

**TOWN OF OCEAN ISLE BEACH
THREE WEST THIRD STREET
OCEAN ISLE BEACH, NC 28469**

BOARD OF COMMISSIONERS MEETING

**July 12, 2016
MINUTES**

MEMBERS PRESENT:

Mayor Debbie Smith	Mayor Pro Tem Dean Walters
Commissioner Betty Williamson	Commissioner Bob Williams
Commissioner Wayne Rowell	Commissioner Carolyn Blythe
Daisy Ivey, Town Administrator	Mike Isenberg, Town Attorney
Justin Whiteside, Asst. Town Administrator	Bobby Hardy, Public Utilities Dir.

OTHERS PRESENT:

Approximately 25 Property Owners and Guests
Brian Slattery – Brunswick Beacon
Sammy Varnam – Business Owner
Megan Bishop – Brunswick County Chamber of Commerce
Wes MacLeod – Cape Fear Council of Government

MEETING CALLED TO ORDER

Mayor Smith called the meeting to order with everyone repeating the Lord's Prayer and pledging allegiance to the flag.

CONSENT AGENDA

The consent agenda included approval of minutes of June 14, 2016 Public Hearing Minutes, June 14, 2016 Board of Commissioners Meeting Minutes, and June 29, 2016 Public Hearing/Reconvened Board of Commissioners Meeting Minutes, Approval of Order of Tax Collection F/Y 2016-2017, and Approval of Contract for Sea Oat Planting – Coastal Transplants Inc. The consent agenda was amended to include Approval of Work Authorization for Professional Services Amendment – State Grant No. 36237.60.10.3. Upon a motion by Commissioner Rowell with a second from Commissioner Williams, the amended consent agenda was unanimously approved.

ADOPTION OF AGENDA

The agenda was amended to table New Business Item regarding Update to Ocean Isle Beach Pay/Classification Plan and Personnel Policy. The amended agenda was approved upon a motion of Commissioner Rowell with a second by Commissioner Blythe. The vote was unanimous.

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REPORTS BY MAYOR

Mayor Smith recognized Town employees for their dedication to the Town of Ocean Isle Beach: Gatha Mckeithan (35 years of service), Tracy Ward (10 years of service), and Keith Dycus (10 years of service).

DEPARTMENTAL REPORTS

1. Administration – Mrs. Ivey stated that cash and investments exceeded amounts reported during the same period in 2015. Mrs. Ivey indicated notable ABC revenue as 92.20% for 2016 compared to 86.35% during the prior year. Mrs. Ivey stated as of June 2016 the tax collection rate was at 96.53% with approximately \$107,628 outstanding for 2015 taxes and \$703.77 for the years 2012-2014. Mrs. Ivey stated Accommodation Tax revenues were down 10% for the month of May 2016, with VRBOs down by 11%. Mrs. Ivey noted the Town had received an email from NCDOT stating they were moving through the process of requesting funds and getting them committed for landscaping at Old Georgetown Road roundabout. Mrs. Ivey commented that Brunswick County has approved funding request for Odell Williamson Municipal Airport for F/Y 2016-2017 in the amount of \$27,500. Mrs. Ivey expressed gratitude on behalf of the Town of Ocean Isle Beach for another successful Firework Display on July 3. Mrs. Ivey recognized Town Staff and Commissioners, Ocean Isle Property Owner's Association, OIB Police Department, OIB Fire Department, Williamson Family, Shallotte Point Fire Department, Brunswick County Fire Marshall's Office, and Brunswick County EMS. Mrs. Ivey stated that the Town is currently working to lock in a date for the 2017 Firework Display.
2. Police Department – Chief Ken Bellamy stated that incidents requiring investigation were down 24% over the same time period last month and arrests were down 38%. Chief Bellamy noted increases in citations (64%) and ordinance violations (16%) and stated that accidents had remained the same (7 total). Chief Bellamy reported total call volume has decreased 1% over same time period last year, for a total of 1,450 calls. Chief Bellamy stated that 8 individuals were charged with felony larceny within the past month with 6 resulting in arrests. Chief Bellamy noted that the majority of these cases were related to the recent outbreak of YETI cooler thefts in coastal areas. Chief Bellamy commended Detective Richard Heycock on his successful efforts to recover \$10,000 of stolen fishing equipment.
3. Fire Department – Chief Yoho reported during the month of May the Department completed 25 inspections and received a total of 80 calls during the month, 46 within the Town limits and 34 in the County portion of the district. Chief Yoho reported call volume was down (9 calls less) over the same time period last year.
4. Public Utilities – Mr. Bobby Hardy reported that the Public Utilities Department installed 2 new taps, as well as a new storm drain on Laurinburg Street, and repaired a fire hydrant on Monroe Street. Mr. Hardy stated the Sewer Department was working on repairs to station E-25 after a hit and run accident caused damage to the protective fencing. Mr.

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Hardy stated that 3,000 ft of sewer lines were recently cleaned and reported that on four separate days in July over 1 million gallons of waste water was safely transported to the treatment facility. Mr. Hardy commented that the Street Department continued to work diligently for the Town beautification program by performing scheduled landscaping activities, additional plantings, and monitoring of litter/discarded items on the strand. Mr. Hardy stated that numerous street signs were recently stolen and had since been replaced as well as stop signs and speed limit signs in various locations.

5. Planning and Inspections – Mr. Whiteside stated the Coastal Resources Commission (CRC) were conducting meetings July 12-13 to discuss possible changes to sand bag rules and regulations. Mr. Whiteside announced 2 new businesses in the Town limits - Summertide Kayak/Paddle Board Adventures retail store behind Charlie Grainger's Restaurant and Crab Island Seafood on Causeway Drive.
6. Building Inspections – Mr. Dycus reported permits had been issued for 1 new single-family residential home in the Town limits and 7 new homes in the ETJ during the month of June. Mr. Dycus continued that over the past 6 months, permits were issued for 8 new single-family residential homes in the Town limits and 34 in the ETJ. Mr. Dycus reported a total of 178 permits with a construction valuation of \$2,979,788.00 were issued during the month of June 2016. Mr. Dycus stated that over the past 6 months a total of 829 permits had been issued with a total construction valuation of \$16,583,733.00

COMMENTS

Mr. Jim Myers – 125 West 1st Street – Mr. Myers thanked the Town for continuing to monitor activity on the strand after daylight hours over the July 4th holiday. Mr. Myers stated the continued monitoring may have reduced the number of illegal firework detonations on the strand, thus keeping neighboring residents and their properties safe from fire hazards and other firework associated dangers.

David Martin – 248 East First Street – Mr. Martin thanked the Town for their diligence in making sure the scheduled 2016 sea oat plantings on the East and West ends of the island were implemented in a timely manner. Mrs. Ivey stated that the planting would be conducted between August 1st and August 25th pending Board approval of contract with Coastal Transplants, Inc.

Mr. Webb/Sand Dwellers – 445 East 2nd Street – Mr. Webb stated his support and enthusiasm regarding the proposed terminal groin project. Mr. Webb expressed his concern over the time frame before construction could begin and inquired if there were alternative measures that could be used to combat the severe erosion issues on the east end of the island until the proposed terminal groin was constructed. Mayor Smith stated that the Town is not approved for any additional erosion management projects at this time and we are hopeful we will receive our terminal groin approval permit this fall which will most likely position the Town for a construction start date in November 2017.

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NEW BUSINESS

1. Mayor Smith stated the first item of new business was the Discussion and Approval of Amendment to Town Zoning Ordinance - Section 66-472 - Definitions.
The Board briefly discussed proposed amendment to Town Zoning Ordinance to comply with General Statute 160A-385.1(a) regarding vested rights. Mr. Whiteside explained vested rights were established in order to “ensure reasonable certainty, stability, and fairness in the land-use planning process, secure the reasonable expectations of landowners, and foster cooperation between the public and private sectors in the area of land-use planning.” Mr. Whiteside continued that an applicant would be granted vested rights for a period of 2 years with an option to extend period to 5 years with Board approval. Mrs. Ivey noted that a Public Hearing was required in order to make this change to the Town Zoning Ordinance and recommended August 9, 2016 at 8:45 am. A motion was made by Mayor Pro Tem Walters to set the date for Public Hearing which received a second from Commissioner Rowell. The vote was unanimous.
2. Mayor Smith introduced the next item of new business as Discussion and Approval of Amendment to Town Zoning Ordinance - Section 66-51 - Districts. Mr. Whiteside explained with the recent purchase of the land adjacent to the Museum of Coastal Carolina and the intent to create a Town park, staff and the Planning Board recommend including municipal parks as a permitted use within the C-2 Zoning District. Mrs. Ivey that a Public Hearing was required in order to make this change to the Town Zoning Ordinance and recommended August 9, 2016 at 8:45 am. A motion was made by Commissioner Rowell to set the date for Public Hearing which received a second from Commissioner Blythe. The vote was unanimous.
3. Mayor Smith stated the next item of new business was the Discussion and Review of Proposed Text Amendment to Town Zoning Ordinance - Section 66-281(m). Mr. Sammy Varnam summarized his text amendment recommendation to reduce the 10ft set-backs currently required by Town Zoning Ordinance 66-281(m) for construction of boatlifts that are perpendicular to the bulkhead. Discussion was held by the Board and a motion was made by Commissioner Rowell to refer the text amendment application to the Planning Board for review. The motion received a second from Commissioner Williams and the vote was unanimous.
4. Mayor Smith stated that the next item of New Business was the Discussion and Approval of Agreement with Cape Fear Council of Government to Develop Comprehensive Land Use Plan for Town of Ocean Isle Beach. Mr. Whiteside stated that the Town had completed the RFP process for bids and recommended the Board approve the contract with Cape Fear Council of Government based on their pricing and ample experience regarding CRC (Coastal Resource Commission) requirements. The Board reviewed recommendations for Steering Committee members as follows: Daisy Ivey, Justin Whiteside, Keith Dycus, Debbie Smith, Dean Walters, Wayne Rowell, Mark Robertson, Don Kauffman, and Rube McMullan. Commissioner Rowell made a motion to approve the agreement with Cape Fear Council of Governments to develop the Comprehensive

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Land Use Plan and to approve the list of recommendations of Steering Committee Members. The motion received a second from Mayor Pro Tem Walters. The vote was unanimous.

5. Mayor Smith stated that the next item of New Business was the Discussion and Review of Initial Zoning of New Commercial Parcel. A brief discussion was held regarding a Zoning Application for abandoned property at 6700 Appletree Street - Parcel ID#2430H001. Mr. Whiteside stated that the proposed zoning would be consistent with the CAMA Land Use map and recommended a referral to the Planning Board for further review. Commissioner Williams made a motion to send the item to the Planning Board which received a second from Commissioner Williamson. The vote was unanimous.
6. Mayor Smith announced the final item of New Business as the Discussion Regarding Group Activity Application for NC Oyster Festival. Mrs. Ivey stated the Brunswick County Chamber of Commerce is requesting approval of Group Activity Application to conduct the NC Oyster Festival on October 15th (9am-6pm) and 16th (10am-5pm). Mrs. Ivey continued that the event sponsor is requesting use of the vacant lot adjacent to the Museum for parking and waiver of fee (\$2,500) due to non-profit status. Ms. Bishop stated that the Chamber has contacted the Williamson Family regarding use of the vacant property beside Town Hall. Ms. Bishop stated she would provide the Town with a letter of approval from the Williamson family once it is received by the Chamber. Commissioner Rowell made a motion to approve the activity, use of vacant lot for parking, and waiver of fee. The motion received a second from Commissioner Williams. The vote was unanimous.

EXECUTIVE SESSION

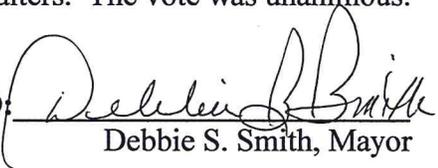
The Board recessed to executive session upon approval of a motion by Commissioner Rowell, seconded by Commissioner Williams. The vote was unanimous. Mayor Smith stated an Executive Session was necessary in order to approve minutes of the June 14, 2016 Executive Session as per G.S. 143-318.11 (1), to consult with the Town Attorney regarding pending legal issues (Jackson/Hill Aviation) as per GS 143-318.11 (3), to discuss Condemnation Mediation per GS 143.318.11 (3) with Town Attorney.

The Board returned to regular session upon a motion of Commissioner Williamson with a second by Commissioner Blythe. The vote was unanimous. Mayor Smith stated during executive session the Board unanimously adopted the minutes of the June 14, 2016 Executive Session upon a motion of Commissioner Rowell with a second by Commissioner Blythe. Mayor Smith stated during Executive Session the Board discussed legal matters with Town's Attorney involving Jackson/Hill Aviation and the condemnation proceedings.

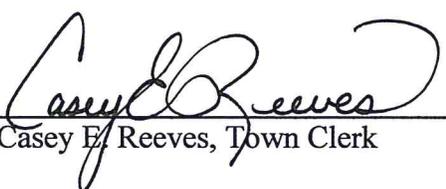
ADJOURN

Being no additional business was heard, the meeting was adjourned upon a motion of Commissioner Williams with a second by Mayor Pro Tem Walters. The vote was unanimous.

DATED: 8-9-16

SIGNED: 
Debbie S. Smith, Mayor

(SEAL)

ATTEST: 
Casey E. Reeves, Town Clerk

