

The Honorable Council of the Town of Morehead City held the monthly Workshop Meeting on Tuesday, July 7, 2020, in the Municipal Chambers located at 202 South 8th Street, Morehead City, North Carolina.

This meeting was partially conducted utilizing Zoom Video Communication Inc. software due to the COVID-19 crisis and Governor Cooper's Executive Order 141 prohibiting the gathering of more than 10 people in a single indoor space. Those in attendance were:

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers George Ballou, David Horton, William F. Taylor, and Diane C. Warrender.

STAFF PRESENT: City Manager Ryan Eggleston, City Attorney Derek Taylor, Communications Director Alize Proisy, Parks and Recreation Director Jerry Riggs, Planning and Inspections Director Sandi Watkins, Chief Building Inspector Robert Davis, Public Services Director Daniel Williams, and City Clerk Cathy Campbell.

OTHERS PRESENT: Elise Clouser of the Carteret News Times and Kostas Manousaridis.

STAFF PARTICIPATING VIA ZOOM: Fire Chief Jamie Fulk, Finance Director Jewel Lasater, Police Chief Bernette Morris, Human Resources Director Susan Nixon, Assistant Finance Director Leeann Vinson, and Executive Assistant/Deputy City Clerk Kathy Eagle.

OTHERS PARTICIPATING VIA ZOOM: Curtis Oden and Sarah West.

Mayor Jones called the workshop meeting of the Morehead City Town Council to order at 9:07a.m. with a quorum present. He shared that Councilmember McCann was absent due to medical issues and called for a motion to excuse the absence. Councilmember Ballou made a motion to excuse Councilmember McCann from the meeting. Councilmember Taylor seconded and the motion carried unanimously. (4-0)

JULY CONSENT AGENDA ITEMS

City Manager Ryan Eggleston reviewed the proposed July 7, 2020 consent agenda items inviting questions and discussion. The items were presented as:

- Consider Authorizing the Collection of FY2020/2021 Ad Valorem Taxes.
Mr. Eggleston explained that this is a standard annual request to grant authority to the City Tax Collector to collect ad valorem taxes for the upcoming year.
- Receipt of Tax Collector's Settlement for FY2019/2020; Disposition of Tax Records/Receipts; Tax Collections for FY2019/2020; Outstanding Taxes as of 6/30/20; Real Estate Delinquent Report for Tax Year 2019; Barred Tax List Effective September 1, 2020; and Insolvents List.
Mr. Eggleston advised that these routine annual reports were not available due to a software issue. Staff hopes to provide them to Council via email later this week and to include them as part of the July 14, 2020 Regular meeting packet.
- Consider Adoption of Resolution 2020-R-33 Directing Clerk to Investigate the Petition for Voluntary Contiguous Annexation from Coastal Home Services for Property Located at 4906 Bridges Street, and Resolution 2020-R-34 Setting the Date of the Public Hearing for Tuesday, August 11, 2020, at 5:30 p.m. Under N.C.G.S. 160A-31.
Planning Director Sandi Watkins stated that the property is a little under an acre of land and is zoned Highway Commercial with a tax value of \$175,000. Water, sewer and traffic would be accessed from Bridges Street Extension (following the meeting,

Ms. Watkins advised that traffic will access from Riggs Road). The request is being made due to septic problems and a desire to switch to the city's sewer system. In response to a question, Mr. Eggleston explained that the delay in the application was simply a procedural issue. Councilmember Horton asked if the same sidewalk requirements would apply to this property. Ms. Watkins stated that the sidewalk requirement is triggered when the improvements meet or exceed fifty percent (50%) of the property value. Councilmember Horton thought it would constitute a hundred percent (100%) increase, as it was not in the city and now will be. Mr. Eggleston agreed to look into it further and report to Council.

- Discuss Acceptance of FEMA Floodplain Management Plan Annual Report as Presented.

Ms. Watkins shared that acceptance of the FEMA Floodplain Management Plan Annual Report is a required component of FEMA's Community Rating System (CRS) Program recertification.

NEW BUSINESS ITEMS

Discuss Governing Body Appointment: Highway 70 Corridor Commission

On August 13, 2019, Council appointed Ryan Eggleston to serve on the Highway 70 Corridor Commission for a one-year term that will expire August 20, 2020. Council may choose to reappoint Mr. Eggleston to the Commission for another one-year term beginning August 20, 2020, and expiring August 20, 2021, or appoint another representative. Mr. Eggleston stated that he would be willing and interested in reappointment.

Discuss and Consider Ordinance 2020-O-05 Establishing a Parks and Recreation Advisory Board

At the June 9, 2020 Town Council meeting, Council authorized City Attorney Derek Taylor to draft an ordinance establishing a Parks and Recreation Advisory Board with assistance from the Ad Hoc Committee.

Mr. Eggleston advised that the Ad Hoc Committee met again last week to review the draft ordinance provided by City Attorney Derek Taylor. Edits and recommendations are being incorporated with the goal of having the final ordinance ready for consideration at the July 14, 2020 Regular Town Council meeting.

Discuss and Consider Encroachment Request for 109 South 6th Street

Public Services Director Daniel Williams presented an encroachment request from Kosta Manousaridis, owner of Catch 109 restaurant located at 109 South 6th Street. Mr. Manousaridis recently relocated the entryway of the restaurant and is requesting an encroachment to allow for the wooden steps leading to the new entryway.

It was explained that Mr. Manousaridis did not obtain the proper building permit prior to moving the entrance doorway and building the wooden steps. The wooden steps extend about thirty (30) inches onto city property, which creates the need for the encroachment agreement. Mr. Manousaridis stated that he thought the outdoor dining permit would cover the steps as the steps are aligned with the seating area. Removing the steps and relocating the entryway again would be very costly.

Mr. Eggleston stated that the permit request would have to go through the established permit review process to ensure safety. City Attorney Derek Taylor interjected to say that the permitting and encroachment are two separate issues. The permits will have an impact on the encroachment request; however, Council does not rule on permit requests. Permit requests are guided by City policy. If the steps do not pass the permitting process, the owner will have to make a determination of how to accomplish his purpose in compliance with the city policies and the Town Code of Ordinances. The encroachment cannot be considered until the proper permits are issued.

Ms. Watkins explained that individuals should contact the Planning Department prior to any building project to determine what permits may be required. In this case, a building permit and café permit will be required. A certificate of occupancy is dependent upon an approved building permit. Councilmember Taylor pointed out that a rollup window was also added to the south side of the building and should be included in the permit to determine if an encroachment will be required for it as well. Mr. Manousaridis confirmed that the window was added to provide fresh air and that there is no intent to serve food through the window.

Mr. Manousaridis was asked to submit the site plans and application to the Planning Department as soon as possible to begin the review process.

At this time, Councilmember Warrender asked about the equipment that has been stored in the alley area in front of Red Fish Grill. Public Services Director Daniel Williams explained that this alley was relocated years ago, and that the area in question is now part of the restaurant property. Staff confirmed that Mr. Manousaridis obtained the proper permit to allow for the equipment.

Discuss and Consider Upset Bid for Sale of 706 Arendell Street (City Hall)

As approved and directed by Council at the June 9, 2020 Town Council meeting, the offer received from AJK Acquisitions LLC to purchase City property identified as 706 Arendell Street (City Hall) was advertised in the Carteret News Times on Sunday, June 14, 2020. The deadline to submit upset bids expired at 5:00 p.m. on Wednesday, June 24, 2020.

City Manager Ryan Eggleston advised that no upset bids were received and that the highest offer remains at \$375,000. Council will be asked at the July regular meeting to accept or reject the offer.

Other

Councilmember Warrender asked how a resident would take advantage of the twenty percent (20%) insurance discount provided because of the City's participation in FEMA's Community Rating System (CRS) Program. Planning Director Sandi Watkins stated that the discount should be automatically applied; however, anyone who feels like the discount has not been applied should contact his or her insurance agency.

Councilmember Warrender then shared that Governor Cooper has signed House Bill 308 that gives the Wildlife Resources Commission authority and funding (\$1 million) to remove abandoned and derelict vessels from public waters. It was noted that the Town has two or three boats that may fit within this program. Mr. Eggleston stated that he is awaiting more details, but is very encouraged about the possibility of having these vessels removed.

Councilmember Horton asked for an update on the properties identified for demolition. Ms. Watkins reported that the five (5) properties reviewed by Council were given a six month extension (September) to remedy the properties, and further efforts were tabled due to COVID-19. Of these five (5), four remain in the same condition and one (1) has been demolished. Additionally, five (5) other structures have been brought into compliance through demolition or partial demolition, and demolition permits have been issued for two (2) more. As recommended, staff followed-up with the initial five (5) property owners to determine the interest in soliciting a contractor who may offer group demolition discount. Only a couple of property owners expressed interest. Councilmember Horton suggested that the City provide a loan program, in lieu of the negative lien process, to aid in the cost of demolition. Staff was asked to provide, within the next couple of weeks, a list of all identified properties to include the status and tax value.

Councilmember Warrender asked about the status of the \$750,000 Community Development Block Grant. Ms. Watkins stated that she is awaiting notification from the NC Department of Commerce to release funds. Once received, the site work can begin.

Councilmember Warrender thanked the Public Services and Police Department personnel for their response to the water main break of last week. Staff did an outstanding job

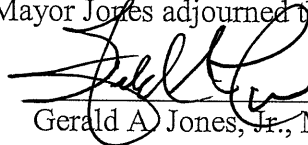
redirecting traffic on Arendell Street while addressing the issue. Public Services Director Daniel Williams advised that paving is taking place today.

Councilmember Horton asked Mr. Eggleston to provide a year-end financial report to include a review of multi-year projects. He specifically asked about how unspent funds are carried-over to and allocated for the next fiscal year. Mr. Eggleston agreed to place this item on the August workshop agenda.

In closing, Councilmember Ballou asked Mr. Eggleston to seek additional parking options at the Newport River boat ramp.

ADJOURNMENT

There being no other business to discuss, Mayor Jones adjourned the meeting 10:32 a.m.



Gerald A. Jones, Jr., Mayor

Attest: 

Cathy Campbell, City Clerk

