

MINUTES  
OAK ISLAND TOWN COUNCIL  
PUBLIC HEARING & REGULAR MEETING  
January 13, 2020 – 6 P.M.  
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Mayor Ken Thomas, Mayor Pro Tempore Jeff Winecoff, Council members John W. Bach, Charlie K. Bell, and Loman Scott, Town Manager David Kelly, Town Clerk Lisa P. Stites, MMC and Town Attorney Brian Edes. Council member Sheila M. Bell was ill and was unable to attend.

Mayor Thomas called the meeting to order at 6 p.m. Councilor Scott gave the invocation and led the Pledge of Allegiance to the flag.

**Councilor Scott made a motion to suspend the Rules of Procedure. Councilor Bach seconded the motion and it passed unanimously.**

**Councilor Bach made a motion to put the Town Hall portion of the meeting first, Councilor Blalock seconded the motion and it passed unanimously.**

TOWN HALL MEETING (this section includes Public Comments)

Rich Jennings, 106 SE1st Street: Mr. Jennings said that the Town needed a new Recreation Center and that the one we had was overcrowded and outdated. He said that everyone worries about the money, but that there could be money available from foundations, etc. He said that it was needed so bad. He said a new center would help our seniors stay healthy. Mayor Pro Tempore Winecoff said that he had asked for that to be discussed

Mike Defeo, 902 West Yacht: Mr. Defeo said that a couple weeks ago he emailed all the Council members and the Mayor to let them know he would ask a question tonight, because he didn't want them to be ambushed. He said that during the last election, everyone expressed the desire to keep the Town a small beach, family-oriented community; He asked if the Council members would be willing to commit to make the necessary changes to the zoning ordinances to restrict big box stores to the mainland, not eliminate them just restrict them. He asked all the Council members to respond to that. Councilor Bach said that last year, the Council adopted a strategic plan with three components: environmental protection, and Council did make progress on the tree ordinance and continued incremental progress toward beach renourishment; infrastructure development, which included a right-of-way initiative and stormwater maintenance improvements; and a stable economic base. He said what Mr. Defeo's question begs is a further discussion of how to build a sustainable economic base. He said that he proposed, unsuccessfully, an economic development officer, and he continues to advocate for a mechanism to renew downtown. But to ask categorically to rule out any business entity which is a "big box" would supersede the Unified Development Ordinance (UDO) and would short circuit any discussion they may have at the retreat about building an economic base. Councilor Bach said he was open to discuss it but was not prepared to make a judgment or pledge tonight. Mr. Defeo said there were lots of restrictions already in the UDO for businesses, so he was not proposing anything that was not in the UDO. Councilor Scott said he was not comfortable with this process of polling Council members. Mr. Defeo asked if that was not what the Town Hall meeting was for. Councilor Scott said it was a hypothetical question that was being asked. Mr. Defeo said no, that he was asking for Council to commit to make the necessary changes to the UDO to keep Oak Island a small beach town and not allow any more Publix or Dollar Generals on the island. Councilor Scott said that we had a Table of Uses, and that he was not prepared to make a blanket decision about big box stores tonight. Councilor Blalock said he was willing to listen to any suggestions, but he was not willing to make a pledge to anything tonight. Mr. Defeo said that anything that would come from

Council would be a direction to staff to draft the language and it would go to the Planning Board and then to Council, so he was not asking Council to vote on those changes today. Mayor Pro Tempore Winecoff said that eight years ago when he got on Council, they decided that they wanted the big businesses off the island. He said they got together with residents and worked for months and months to create a UDO. He said that he moved here because of the small-town charm and he supports that, but that he could not commit to one person asking for a change when it took the town to create the UDO. Ms. Stites noted that the 3-minute time limit expired; she said that she had only been timing when Mr. Defeo was speaking and wasn't sure how to time it otherwise. Mayor Pro Tempore Winecoff said it was up to the townspeople to decide what the UDO is, not one person's decision. Mr. Defeo asked what constituted the town to ask for a change. Mayor Pro Tempore Winecoff said that the Town had spent months and months to put the UDO together. Mr. Defeo said that Mayor Pro Tempore Winecoff knew full well that this was not coming from just more person. He said that lots of people had come to him saying that they didn't want any more Dollar Generals or Publix on the island. Mayor Pro Tempore Winecoff said that Dollar General is not a big box store, and that without commercial development, a town will not survive. Mayor Pro Tempore Winecoff said there had to be a mixture of commercial and residential development. Mr. Defeo said that was a given. Mr. Defeo said it was important to listen to the people of the town, and that he had been. Mayor Pro Tempore Winecoff said that he listens to the people of the town, but not just a handful that tell him what to do. He said he represents a town, everybody in the town, not just a handful.

Rosanne Fortner, 113 Paula Circle, spoke for the Oak Island Beach Preservation Society LLC. Ms. Fortner discussed an upcoming cooperative program with the Town to use donated live Christmas trees on a section of the beach to build dunes. She said that several coastal communities had similar programs, and that they were observing their methods so they could choose the best way for Oak Island's beach. The annual fundraiser is scheduled for April 4 and will be held at 801 Ocean.

Bettie Thorne, 2501 East Beach Drive: Ms. Thorne said that she had requested a recent profit and loss statement to see what was going on with 801 Ocean; she distributed the information she received from Finance Director David Hatten. She said it was purchased in mid-2018 for \$575,000 in cash and real estate, and she knows there were renovation costs. She reviewed the rental income and expenses. Ms. Thorne said that the revenue for the past six months was \$6,750 and the expenses were \$26,740, meaning we were in the hole \$20,000 for those six months. She said she also assumed that some of the utilities for the Pier Complex were for 801. Ms. Thorne said that she believed that we had only been able to rent it out the last six months. Ms. Thorne said that when this was first proposed, she objected because she knew the Southport Community Center lost money every year and she didn't think this would make any money either. She asked if the revenue collected thus far would actually go to the beach fund or if only the profits would go to the beach fund. Mayor Pro Tempore Winecoff said that in his mind, revenues would cover maintenance, insurance, etc. and then additional revenue would go to the beach fund, and that he thought they should give it two years to see how it does. Ms. Thorne said the entire Pier Complex was in the hole \$70,000, if she was reading the sheet correctly. Mayor Pro Tempore Winecoff said that they needed to consider how long the Pier had been open, that there were repairs made to the pier house, the restaurant that was leased out, etc. Mayor Pro Tempore Winecoff said that when you invest money, you don't get that money right back. He said that they'll give it two years to see if it can make the money it needs to make. Councilor Bach said he thinks there is cause for concern, but that it was premature to make a judgment since they have committed to a project. He said that he had always wanted to outsource management, though they were unsuccessful in finding the right company to do that.

Nancy McMurray, 6607 West Beach Drive: Ms. McMurray said that she had sent an email that morning that showed a loss of 20 feet of erosion in the 6600 block of West Beach. She said this is nothing new, and that it is called the "hot spot." She said with no sand coming this year, she can foresee water washing under houses and out to Beach Drive, destroying utilities and houses. She said she saw the article in the

January 8 State Port Pilot regarding the needs for Parks and Recreation, and she said she appreciated Council members Blalock and Scott responding to her email. She asked what Council's plan was for salvaging homes in that area of the beach until a proper program is in place. Mr. Kelly said that our engineers would have someone survey the area in question. He also said that her pictures had been forwarded to the Corps of Engineers, and that they had a meeting with the Corps on Thursday. Ms. McMurray said she appreciated that. She also said that they had spent three days removing their steps before they would be washed away. She said they had planted thousands of plants. She said she appreciated anything they could do.

Scott McMurray, 6607 West Beach Drive: Mr. McMurray asked Council to revisit the idea of paid parking. He said it would generate revenue and help us maintain the beach. Mayor Pro Tempore Winecoff said that the County brought \$500 million in a year in tourism funds, but that the County didn't help the towns fund beach nourishment. He asked everyone to contact their County commissioners and tell them that the beach towns need help. Councilor Bach said that he was frustrated with the process we've been going through with Moffatt & Nichol to acquire sand. He said that beach nourishment would be discussed at the Council retreat.

PUBLIC HEARING I: The purpose of the Public Hearing was to hear citizens' comments on a proposed amendment to Article 8, Section 8.8, Commercial Accessory Structures Setbacks

Kyle Herring, 151 Poole Road, Belville: Mr. Herring said this proposed text amendment was first heard by Council in November. He said that they were asking for the side yard setbacks for accessory structures to be zero, like it was for principal structures in the CB zone. He said that this was the ordinance before the UDO was adopted in October of 2018, and he thought that maybe not including it was an oversight when the UDO was adopted. He said that this is something that could benefit the small businesses on the island and also help with a sustainable economy. He said that if a lot is 20 feet wide, and the side yard setback is eight feet, it leaves four feet for an accessory building, which was about the width of a standard door.

Councilor Scott said that he did not recall from the last hearing that this was something that was in the ordinance prior to the UDO being adopted. Mayor Pro Tempore Winecoff said that was what Development Services staff had stated. Councilor Bach said that this had considerable breadth, applying to the entire CB zone. He said his understanding was that it would create better efficiency for businesses, and that somehow there was an omission from the previous code of ordinances. He asked Mr. Herring if he stood by his statement that there were no negative impacts to adopting the proposed amendment. Mr. Herring said that he could not foresee any negative impacts, and that if this amendment does not get passed, they may see businesses designing larger structures to make up for that lack of storage space. **Councilor Scott made a motion to close the Public Hearing at 6:39 p.m., Councilor Bach seconded the motion and it passed unanimously.**

PUBLIC HEARING I ACTION: **Mayor Pro Tempore Winecoff made a motion to approve the text amendment (Sec. 8.8 .1 Dimensional Requirements) and to adopt the associated plan consistency statement. Councilor Blalock second the motion and it passed unanimously.**

PUBLIC HEARING II (Quasi-Judicial Hearing): The purpose of the Public Hearing was to hear citizens' comments on an application for a Special Use Permit.

Mr. Edes said that this was a quasi-judicial hearing and that Council's decision must be based solely on the competent evidence produced during this hearing. Ms. Stites administered the oath to all those who indicated they would provide testimony.

Mr. Edes said that the goal was to make sure Council could form an objective opinion based solely on the evidence heard during the hearing as compared to the four criteria staff will discuss in a moment. Mr. Edes asked Council members the following questions: if anyone had a financial interest in the outcome; if anyone had conducted a site visit to this site in connection with this hearing; if anyone had any ex parte discussions with the applicant or any staff members regarding the Special Use Permit; or if anyone had any reason to believe he couldn't be neutral and objective and base the decision solely on the evidence presented this evening. None of the Council indicated a positive response to any of the questions. Mr. Edes asked that the Minutes reflect that there appeared to be no reason the elected body could not consider the evidence as produced and base their decision based solely on that evidence.

Jake Vares, Planning and Zoning Administrator, gave a staff report. He said the applicant had applied for a Special Use Permit to install a drive-thru at his business, the Scoop Shop at 4922 E. Oak Island Drive. The total property size is 0.46 acres and it is in the CB district. The Town's UDO states that drive-thrus are allowed through a Special Use Permit. Mr. Vares said that NCDOT had sent the Town that they have approved it, since East Oak Island Drive is a NCDOT road. The minimum parking requirements for the business would still be met if the drive-thru were installed.

Mr. Edes recommended that pages 8-17 of the Agenda Packet be introduced as Exhibit 1. Dennis Bullis, 104 NE 50<sup>th</sup> Street asked to see the exhibit. He said that he printed the agenda packet that was available online, and he wanted to see what pages the one being presented included. He did not have any objection to Exhibit 1 being accepted, and it was accepted.

Councilor Bach asked how many drive-thru establishments there were in the CB zone. Mr. Vares said that they included Pelican Seafood, two banks, and the old Mexican restaurant. Mayor Thomas asked about a house adjacent to the property, and asked if the drive-thru would take out their driveway. Mr. Vares said that there is a house across the alley. Mr. Vares said the only driveway for that house is along the alleyway, though they do have the option of installing another driveway. Mayor Thomas asked if NCDOT was asked to allow the drive-thru to parallel the driveway and not take it; Mr. Vares said that he could not say what the conversation was between the applicant and NCDOT. Councilor Bach said he was curious as to what NCDOT concluded about traffic and mitigating hazards in this area. He asked if the applicant could answer that or if he had a NCDOT report. Mr. Vares said he did not have a traffic impact analysis from NCDOT. Councilor Bach asked if the applicant had knowledge of what NCDOT examined. Mr. Edes said that the applicant would have an opportunity to present evidence.

Mayor Thomas asked again about the house at 101, how emergency vehicles would access this house. Mr. Edes said he would prefer to finish with questions for Mr. Vares before hearing from the Police Chief. Ms. Stites administered the oath to Police Chief Wilburn Ingram.

Mayor Pro Tempore Winecoff said that the map on page 17 showed a traffic flow, and asked if there would be a new driveway. Mr. Vares said that DOT had provided the drawing, and that the business already had an access on Oak Island Drive. Mr. Vares said that he did not know if a new driveway was needed.

Mayor Thomas asked if the drive-thru window paralleled the alley or if was on the side of the building. Chief Ingram said the alley could not be blocked or obstructed at any time. Mr. Kelly said that the alley would stay an alley. Mayor Thomas said that the Special Use was not to take the alley, that they would turn off the alley and that the drawing was drawn incorrectly; the alley will not be part of the drive-thru. Mr. Kelly said that the arrows indicated the route of travel.

Applicant Scott Rudolph, Oak Island Scoop Shop, 4922 East Oak Island Drive, addressed Council. Mr. Rudolph said they were not trying to take the alley in any way, shape or form. He said there would be a new driveway between the two accessory buildings. Mr. Rudolph said that they serve doughnuts and they have added coffee, and they are trying to make it more convenient for customers with the drive-thru window. He said it would be helpful for people with kids, and for people that may have health issues and trouble getting in and out of the car. He also said that in the off season, they don't even cover 50 percent of payroll with sales. He said that adding the drive-thru would hopefully allow them to at least meet payroll and not cut staff. Mr. Rudolph said it had been approved by NCDOT and that they are committed to following the rules on Oak Island as well. He said he understood that the alley was not to be blocked and that they can put up signs if needed. Mr. Rudolph said that there was a similar drive-thru at a coffee shop off Long Beach Road. He said that there is room for six cars on the property without them being in the alley.

Mr. Edes asked Mr. Rudolph if he wanted to offer the paper he handed out as Exhibit B; he asked if there was any objection from anyone. There were no objections and it was received. Mr. Edes gave Mr. Rudolph an agenda packet to look at for reference. Mr. Edes asked Mr. Rudolph if he'd heard Mr. Vares say that NCDOT had approved the request; Mr. Rudolph said that was correct. Mr. Edes referred to an email on page 16 from Mr. Cumbo to Mr. Rudolph, and in that email it read "NCDOT is okay with this approach for traffic flow from the drive-thru window per figure below in red." Mr. Rudolph said he saw that. Mr. Edes referred to a map on page 17, specifically the arrows going past the buildings; Mr. Rudolph said he saw that. Mr. Edes asked Mr. Rudolph if it was his understanding that the NCDOT's approval path is per the red arrows as Mr. Cumbo says in his email; Mr. Rudolph said that was correct. Mr. Edes asked about the second paragraph on Exhibit B, reading the last sentence as follows: "The drive-thru would attach to the western most edge of the building and the drive-thru lane would be positioned fully within our existing property." Mr. Edes said what Mr. Rudolph was referring to there was the red arrows within his property that were approved by NCDOT; Mr. Rudolph said that was correct. Councilor Bach also referred to page 17 and asked about the separation between the alley and the gravel driveway that would be on his property. Mr. Rudolph said that the gravel would begin at the edge of the alley. Councilor Bach asked if there had been any NCDOT analysis of that, because it seemed as if vehicles will be sharing something until they turn onto the property. Mr. Rudolph said they would go on NE 50<sup>th</sup> Street to the alley, turn onto the alley and then turn onto the new driveway to the window. Councilor Bach asked what NCDOT's analysis was of that traffic pattern, the potential of having multiple cars back there at the same time. Mr. Rudolph said it was Mr. Cumbo who had spoken with NCDOT about that. Councilor Bach asked if the four red arrows in the diagram were all on his property and Mr. Rudolph said that was correct. Councilor Bach asked what sort of signage he thought would be necessary. Mr. Rudolph said that when the ordinance about not blocking the alley was brought to his attention, he said he would put up signs to that effect. Councilor Bach said that at some point, his private access and the alley would meet, and he wanted to make sure that it was properly regulated so that pedestrians or other vehicles would not be at risk.

Mayor Pro Tempore Winecoff asked if there had been any consideration about putting a driveway behind the building instead of the gravel area; he said that wouldn't affect the alley or the homeowners. Mayor Pro Tempore Winecoff showed Mr. Rudolph what he was referencing on the page 17 illustration. Mr. Rudolph said that was their original plan but that NCDOT would not approve that. Answering a question from Councilor Bach, Mr. Rudolph said that the reason he was given was that it was a shorter approach and that it wouldn't hold as many cars. Councilor Bach asked who Mr. Cumbo was; Mr. Rudolph said he worked for a consulting company that deals with NCDOT issues. Councilor Bach said that just to clarify, Mr. Rudolph proposed putting the entire drive-thru on his property, but NCDOT rejected it. Mr. Rudolph said that was correct, and said it was because that approach was shorter and they wanted the longer driveway. Answering a question from Mayor Thomas, Mr. Rudolph said they would just be using the

alleyway as an approach. Mayor Thomas said that the alley was for emergency vehicles and for the homeowner to access his property and he will be bumper with bumper with the business' customers, and he said he wanted the business to be successful but he questioned why NCDOT wouldn't allow the alternate of having a driveway parallel with the alley. Mr. Rudolph said he didn't believe that alternate had been discussed with NCDOT. He also said he did not think cars would be able to make the turn between the two accessory buildings. Mayor Pro Tempore Winecoff asked if the Town could approach NCDOT. Mr. Edes said that they could, but that what was before Council was a Special Use Permit application, and that NCDOT could be approached with other options, but that was outside of the context of this application. Answering a question from Councilor Bach, Mr. Rudolph said that their original request to NCDOT was to allow people to turn in behind the building, but that NCDOT said that it would be too short of a driveway and that it wouldn't meet their requirements. He said that the proposed traffic flow would allow six cars on his property. Councilor Bach said that it seemed inconceivable to him that NCDOT wouldn't want to avoid the use of an alley to get to the property, but that he took Mr. Rudolph at his word that NCDOT said no. Mr. Rudolph confirmed that was the answer from NCDOT.

Councilor Scott said that he was not comfortable using an alley for a drive-thru. Mr. Rudolph said that the alley was to be used for transportation. Councilor Scott said that he didn't think alleys should be blocked, that they were used a lot for deliveries. Mayor Thomas said that he would support the drive-thru window, but not for homeowners to have to go head to head with customers to access their house.

Councilor Bach asked if Mr. Cumbo represented Mr. Rudolph with NCDOT; Mr. Rudolph said that was correct.

Mr. Edes clarified that if there was already a driveway there, the public could already be accessing this establishment from the alley. He said that the application is for the drive-thru window component and that the public is entitled to use the alley to access these properties. He said that no one wants congestion there and he would suspect that the property owners especially would want to make sure that emergency vehicles would have means of ingress and egress. Councilor Bach said that creating this condition creates more traffic and involves a public roadway in ways that were not previously contemplated.

Angie Smith, 101 NE 50<sup>th</sup> Street, directly across from the Scoop Shop, said that her concern was if the traffic does back up, would there be someone there to direct traffic, because how would an emergency vehicle get through. Mr. Rudolph said that there is room for six cars on the property and that the alley shouldn't be blocked. Mr. Rudolph said if it ever did get that busy where more than six cars were waiting, he would send someone out to tell drivers they could not block the alley. Ms. Smith pointed out the location of an electric box on the map on page 17, where the red arrows make the turn.

Mr. Edes asked, to the left of the arrows on page 17, were there any other impediments to people pulling off the alley, if an emergency vehicle was coming down the ally. Mr. Rudolph said he believed there would be room on his property for people to pull out of the way, and that the emergency vehicles could also enter from 51<sup>st</sup> Street.

Dennis Bullis, 104 NE 50<sup>th</sup> Street: Mr. Bullis had a picture of the electrical box shown on the map on page 17. Mr. Rudolph had no objection to the picture being accepted as Exhibit 3 (the picture was in electronic format only, and Mr. Bullis said he would email it to the Town Clerk). Mr. Edes showed the page 17 map to Mr. Bullis, and asked if the corner previously discussed was what the picture depicted. Mr. Bullis said it was. Mr. Bullis read from page 8, where it said the parking layout would be change, including the location of the handicapped parking. On page 13, he said it says that the parking requirements were to be included in the application. Mr. Bullis said that he was concerned about vehicles with utility trailers, saying they would take up more space. He said the application did not mention ice

cream, and he wondered if that meant it would only be open in the morning. He said he'd like to know what the proposed hours are for the window. He said that the window would significantly increase congestion on NE 50<sup>th</sup> Street, and he asked Council to deny the request based on the information available, or at least table it until they have a more detailed site plan about exactly how it is going to be laid out, where the parking is going to be and where the traffic is going to flow.

Mr. Rudolph said that there was a drawing submitted to the Town showing where the handicapped space would be relocated.

Mr. Bullis said that on page 17, the traffic from the drive-thru would have to exit somewhere, and he wondered if that entrance would be bigger, and if traffic would crisscross. Mr. Rudolph said they had cars exit that way all the time. Mr. Bullis said another concern he had was about the traffic exiting out onto the street.

William Smith, 101 NE 50<sup>th</sup> Street: Mr. Smith said he was not against a drive-thru, though he did have a lot of concerns. He said that they already deal with a lot of traffic and their driveway being blocked by the BBQ House. He said they have called the police several times when the driveway gets blocked, at least three times in the last several years. He said that he concerned about not being able to get out of his house or emergency vehicles getting to his property. He said that he looked at the measurements given, and that the first 90 feet was on the owner's property, but that the rest was the alley and that he thought they would be able to fit maybe four or five vehicles. He said there were already signs in the alley that say do not block alley, but it doesn't matter. He said that if traffic gets back up, which he said he knows will happen, he will not be able to back out of his driveway. Mr. Smith asked if they knew how many people already go there for ice cream, and asked what would happen if they all decide to stay in their cars to use the drive-thru. He also said that the alley was a single lane and that there would not be room for an ambulance or fire truck to get by when the alley is blocked. He also asked if anyone had taken into account the additional traffic that Publix would generate and now if people can get coffee and go to Publix, it will be worse. He said he bought this house in 2015 and that the alley had very little maintenance done since then, and additional traffic would only cause more problems. He said that a site plan had not been prepared, that what they had was a GIS photo that they used word art on to show the traffic flow. He also asked if what the Town was saying now that the alleys could be blocked. He said that the Town already has signs up about not blocking the alley and people still didn't care.

Mr. Edes asked if there was anyone else who wanted to speak; no one indicated a desire to speak.

**Councilor Bach made a motion to close the Public Hearing. Councilor Scott second the motion and it passed unanimously.**

Mr. Edes reminded Council of the criteria for a Special Use Permit. He asked if there was a particular criteria Council felt had not been met. Councilor Bach said that multiple criteria had not been met and that it was a flawed plan. Councilor Scott asked if they could ask the applicant to come back with more information. Mr. Edes said they could ask the applicant that, and that they should reopen the Public Hearing if that's what they wanted to ask. **Councilor Scott made a motion to reopen the Public Hearing. Councilor Bach seconded the motion and it passed unanimously.**

Mr. Edes said that it appeared there was a consensus from the Board to table the matter, but that he did not have to agree to that. Mr. Rudolph said that he would agree with that and that he appreciated the consideration. Councilor Bach said that he felt that the fault was not with the applicant but with NCDOT because the traffic plan was not in harmony with the area and had identifiable safety issues. He said that he hoped Mr. Rudolph could go speak with NCDOT again and come back with a different plan.

**PUBLIC HEARING II ACTION: Councilor Scott made a motion to table this matter until two Council meetings from tonight (60 days). Councilor Bach seconded the motion and it passed unanimously.**

Councilor Blalock asked if what they had was an official NCDOT representation or just advice basically. Mr. Edes said that was something the applicant could address when they reconvene the Public Hearing.

Council took a 10-minute recess at 7:50 p.m.

#### PRESENTATIONS, PROCLAMATIONS AND RECOGNITIONS

1. Parks & Recreation Master Plan – Dennis Maneri, Chairman of the Parks & Recreation Advisory Board: A copy of the presentation is attached and is hereby made a part of these Minutes. Mr. Maneri said that updating the Plan at least every ten years was something they had to do to be eligible for grants. He said all they were asking for was consideration for a new Recreation Center; they were not asking for any decisions or action tonight. Mr. Maneri said that a lot of the expectations people have are because of the great work that's been done by the Parks and Rec staff. He said that his own fitness routine has allowed him to stay active and to volunteer in the community. He also said the benefits go beyond exercise, including familiarity with the community, friendships, and those things lead to safer communities. Mr. Maneri asked the Parks and Recreation Advisory Board members present to stand and be recognized. Regarding the need for a new Recreation Center, Mr. Maneri said that the Center was built in 1980 and in 1995. In 1980, Long Beach had 1,800 people. Current estimates are more than 8,000 people in Oak Island, and Brunswick County is the fastest-growing county in the state. Mr. Maneri reviewed some of the survey results and showed examples of new centers other communities had. Dr. Jim Herstine also addressed Council; Dr. Herstine was the consultant who worked with the Town to prepare the Master Plan and is a Professor Emeritus with UNCW. Dr. Herstine also explained the process they went through, including interviews, surveys and public engagement. He said the Plan provides a viable blueprint for the Town and that it is a plan of action. Parks and Recreation Director Rebecca Squires spoke about some of the results of the survey, saying improving ramps, launching facilities and improved access for fishing were big priorities, as was increasing and adding ADA access to public beaches and parks. Other items requested by citizens were greenways and trails; improving and adding outdoor restrooms and foot washing stations; improvements to parks and doing better maintenance; acquiring land for open space, and land suitable for hiking and biking; improving marketing of programs, services and events; extended hours for the Recreation Center; increasing, enhancing and improving programs related to the environment, nature and outdoor adventure; programs such as a beach music festival, food truck rodeo, movies in the park, a 24-hour fitness facility, kayaking trips, walking clubs, cooking classes, pickle ball lessons, sailing lessons and camps, dance programs, golf lessons and team programs. Ms. Squires said some of those were already being implemented. Mr. Maneri said the Board recommended better communication with Brunswick County so we are aware of what the County is doing. He said the Board also recommends bike baths, and there may be areas for that on the mainland. He also said they recommend looking at the Town's ordinance to make sure developers use the required open space as parks or recreation areas, not a retention pond. Mr. Maneri said that what they were really asking for is to start setting some money aside for parks and recreation. **Councilor Bach made a motion to accept the Plan. Councilor Scott seconded the motion and it passed unanimously.**

#### ADJUSTMENT/APPROVAL OF THE AGENDA:

**Mayor Pro Tempore Winecoff made a motion to approve the agenda as amended. Councilor Bach seconded the motion and it carried unanimously.**



COUNCIL REPORTS (MAYOR AND COUNCIL):

Mayor Thomas said his first Mayor's meeting would be January 21<sup>st</sup> at 6 p.m. at the Recreation Center.

Councilor Bach said that the Airport is in the midst of obtaining Master Plan approval from the NCDOT. He said that Director Howie Franklin has grown the airport in hangar rentals and utilization of the runway. Land has been purchased and new hangars will be built.

Councilor Blalock said that he appreciated the work done to draft the Parks and Recreation Master Plan. Mayor Pro Tempore Winecoff agreed.

REGULAR MEETING:

I. ADMINISTRATIVE REPORTS

1. Town Manager: Mr. Kelly asked Mr. Vares to address Council. Mr. Vares said that Town had acquired a NC Forest Service tree grant. There will be a public tree planting that everyone will be invited to, on January 31<sup>st</sup> at Middleton Park, at 2 p.m.
  - a. Department Reports: Department reports are attached and are hereby made a part of these Minutes.
2. Town Attorney

II. NEW BUSINESS

1. Consideration of Resolution Officially Accepting the Dedication of the Utility Lines for the Major Subdivision at SE 72<sup>nd</sup> and SE 73<sup>rd</sup> Street to the Town of Oak Island: **Mayor Pro Tempore Winecoff made a motion to adopt the Resolution as presented. Councilor Blalock seconded the motion and it passed unanimously.**

III. CLOSED SESSION: **Councilor Scott made a motion to go into closed session at 8:34 p.m. to Consult with the Town Attorney to preserve the Attorney/Client Privilege and to Discuss Specific Personnel pursuant to N.C.G.S. 143-318.11(a)(3) and (6). Mayor Pro Tempore Winecoff seconded the motion and it passed unanimously.**

Council returned to open session at 9 p.m. Mayor Thomas noted that no action had been in Closed Session.

**Councilor Bach made a motion to adjourn at 9 p.m. Councilor Blalock seconded the motion and it passed unanimously.**

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Ken Thomas, Mayor

Attested: \_\_\_\_\_

Lisa P. Stites, MMC  
Town Clerk

*Clerk's Statement: Minutes are in compliance with the open meetings laws. The purpose of minutes per the open meetings laws is to provide a record of the actions taken by a Council or a Board and evidence that the actions were taken according to proper procedures. All actions of the Council are recorded in the official minutes. Not all portions of Town of Oak Island meetings are recorded verbatim in the official minutes, with general discussion items, reports, presentations, and public comments being paraphrased or summarized in many instances. Public comments in writing should be submitted to the clerk via hard copy, electronic mail, or other means so as to ensure an exact verbatim account. The Town of Oak Island provides full coverage of meetings on Government Channel 8 so that the Citizens and the Public may view and listen to the meetings in their entirety.*