

MINUTES
OAK ISLAND TOWN COUNCIL – SPECIAL MEETING
MAY 23, 2017 – 1 P.M.
COUNCIL CHAMBERS – OAK ISLAND TOWN HALL

Present: Mayor Cin Brochure, Mayor Pro Tempore Loman Scott, Council members Sheila M. Bell, Charlie K. Blalock, Jim Medlin and Jeff Winecoff, Town Manager David Kelly, Assistant Manager/Town Clerk Lisa P. Stites, CMC, Finance Director David Hatten and Town Attorney Brian Edes.

1. Consideration of Contract with Moffatt & Nichol: Johnny Martin gave a presentation, a copy of which is attached and hereby made a part of these Minutes. Mr. Martin spoke about progress on the FEMA Dune Restoration Project and the upcoming Wilmington Harbor Project. With the volume of sand likely to be available, Mr. Martin said they wouldn't recommend putting the sand farther west than the easternmost section of town as the sand would be less likely to be lost from that area. He recommended including a minimum volume of sand in the Letter of Intent to the Corps of Engineers. Mr. Martin also reviewed what defines an engineered beach and said the firm could look at doing a recreational beach. Answering a question from Mayor Brochure, Mr. Martin said that not doing a dune would drop the costs approximately 15-20%. The Mayor asked if he would bring additional options forward; Mr. Martin said that would all be part of the Master Plan. Councilor Winecoff asked how soon the project could begin; Mr. Martin said two to three years. Councilor Medlin asked how much FEMA would reimburse after a storm if the Town had an engineered beach. Mr. Martin said in his experience, FEMA will reimburse what is lost in a storm though he acknowledged there are no guarantees. Councilor Bell said that she was always taught to look at the worst case scenario, and that was \$71 million for a beach. At this point, Mr. Martin suggested moving forward with permits for an engineered beach and then speak to the agencies about doing something smaller if that's the Town's choice. That would give the Town time to consider what we are comfortable building. Council had additional discussion about sand sources and costs. Mr. Martin said that he understands the history of the Town and that he would rather paint a darker picture than paint a rosy picture and it not turn out that way. Action on the contract will be deferred until a Special Meeting June 5th.

2. Discussion with DEC Associates – DEC Associates could not be present today and will be here for the June 5th meeting. (Mayor Brochure temporarily excused herself from the meeting).

3. Presentation on Electronic Water Meters: Rob Watson with FlexNet gave a presentation, a copy of which is attached and is hereby made a part of these Minutes. (Mayor Brochure returned to the meeting at 1:59 p.m.) It would take 6-8 months to install the meters. Mr. Kelly said that this was something that was approved years ago but was sidetracked when the sewer project started. This system would be more customer-oriented, Mr. Kelly said, as we could show usage on specific days rather than usage for the whole month. Town staff changes out approximately 250-300 old meters a year, Mr. Kelly said. The batteries are under a 20-year warranty (10 years new, 10 years prorated). Mr. Watson said the beach towns are really the ones adding the system; Myrtle Beach is planning to install them as well.

Council took a brief recess from 2:14 p.m. until 2:23 p.m.

4. Approval of Letter of Intent for Wilmington Harbor Project: Ms. Stites asked Council to include the phrase for 200,000 CY (after the \$3 million). She also noted that the Letter would not tie the Town financially but just let them know we are interested. Mr. Kelly said that Town representatives did attend a meeting with the Corps of Engineers; Caswell Beach, Bald Head Island and Holden Beach representatives attended as well. **Councilor Medlin made a motion to approve, Councilor Bell seconded the motion.**

It was clarified for the record that approval was for the letter as modified. The motion passed unanimously.

5. Approval of Budget Ordinance Amendments: **Councilor Winecoff made a motion to approve the Budget Ordinance Amendments as presented. Councilor Blalock seconded and the motion passed unanimously.**

6. Consideration of Proposal from Andrew Consulting Engineers: Mr. Kelly said that this adjustment in the cost is caused by the need to put a specialized trailer to travel on the weakened Pier and take core samples along the length of the Pier and determine piling lengths. The engineering and mob/demob costs should be reimbursed by FEMA. **Councilor Medlin made a motion to approve the contract amendment as presented. Councilor Blalock seconded the motion and it passed unanimously.**

7. Discussion of Proposed 2017-18 Budget:

Councilor Bell asked how much money is needed from the General Fund to run the golf course. Mr. Hatten said that the number is \$149,455. It is \$1,200/year for partial rental of the Pro Shop plus utilities. Mr. Kelly said staff is looking at how much it will cost to outsource the maintenance, looked at leaving the course open for free play and eliminating staff needed to run the course, not keeping the sand traps, etc. Staff is waiting for prices for course maintenance; he hopes to have that at the end of the week. Councilor Blalock asked about the greens keeper position; Mr. Kelly said it depends on what Council wants to do, but we are currently advertising and interviewing for it. Mr. Kelly said that the revenue we're bringing in does not cover the cost for keeping staff to keep the Pro Shop open. Councilor Bell asked if the HOA had come forward to offer any help. Councilor Blalock said that he had called the POA three times and that no one had called him back. **Councilor Bell made a motion a motion to close the Pro Shop at the Oak Island Par 3 Golf Course at South Harbour effective June 30, 2017, if staff can do it, and allow the course to remain open for free play between dawn and dusk; to eliminate all employee positions associated with maintenance and operations of the golf course and make the corresponding adjustments to the current and proposed budgets; direct staff to refund a prorated amount for unexpired memberships; direct staff to cancel any reservations for tee times or tournaments and refund any money prepaid for play; direct staff to take action necessary to terminate the lease for the golf carts; direct staff to provide for maintenance of the course, either by adjusting staff workloads in other departments or by outsourcing the work; direct staff to sell all unnecessary equipment and all merchandise, with a Resolution Declaring the Property Surplus to be presented to Town Council; and direct staff to notify the South Harbour Master Homeowners Association of the changes made here today and to notify the HOA that the Town will no longer occupy a portion of the building at the course and will no longer pay a portion of rent and other bills for use of such facility. Mayor Pro Tempore Scott seconded the motion for the purposes of discussion.** He said if they don't charge for play and maintain the course, wouldn't the Town still be supplementing without getting any revenue. Mr. Kelly said he estimated it would be approximately \$50,000 - \$75,000 for maintenance. Councilor Bell said it was an option and that we were spending \$195,000 for it this year. Mayor Brochure asked if the Town could sell the course to the HOA and help them through the transition. Mr. Edes said the Town could lease it to the HOA for a nominal amount during the transition period. Mr. Edes said that the Town had options that it would be beneficial for the HOA to discuss. Councilor Bell said that we tried to discuss it with them when she was new on Council and the HOA was not interested in helping. Councilor Blalock suggested drafting a letter outlining some of these plans and sending it to the HOA so that they know the Town is serious. Council asked Mr. Edes

to review any existing leases related to the golf course. **Councilor Bell tabled the motion until the June 5th Special Meeting; Mayor Pro Tempore Scott agreed.**

Councilor Medlin asked about the money for Water Rescue. Mr. Kelly said that members are paid \$600/year to serve rather than the Town paying per call. The group's request for a truck is not included in the recommended \$22,500 funding amount.

Airport: Councilor Medlin said that \$19,000 had been requested for the airport. He said that he would not recommending any funding as he considered it a for-profit business. He said the airport was owned by the Brunswick County Airport Commission. Howie Franklin will be invited to the June 5th meeting.

Tax Rate: Councilor Medlin said that he thought they should increase the tax rate at least enough to cover the Moffatt & Nichol contract, which would be 4.5 to 5 cents. Councilor Winecoff said that 5 cents would not bring in enough money for the contract, and Councilor Medlin said it would over the contract period of three years. Councilors Winecoff and Blalock said they wanted to wait to hear from DEC Associates.

Councilor Blalock made a motion to go into Closed Session at 2:50 p.m. to consult with the Town Attorney and discuss Specific Personnel pursuant to N.C.G.S. 43-318.11(a)(3) and (6). Councilor Bell seconded and the motion passed unanimously.

Mayor Brochure called the meeting back to order at 3: 28 p.m. The Mayor noted that no action had been taken in Closed Session.

Mayor Pro Tempore Scott made a motion to adjourn. Councilor Bell seconded and the motion passed unanimously.

Cin Brochure, Mayor

ATTESTED: _____
Lisa P. Stites, CMC
Assistant Manager/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.