

**Town Council Minutes
Morehead City, North Carolina**

Tuesday, July 9, 2019

The Honorable Council of the Town of Morehead City met in Regular Session on Tuesday, July 9, 2019, in the Municipal Chambers located at 202 South 8th Street, Morehead City, North Carolina. Those in attendance were:

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers George Ballou, Keri V. McCann, William F. Taylor, Harvey N. Walker, Jr. and Diane C. Warrender.

STAFF PRESENT: City Manager Ryan Eggleston; City Attorneys Derek Taylor and Mike Thomas; Police Chief Bernette Morris; Communications Director Alize Proisy; Interim Parks and Recreation Director Jerry Riggs; Planning Director Sandi Watkins; Public Services Director Daniel Williams; and City Clerk Cathy Campbell.

OTHERS: Elise Clouser of the Carteret News Times; Lisa Rueh and Lee Hinson of Downtown Morehead City, Inc.; Ryan Cox Holland Consulting Planners; Brooke Giblin, Tom and Jeanne Giblin, Matt and Meredith Johnson, Bryan Jones, Gloria McCarther, Anthony Sadorski, and Mr. and Mrs. Kenneth Tootle.

Mayor Jones called the regular meeting of the Morehead City Town Council to order at 5:30 p.m. with a quorum present. Councilmember Ballou gave the invocation and Mayor Jones led all in the Pledge of Allegiance.

CONSENT AGENDA

Mayor Jones reviewed the Consent Agenda. Councilmember Warrender made a motion **to approve the Consent Agenda as presented.** Councilmember McCann seconded and the motion carried unanimously. (5-0)

Included within the Consent Agenda were the following approvals:

- A. Approve the Minutes of the June 10, 2019 Special Budget Meeting.
- B. Approve the Minutes of the June 11, 2019 Regular Town Council Meeting.
- C. Approval of the Minutes of the June 18, 2019 Special Meeting.
- D. Accept the Finance Director Reports, Tax Collector Reports, and Notice of Ad Valorem Tax Overpayments in the amount of \$1,012.25 for the month of June 2019 as Recommended by the Finance and Administration Committee.
- E. Approve the Requests for Refunds of Overpayment of Ad Valorem Taxes in the

amount of \$170.69 for June 2019 as Recommended by the Finance and Administration Committee.

F. Authorize the Collection of FY2019/2020 Ad Valorem Taxes.

G. Receipt of Tax Collector's Settlement for FY2018/2019; Disposition of Tax Records/Receipts; Tax Collections for FY2018/2019; Outstanding Taxes as of 6/30/19; Real Estate Delinquent Report for Tax Year 2018; Barred Tax List Effective September 1, 2019; and Insolvents List.

PUBLIC HEARING

Consider Adoption of Resolution 2019-R-44 Authorizing Formal Application to the North Carolina Department of Commerce for Community Development Block Grant

Ryan Cox of Holland Consulting Planners appeared before the Town Council to report on the application for the North Carolina Neighborhood Revitalization Program (CDBG-NR) Grant that enables non-entitlement municipalities and counties to utilize grant funds to tailor a project to meet the community development needs specific and most critical to their locality. He stated that of the total grant amount of \$750,000, \$675,000 will be utilized for restoration, \$3,500 for planning, and \$71,500 for administration.

The grant provides for minor and substantial rehabilitations and replacement housing. The following addresses have been selected for inclusion:

1309 Bay Street
1302 Fisher Street
302 N. 10th Street
2514 Bay Street
309 13th Street
1201 Avery Street
1312 Fisher Street

Of these seven (7) effected households, three (3) will be full replacements and four (4) will be rehabilitations. These include:

- 3 households with 1 individual in each - very low income
- 4 households representing 7 individuals - low income
- Among these 10 individuals, 6 are handicapped or disabled, 6 are elderly, and 7 reside within 5 female run households

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the CDBG-NR application to come forward. This is the second of the two required public hearings for application submission. The first was held on June 11, 2019. This hearing was advertised in the Carteret County News Times on June 28, 2019.

PUBLIC COMMENTS

There were none.

COUNCIL COMMENTS

There were none.

Mayor Jones closed the public hearing.

Councilmember Taylor made a motion to **Resolution 2019-R-44 authorizing formal application to the North Carolina Department of Commerce for approval of a Community Development Block Grant – Neighborhood Revitalization Program in order to provide housing improvement activities benefitting primarily low-to-moderate income individuals in the Town.** Councilmember Walker seconded and the motion carried unanimously. (5-0)

Consider Adoption of Ordinance 2019-O-15 to Add Definition for “Event Center”

Planning Director Sandi Watkins appeared before the Town Council to present request submitted by Brooke Giblin and Steven Pruitt to amend Article 2-2 of the Unified Development Ordinance to add a definition for “Event Center”, amend Article 11-1 to add “Event Center” as a permitted use in the Downtown Commercial (CD) District and Downtown Business (DB) District, add Article 14-49 to add special requirements for “Event Center”, and amend Article 20-3.5(A) Off-Street Parking and Service Requirements to add parking requirements for “Event Center.”

Ms. Watkins stated that Ms. Giblin and Mr. Pruitt have requested that Event Centers be permitted within the Downtown Business and Downtown Commercial districts as a permitted use. By definition, use would allow for events such as weddings, receptions, banquets, bridal showers, baby showers, corporate events and other similar functions. She then outlined the following requirements that will apply:

- Roof top areas, as proposed by the applicant, would be allowed subject to applicable building and engineering requirements.
- Alcohol sales would be allowed subject to temporary permits issued by the ABC Commission.
- Noise would be prohibited between the hours of 10:00 p.m. and 10:00 a.m.
- As proposed, outdoor activities would be prohibited 11:00 p.m. to 7:00 a.m., and would be subject to a setback requirement of a minimum of twice the minimum setback of any adjoining residential district with a minimum of 14 ft.
- Requirements for lighting and trash are also proposed.
- Parking restrictions include 1 space per 200 square feet plus 1 per every four (4) persons accommodated by the facility. As proposed, this would not be applicable in parking exempt areas.

At the June 18, 2019 Planning Board meeting, Andrea Smith made a motion, seconded by Tom Saunders, to recommend approval of the text amendment request and Planning Resolution 2019-0013. The motion carried 3 to 2 (Tom Outlaw and Sally Lumpkin were opposed). No letters have been received in regards to the request.

Notice of this public hearing was published in The Carteret News Times three times, Friday, June 14, Friday, July 28, 2019 and Friday, July 5, 2019, as well as being posted on the bulletin boards in City Hall and the Municipal Building.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the request to come forward.

PUBLIC COMMENTS

Brooke Giblin, 1916 Red Fox Lane: Ms. Giblin stated that it was their desire to provide a versatile, private event venue, which she believes will further encourage growth and complement other downtown businesses.

Matt Johnson, 1201 Forest Hills Avenue: Mr. Johnson came forward to speak in support of the request. It was his opinion that event planning is a natural progression of growth in the downtown area. He stated that although parking is always a concern, the downtown area has shown, through its many annual events, that it can adapt to parking issues.

Lisa Ruch, Downtown Morehead City Inc.: Mrs. Ruch also spoke in support of the request, stating that the demand on the Train Depot is evidence of the need for another downtown event venue.

COUNCIL COMMENTS

Councilmember Ballou asked for clarification of the Planning Board discussion and what the objections were. Ms. Watkins stated that there were concerns regarding the parking, and whether or not the requirements were too stringent or not stringent enough. The Board also discussed whether to allow this use as a permitted use or special use in the Commercial Downtown district.

Seeing that there was no other comments or questions, Mayor Jones closed the public hearing.

Councilmember McCann made a motion to adopt and order affixed to the Code of Ordinances Ordinance 2019-O-15 to amend Article 2-2 of the Unified Development Ordinance to add a definition for "Event Center", amend Article 11-1 to add "Event Center" as a permitted use in the Downtown Commercial (CD) District and Downtown Business (DB) District, add Article 14-49 to add special requirements for "Event Center", and amend Article 20-3.5(A) Off-Street Parking and Service Requirements to add parking requirements for "Event Center"; and Resolution 2019-R-43 of Plan Consistency in

Accordance with NCGS 160A-383 for Map Amendment. Councilmember Ballou seconded and the motion carried unanimously. (5-0)

NEW BUSINESS

Consider Awarding Bid for Automated Meter System and Associated Budget Ordinance Amendments

Public Services Director Daniel Williams presented bids received for the purchase of a new Automated Meter System (AMI). The current Neptune AMI system began operation in 2009. Approximately 3,300 of the 6,671 MTUs (transmitters) have been installed within the past five years to replace failing MTUs, and it is anticipated that many of the original 3,400 MTU's will fail within the next two (2) to three (3) years.

Requests for IT proposals were sent out under the NC "Best Value Procurement" statutes that allow for solicitation of competitive proposals. The criteria for evaluating the proposals were Initial Price, Technical Merit, Cost of Ongoing Operation/Maintenance/Service, Past Performance, and Probability of Performing Requirements (on time with high quality and in a manner that accomplishes the stated objectives while maintaining industry standards compliance). Three proposals were received from Core & Main, LP, Ferguson Waterworks, and Jacksonville Mechanical. Under this scoring system, the highest rating is indicated by 1 and the lowest rating is indicated by 3; the "best" score being the lowest score. Ferguson Waterworks' bid for a Sensus system received a score of 6, Core & Main's bid for a Neptune system received a score of 9, and Jacksonville Mechanical's bid for a Master Meter system received a score of 11.

Staff recommends that the automated meter system bid be awarded to Ferguson Waterworks based on technical merit, lowest ongoing costs, and past performance. City Manager Ryan Eggleston added that the Sensus system is compatible with the City's Munis financial software.

As part of the purchase approval, Council was asked to also adopt associated Budget Ordinance Amendments 2019-30 and 2019-31.

Councilmember Walker made a motion to **Award Automated Meter System (AMI) bid to Ferguson Waterworks in the amount of \$1,467,752.61 and Adopt Associated Budget Ordinance Amendments 2019-30 and 2019-31 as presented.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

FEMA Community Rating System Annual Report

As required of FEMA's Community Rating System (CRS), Planning Director Sandi Watkins appeared before the Town Council to answer questions regarding The Floodplain Management Plan annual progress report that was included in Council's meeting packet. She stated that Morehead City has been an active participant in FEMA's Community Rating System (CRS) since 1992. As a result of Morehead City's regular activities, citizens are generally

eligible for up to a 15% discount on their flood insurance premiums. Activities include record keeping, public information activities, mapping and regulations, and flood plain management planning.

The plan can be reviewed by the public by visiting the Planning and Inspections office in City Hall or online via the Morehead City Planning and Inspections documents page:

https://moreheadcitync.org/moreheadwp2016/documents/planning-inspections/Town%20of%20Morehead%20City_FMP_Current.pdf

City Manager Ryan Eggleston announced that the City has just received preliminary notice that based on the City's efforts in this area, the percentage of insurance savings should increase to 20% in 2020 for residents in the AE or BE flood zones. The City will initiate a public awareness campaign when the official notice is received.

Consider Implementation of SRO at Morehead Primary, Morehead Elementary and Morehead Middle Schools

City Manager Ryan Eggleston appeared before the Town Council to present the proposed implementation plan for assignment of three (3) city police officers to be School Resource Officers (SRO) starting August 19, 2019. The three (3) new schools to have SROs will be Morehead Primary, Morehead Elementary at Camp Glenn, and Morehead Middle. As the Board is aware, the Town already has SROs stationed at West Carteret High School and Bridges Alternative School.

Regarding the three (3) new positions, \$134,000 of the cost will come from revenue received from Carteret County (\$32,000), state grants (\$102,000), and \$91,000 will come from the Town. The Town's cost percentage share is roughly 40% of the overall cost once the state grants are received. This is an excellent opportunity to provide stronger, safer schools and valuable networking/intelligence gathering for our Police Department. These three (3) SROs will be assigned from our current department staff.

It is anticipated that the grants will be received later this fall after the State's budget is passed. To be fiscally prudent, the new incoming three (3) replacement officers will not be hired until the grant has been officially awarded. The City's cost share (\$91,000) is included in the newly adopted FY 2019-2020 budget, pending final approval from the Council.

Councilmember Taylor made a motion **authorizing manager to proceed with SRO implementation at Morehead Primary, Morehead Elementary at Camp Glenn, and Morehead Middle effective August 19, 2019.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

Governing Body Appointments: *Planning Board and Board of Adjustment*

Planning Director Sandi Watkins presented the Planning Committee's recommendation for filling the expiring extra-territorial jurisdiction (ETJ) seat terms on the Planning Board and Board of Adjustment. The Council appoints the in-city seats and the County Commissioners

appoint the extra-territorial jurisdiction (ETJ) seats. In the past, the Council has submitted recommendations to the County Commissioners.

In-City vacancies for both Boards are being advertised and will be presented in August for appointment consideration.

Planning Board:

The Planning Board ETJ Member terms for Frank Eastman and Lucine Beauchard expire on August 15, 2019. Both are eligible and have expressed an interest in continuing to serve.

The Planning Committee recommends reappointment of Frank Eastman and Lucine Beauchard to the Planning Board ETJ seats for three (3) year terms to begin August 15, 2019 and expire August 15, 2022.

Board of Adjustment:

The Board of Adjustment ETJ Member term for Bill Stompf and Alternate Member term for J. Hunt Brasfield expire on August 27, 2019. Both are eligible and have expressed an interest in continuing to serve.

The Planning Committee recommends the reappointment of Bill Stompf to the Board of Adjustment ETJ Member seat and J. Hunt Brasfield to the Board of Adjustment Alternate seat for a three (3) year terms to begin August 27, 2019 and expire August 27, 2022.

Mrs. Watkins advised that two additional applications were on file and presented to the Planning Committee: Eugene Clayborne, 114 Lockwood Drive, submitted in 2016 noting interest in serving on the Planning Board, and Katlyn Allen, 4104 Plantation Road, submitted in 2018 noting interest in serving on the Board of Adjustment. Mayor Jones suggested that these applicants be contacted regarding their interest in submitting current applications.

Councilmember Taylor made a motion to **recommend to the Carteret County Board of Commissioners to reappoint of Frank Eastman and Lucine Beauchard to the Planning Board ETJ seats for three (3) year terms to begin August 15, 2019 and expire August 15, 2022; and reappoint Bill Stompf to the Board of Adjustment ETJ Member seat and J. Hunt Brasfield to the Board of Adjustment Alternate seat for a three (3) year terms to begin August 27, 2019 and expire August 27, 2022.** Councilmember McCann seconded. Motion carried by majority vote (4-1; Walker was opposed).

CITY MANAGER'S REPORT:

Public Services Director Daniel Walker and Interim Parks & Recreation Director Jerry Riggs provided an update at Katherine Davis Park stating that the goal is to have the bathrooms completed before the Seafood Festival as well as the curb and gutter, and parking along 6th Street. Dumpsters have been relocated to the back corner behind the neighboring restaurant, and

staff continues to work on a long-term solution. Staff will present a proposal for a park dedication ceremony in the near future. Councilmember Warrender asked that staff consider placing picnic tables in the park.

Next, Mr. Eggleston announced that Jerry Riggs has been selected as the next Parks and Recreation Director effective July 4, 2019.

CITIZEN REQUESTS/COMMENTS (2 Minute Time Limit)

There were none.

COUNCIL REQUESTS/COMMENTS

Councilmember Warrender stated that she has noticed a tremendous amount of trash left at construction sites, and asked that the Planning Committee recommend options for addressing this.

Councilmember Taylor advised that in response to Councilmember Warrender's request, he has asked that construction garbage be added to the agenda of the next Planning Committee meeting. He also thanked everyone present for coming to the meeting tonight.

Councilmember Walker stated that the 4th of July celebration was wonderful, and he thanked those present for coming to the meeting.

Councilmember Ballou also commended Lisa Rueh and everyone involved in making the 4th of July celebration a wonderful event.

Councilmember McCann reiterated comments regarding the 4th of July celebration, and commended the Morehead City Police Department on their service during the event.

Mayor Jones gave congratulations to the Morehead Marlins on another winning year, and encouraged everyone to take advantage of this great community opportunity.

APPROVE AND RELEASE CLOSED SESSION MINUTES

City Clerk Cathy Campbell presented the minutes of the June 18, 2019 Closed Session for review and approval. After a review of the minutes, Councilmember Ballou moved **to Approve and Release the minutes of the June 18, 2019 Closed Session meeting as presented.** Councilmember Taylor seconded and the motion carried unanimously (5-0).

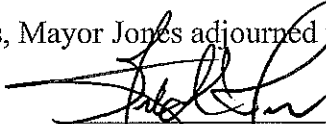
CLOSED SESSION PER NCGS 143.318.11(a)(3) TO CONSULT WITH CITY ATTORNEY

Councilmember Ballou made a motion **to enter into Closed Session at 6:23 p.m. per NCGS 143.318.11(a)(3) to consult with city attorney.** Councilmember McCann seconded and the motion carried unanimously (5-0).

Councilmember Walker moved to return to OPEN SESSION at 7:03 p.m.
Councilmember Ballou seconded and the motion carried unanimously. (5-0)

ADJOURNMENT

There being no other business to discuss, Mayor Jones adjourned the meeting 7:03 p.m.



Gerald A. Jones, Jr., Mayor

Attest:



Cathy Campbell, City Clerk

