

Village of Bald Head Island Council Work Session

June 15, 2007

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

Councilmembers Absent: Councilor John Pitera

Staff Present: Village Manager Calvin Peck, Assistant Village Manager/Planning Director Chris McCall, Police Chief Richard Herring, Chief of Emergency Services Chip Munna, Utilities Director Ken Bowling, Public Works Director Ben Liddle, Building Inspector Stephen Boyett, Finance Director Deb Straub, Village Attorney Charles Baldwin 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, Bald Head Association Manager Joey Hill and Stephen McIntyre.

Citizens Present: Ray Webb

1. Call to Order/Approval of Agenda Mayor Lammert

Mayor Lammert called the June 15, 2007 Village Council Work Session to order at 9:30 a.m. Councilor Douglas made a motion to approve the Work Session agenda as presented. In a voice vote, with Councilor Pitera being absent, all voted in favor.

(Motion carried 4-0)

2. Review of Agenda for the Regular Meeting of June 15, 2007

Mr. McCall explained that the proposed changes to the Street Acceptance Ordinance include a requirement of a certification from a North Carolina Engineer as to the stormwater drainage of the right-of-way. It will also add a requirement that the POA submit a letter stating that there is not a problem with stormwater drainage.

Mayor Lammert advised that the minutes of the May 7th Special Meeting need to be taken off the consent agenda. Mayor Lammert advised that the Doshier Hospital resolution is supporting efforts by Brunswick County and the local affected municipalities to pay off bonds that are being paid by public tax funds. Mayor Lammert explained that Bald Head Island, in a joint effort with the other Smithville Township municipalities, is requesting that the four (4) cents that these municipalities pay be decreased two (2) cents with the new increased revaluation amounts that go into effect July 1.

Mayor Lammert advised that the Village is continuing to secure efforts on the private beach sand placement project. He advised that the Village is moving forward with the process of locating a sand source as well as related studies. Mayor Lammert further reported that the Village is hopeful that all permits will be in place for the next maintenance dredging which will take place in two (2) years. The Village hopes to piggyback off of the Wilmington Harbor Maintenance Dredging which will place sand on the Oak Island beaches. The Council inquired about any reimbursements of funds that the Village contributed to the Wilmington Harbor Project. Mr. Peck replied that as per George House, the State is as anxious as the Village to receive reimbursement. Therefore the process is underway.

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Ms. Straub reported that the Village collected \$381,000 in revenue during the month of May. She advised that \$260,000 of the revenue was a grant from DENR for reimbursements for the Creek Dredging Project. Ms. Straub further advised that the major expenditures were costs related to the Village Hall Expansion, the purchase of the property for the potential public safety site and costs associated with the Middle Island Sewer Extension.

Mr. Peck reported that the Village has issued the contract for the planting sea oats. He advised that the planting is scheduled to begin next week.

Mr. Peck reported that the Village closed on the property for the potential site for the Public Safety facility.

Mr. Peck reported that the median project on South Bald Head Wynd is almost complete. He advised that the Public Works Department is adding the finishing touches with mulch.

Mr. Peck reported that the Village has received a 2nd recycle container. He advised that the second container should help eliminate some of the over-run at the site.

Mr. Peck reported that the former Village Manager, Jon Middleton got married over the weekend.

Mr. Peck reported that the Utilities Department have the initial section of the radio read meters on line and will be using them for the for readings next week.

Mr. Peck reported that the plantings around the stormwater pipes at holes eight (8) and seventeen (17) are complete.

Mr. Peck reported that Charlie Young has asked permission to put a chemical on the Middle Island roads to keep the dust down. He advised that this is not a permitting issue with the Village and Mr. McCall has turned the request over to Division of Water Quality.

Mr. Peck advised that he will be out of town at the Manager's Conference on June 28th and 29th.

3. Discussion of Bids for the Middle Island Sewer Extension

Mr. Peck explained that the process of extending sewer to Middle Island began in August 2006 when the Village Council adopted a resolution that would move the process forward. He further reported that the Wastewater Treatment Plant has the capacity to treat the excess wastewater. Mr. Peck added that at the time of the resolution, the cost for the total amount of the project was estimated to be approximately \$350000. During the time that the decision was made to extend sewer to Middle Island, the Village Council also adopted an ordinance that will require all Bald Head Island property owners to tap onto the Village sewer system within 20 years from January 1, 2007. Mr. Peck advised that there are approximately fifty (50) properties in Stage I that are still on private septic systems. These properties will be required to hook to the Village system within twenty (20) years or upon the time of which their septic systems fail. At the April Council meeting, the bids for the project were presented to the Village Council. The bids were considerably higher than the estimated amount. At that time, the Council directed staff to

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look closely at the bids and see if anything could be eliminated from the bid packet and rebid the project. Village Staff met with the engineers and agreed to trench the lines down the middle of the existing road and then re-use the existing five (5) inches of base stone rather than purchasing new stone. Mr. Peck added that it was also agreed upon that the Village would waive the fees for road use and storage of the vehicles for over night. The Village rebid the project and the cost came in considerably less. The low bid is \$603,450. The cost of legal and engineering fees for the project has been estimated at approximately \$48,000, for a total cost estimate of \$651,450. Mr. Peck spoke in regard to the environmental issues regarding the extension of sewer to Middle Island stating that the plan requires that no trees will be cut to complete this project. The trenching for the sewer lines will take place in the middle of the existing roadway. Mr. Peck added that private septic systems for each project would require an unforeseen amount of trees to be cut. He also explained that the Village recently received the Bald Head Creek Water Quality Report. The report showed fecal coli present in the creek. Mr. Peck explained that fecal coli is the feces of warm blooded animals. The study does not distinguish between what type of warm blooded animal the fecal is coming from and it would cost the Village a substantial amount of money to determine this. Mr. Peck concluded that with environmental aspects of the project, the ability of the Wastewater Treatment Plant to handle the additional capacity and the considerable amount that the bid dropped the Village Staff recommends that the Village Council move forward with the project and approve the low bidder. The Village Council agreed that Mr. Peck make this presentation at the afternoon meeting and then allow the Middle Island property owners to comment.

4. Review the of the Minimum Design Standards for Sidewalks—Chris McCall

Mr. McCall advised that during the Council Retreat in January, the Village Council directed Staff to create an ordinance that would set design standards for sidewalks. He further advised that he has been working with the Public Works Committee for the past several months on this directive. It was the consensus of the Village Council to add the first reading to the afternoon agenda and set a public hearing date for the July 20th Council Meeting.

5. Discussion of a Request for Dedication of Right-of-Way for Maintenance from the Lighthouse Landing HOA

Mr. McCall explained that the Lighthouse Landing HOA has requested the Village take over the right-of-ways within the subdivision for Village maintenance. He advised that staff recommends a conditional approval providing that the suggested repairs are made to the existing retaining wall. It was the consensus of the Village Council to add this item to the afternoon agenda.

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

Mr. Peck gave his Manager's report earlier in the meeting.

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7. **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 Morris 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, with Councilor Pitera being absent, all voted in favor. **(Motion carried 4-0)**

The closed session began at 10:34 a.m.

Councilor Douglas made a motion to return to open session. In a voice vote, with Councilor Pitera being absent, all voted in favor. **(Motion carried 4-0)** Mayor Lammert advised that no action was taken during closed session.

The open meeting reconvened at 11:13 a.m.

8. Adjourn

With no additional items for discussion, Mayor Lammert entertained a motion to adjourn the Work Session Meeting. Mayor Pro Tempore Sayre made the motion to adjourn. In a voice vote, with Councilor Pitera being absent, all voted in favor. **(Motion carried 4-0)**

The June 15, 2007 Village Council Work Session adjourned at 11:14 a.m.

Approved:

Larry Lammert, Mayor

Attest:

Amy R. Candler, Village Clerk