

1 MINUTES OF THE FY 2006-2007 GENERAL PLANNING WORKSHOP
2 OF THE EMERALD ISLE BOARD OF COMMISSIONERS
3 FRIDAY, FEBRUARY 17, 2006 – 8:30 AM – EMERALD ISLE TOWN HALL
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6 The Emerald Isle Board of Commissioners held a general planning workshop at
7 Emerald Isle Town Hall beginning at 8:30 A.M. on Friday, February 17, 2006.
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9 Present for the meeting: Mayor Art Schools, Commissioners Pete Allen, Nita
10 Hedreen, Floyd Messer, John Wootten, and Maripat Wright.
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12 Others present: Town Manager Frank Rush, Assistant Town Manager and
13 Finance Director Mitsy Overman, Town Clerk Rhonda Ferebee, Planning Director
14 Kevin Reed, Public Works Director Artie Dunn, Fire Chief Bill Walker, Police
15 Chief Bill Hargett, Parks and Recreation Director Alesia Sanderson.
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17 Also in attendance: Ben Dadd and Carl Hogan with Emerald Isle EMS, Tim Reid,
18 and Johnny Martin with Moffatt & Nichol, Doug Fleming, President of the Lands
19 End Board, and Greg Rudolph, Carteret County Shore Protection Officer.
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22 **(Backup information for all items are attached to and, incorporated into**
23 **these minutes.)**
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25 **1. GENERAL COMMENTS**
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27 Town Manager Frank Rush discussed the Town's current financial status. Mr.
28 Rush said coming into this years budget the Town has a 15.5 cent tax rate, one
29 of the lowest of all the beach towns in North Carolina, which he felt was the only
30 valid comparison when looking at Emerald Isle's tax rate. Mr. Rush noted the
31 rate had been cut by 1 cent each of the past five years. Mr. Rush said his
32 thoughts this year, subject to the Boards decision and direction, was to go into
33 this years budget process with a goal of keeping the rate at 15.5 cents so that the
34 Town could do some of the things that the Board would hear about today in an
35 orderly fashion without jeopardizing the tax rate in the future.
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37 **2. OCEANFRONT PARKING ISSUES**
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39 Parks & Recreation Director Alesia Sanderson and Carteret County Shore
40 Protection Manager were both on hand to discuss and answer questions
41 regarding this issue of oceanfront parking. The Board discussed in particular the
42 Town's strategy for meeting the US Army Corps of Engineers impending
43 requirement to have 10 parking spaces per ½ mile along the oceanfront in order
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2 to qualify for Federal beach nourishment funding through the 50-Year Shore
3 Protection Project. The Board following discussion indicated that they should
4 continue to explore all opportunities for possible street side parking, and land
5 purchases for future parking lots.
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7 **3. SOUNDSIDE ACCESS IMPROVEMENTS**

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9 Alesia Sanderson, Parks & Recreation Director spoke of the need for
10 improvements to the Town's existing soundside accesses. Ms. Sanderson
11 discussed the soundside accesses, noting those accesses that are underused,
12 not used at all, or in need of improvement. Ms. Sanderson pointed out that much
13 progress had been made on the public ocean access improvements resulting in
14 not as much focus being placed on the necessary soundside access
15 improvements. Ms. Sanderson discussed the projected cost per improvement as
16 well as recommending her plan for the order of completion for each. Mr. Rush
17 pointed out that for every project to be discussed today there is money
18 programmed into the financial projections, the caveat being they are preliminary
19 budget estimates subject to the Board's direction.
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21 **4. FUTURE BIKE PATH / SIDEWALK PLANS**

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23 Town Manager Frank Rush stated that following completion of the project that is
24 being worked on now the Town will have 2 miles of bike paths and 2 miles of
25 sidewalk. Mr. Rush felt these projects have been extremely well received by the
26 community and there continued to be strong demand for more. Mr. Rush noted
27 that the Town has secured about \$325,000 of grant funds from NCDOT over the
28 past 3 years to do these projects, and the Town has put in approximately
29 \$250,000 over that period, of which about \$80,000-\$90,000 has come from
30 Powell Bill reserves. Mr. Rush said that based on the recommendations that the
31 NC 58 Committee made about 3 years ago, a great deal of what was on their list
32 has been accomplished. Mr. Rush summarized the top priorities of the Bicycle
33 and Pedestrian Advisory Committee. Mr. Rush noted that the NCDOT's
34 Enhancement Program doesn't have another grant cycle until 2008. Mr. Rush
35 said they would like to plan on applying for grant funds at that time. Mr. Rush
36 also discussed with the Board those projects he had included in the financial
37 projections.
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3 **5. NEW EMS BUILDING**
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5 Ben Dadd and Carl Hogan representatives from the Emerald Isle EMS were
6 present to join discussion with the Board about the possibility of constructing a
7 new EMS building in Emerald Isle in the near future. Mr. Rush noted the
8 uncertainty in the long term future as far as who will actually be responsible for
9 emergency medical services. Currently, the Town is financially responsible for it,
10 contracting with the volunteer non-profit group, Emerald Isle EMS, Inc. for this
11 service. Mr. Rush said that the general consensus is that the EMS organization
12 should have a better facility than what they have now. Mr. Rush outlined a
13 scenario as a starting point for discussion to give the Board some idea of how
14 this would be doable at a very low cost possibly as early as next year. Ben Dadd
15 stated that their current facility does need upgrades due to OSHA requirements
16 and to protect the investment of the building. Mr. Dadd spoke of the expansion
17 process tied to long term needs of the community in terms of protecting the
18 assets. He felt that the overall shared vision of the Town and the squad is
19 basically to increase the level of emergency medical services provided here in
20 Emerald Isle, as well as keeping it here in Emerald Isle. The Board agreed that
21 the EMS Building is a top priority.
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23 **6. COAST GUARD ROAD STORM WATER ISSUES**
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- 25 a. **Strategy for Next Phase**
26 b. **Additional Infrastructure Needs at El Woods Receiving Site**
27 c. **Island Circle Receiving Site(s)**
28 d. **Doe Drive Connection to Deer Horn Pond**
29 e. **Request from Lands End for Financial Assistance**
30 f. **Cape Emerald Drainage Pipe Issues**
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32 Town Manager Frank Rush invited Tim Reid and Johnny Martin from Moffatt &
33 Nichol to attend and join in discussion of the Coast Guard Road stormwater
34 issues with the Board. Doug Fleming representing Lands End Subdivision was
35 also present for discussion. Doug Fleming, representative from Lands End
36 spoke first concerning the request from Lands End Subdivision for financial
37 assistance. Mr. Fleming explained in detail how Lands End has tried to maintain
38 and control the flooding in their area, noting they have exhausted all of their
39 funds with nothing left in the emergency capital funds for stormwater pumping.
40 Mr. Fleming asked for the Board's consideration for a financial contribution to
41 help with their increased expenses. Commissioner Wootten felt there was no
42 question that Lands End was providing a community service, and suggested the
43 possibility of splitting the difference. The Board directed Mr. Rush to place this
44 item on the next Board agenda for consideration of this request.
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2 Town Manager Frank Rush talked about the strategy for the next phase of the
3 Coast Guard Road storm water issue, stating the Town had applied for \$1.25
4 million from FEMA to put 2 pumps in Lands End which would go back to Emerald
5 Isle Woods, and 1 pump at Island Circle which would go to the Cook wetlands.
6 He said that was planned for Phase II, and then the 2 pumps in Spinnakers
7 Reach were going to be Phase III at some point down the road. The grant was
8 denied. Mr. Rush said there had been discussion lately between Lands End,
9 Spinnakers Reach, and Dolphin Ridge, about instead of putting 2 pumps in
10 Lands End now, to go forward and put 2 pumps in Spinnakers Reach as part of
11 Phase II. Tim Reid and Johnny Martin from Moffatt & Nichol answered questions
12 from the Board concerning the different alternatives Mr. Rush had requested they
13 investigate, and provided their opinions of possible options.
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16 The Board discussed concerns and issues about the Emerald Isle Woods
17 receiving site including questions about the monitoring status, as well as the
18 Cook wetlands' ability to receive waters pumped from Island Circle and possible
19 solutions. The direction from the Board was to proceed with permitting activities
20 on the 40 acre park site, and to pursue oceanfront disposal areas for Island
21 Circle. There was discussion about the effects on the water table from additional
22 runoff from lawn sprinkler systems as more properties are developed, and more
23 full-time residents. Town Manager Rush noted that the new pond has been
24 completed on Deer Horn Drive, and Mr. Rush said at some point he would like to
25 connect the Doe Drive pump into the Deer Horn pond and then relay on to the 40
26 acre park site. The last issue discussed for the Board's consideration was the
27 continuing issue of drainage pipe repairs in Cape Emerald. Public Works
28 Director Artie Dunn explained the scope of needed repairs, presenting 3 options
29 for repairing the section of pipe that continues to fail. Mr. Dunn said the system
30 overall had been in existence for over 35 years and had worked well until the last
31 10 years.
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33 **7. CREW DRIVE CONSTRUCTION / GATEWAY EASEMENT**

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35 Town Manager Rush updated the Board on the status of efforts to secure a
36 conservation easement along the "Gateway" and the associated construction of
37 Crew Drive extension. Mr. Rush noted that he had been unable to obtain final
38 documents from the Howe family's attorney to actually consummate the
39 agreement. The Board felt activity should cease until documents were executed.
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3 **8. COAST GUARD ROAD TRAFFIC IMPROVEMENTS**
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5 Town Manager Rush discussed in detail with the Board the proposed traffic
6 improvements on Coast Guard Road between Pebble Beach condominiums and
7 NC 58. Mr. Rush said he was continuing work with Greg Meshaw from
8 Municipal Engineering on the design, with a goal to construct the project in
9 January 2007.

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11 **9. REDESIGN OF SOLID WASTE SERVICES**
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13 Town Manager Rush included this topic in order to continue discussion with the
14 Board about the redesign of the Town's solid waste services prior to seeking bids
15 later this summer. Mr. Rush outlined what he considered the "ideal service" and
16 said he would like to see the Town bid out with two options; one being the ideal
17 solution, and the other being something more in line with the cost we experience
18 now so there would be a choice for the Board at that time.

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20 **10. LAND USE PLAN IMPLEMENTATION MEASURES**
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22 Town Manager Frank Rush and Planning Director Kevin Reed spoke to the
23 Board concerning the Land Use Plan implementation measures. The discussion
24 centered on future efforts to implement the Town's 2004 CAMA Land Use Plan.
25 The Board provided their direction to staff on the following specific items
26 requiring rezoning and/or zoning text amendments in order to implement the
27 Land Use Plan.

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- 30 • Is there a desire to rezone Mobile Home-1 areas to Residential-2? If
31 so, when? Mobile homes are not a permitted use in Residential-2.
 - 32 • Does the Board concur with staff's plans to begin the process to
33 rezone existing condominium complexes from Residential-Motel-Hotel
34 to Residential-Multi-Family?
 - 35 • The existing mobile home parks are identified in the Land Use Plan as
36 "mixed residential". Does the Board wish to rezone these parks to
37 RMF before a specific plan is presented?
 - 38 • Is there a need to correct the Future Land Use Map, which may
39 incorrectly identify some existing commercial properties as "mixed
40 residential"?
 - 41 • Does the Board concur with staff's plans to incorporate the creation of
42 the new Village East and Village West zoning districts into the
43 upcoming comprehensive re-write of the Town's development
44 ordinances?
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- Are the boundaries of the Eastern Commercial Area representative of the future vision for this area?
- Does the Board concur with staff's plans to incorporate the creation of a new Marine Commercial district into the upcoming comprehensive rewrite of the Town's development ordinances?

11. NEW TOWN HALL / POLICE DEPARTMENT RENOVATION AND EXPANSION

Town Manager Rush and Police Chief Bill Hargett talked with the Board about the potential construction of a new Town Hall, concurrent renovation of the existing Town Hall administrative offices and Police Station to allow the Police Department to expand, and the potential location of a new Town Hall building. Mr. Rush described his vision of this project. The Board discussed various scenarios concerning possible locations on the Town Hall campus. The Board felt that construction funding for the Police Department was a top priority. Mr. Rush said he would recommend trying to do design work this coming fiscal year to be prepared to start building something the following year, needing that expertise to get firmer cost estimates.

12. BUDGET / FINANCIAL INFORMATION

- a. Overall Financial Status
- b. Review of Town Fiscal Policy
- c. FY 05-06 General Fund Budget Status
- d. FY 06-07 Preliminary Budget Projection
- e. General Fund 5-Year Forecast
- f. FY 05-06 Beach Nourishment Debt Service / Reserve Fund Budget Status
- g. FY 06-07 Preliminary Budget Projection
- h. Beach Nourishment Debt Service / Reserve Fund Forecast
- i. Draft Capital Replacement / Improvement Program
- j. 2007 Revaluation Scenarios

Town Manager Frank Rush and Asst. Town Manager / Finance Officer Mitsy Overman provided a detailed overview of the above noted budget / financial information as provided in the board packets.

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13. DISCUSSION / DETERMINATION OF BUDGET PRIORITIES

Town Manager Frank Rush discussed in detail with the Board what they viewed as their budget priorities with the Board indicating the Police Department and the EMS Building as their highest priority.

Mayor Schools adjourned the meeting at 2:00 pm.

Respectfully submitted:

Rhonda C. Ferebee
Town Clerk