.11(a)(3). Motion carrier unanimously.**

Mayor Wilcox reconvened the meeting and announced there was no action taken in closed session.

**III. ADJOURN**

Mayor Wilcox adjourned the workshop at 8:30 pm.

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Kimberlee Ward, Town Clerk

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Date Approved