

MINUTES  
BOARD OF ALDERMEN  
JANUARY 7, 2019

Mayor Blair called the meeting to order at 5:30 p.m. in the Town Hall Council Chambers.

Attendance: Mayor William J. Blair III, Mayor Pro Tem Darryl Mills, Alderman Ken Dull, Alderman Elizabeth King, and Alderman Henry E. Miller III; together with Town Attorney John C. Wessell III, Town Manager Timothy W. Owens and Town Clerk Sylvia J. Holleman.

Pledge of Allegiance

Invocation by Rev. Doug Lain, Wrightsville United Methodist Church

**CONSENT AGENDA APPROVED UNANIMOUSLY WITH REMOVAL OF SPECIAL EVENT PERMIT REQUEST FOR NEDA AWARENESS WALK AND DELETION OF REQUEST TO SET A PUBLIC HEARING FOR THE BOARD OF ADJUSTMENT ON JANUARY 24, 2019 TO CONSIDER AN APPEAL OF THE INTERPRETATION OF THE ZONING ORDINANCE FOTR 101 KEEL STREET BY MOTION OF BLAIR AND SECOND BY MAYOR PRO TEM MILLS.**

a. Approved special event permits as follows:

1. Walk to End Alzheimer's (*800 participants*)  
Saturday, November 2, 2019 (*8am-12pm*)(*setup-tear down 6:30am-12:30pm*)  
Setup begins Friday, November 1, 2019 (*12:00 - 6:00 pm*)  
Location: WB Park Event Stage and the John Nesbitt Loop  
**\*\*\* Recurring Event**
2. Cape Fear Habitat for Humanity Turkey Trot 5k 2019 (*3000+ participants*)  
Packet Pickup: Wednesday, November 27, 2019 (*2:00-7:00 pm*)  
Setup begins at 10:00 am in the Town Hall Field – (*1,500 participants*)  
Race Day: Thursday, November 28, 2019 (*8:30 am run*)  
Setup to tear down – *5:00-11:00 am*  
Location: Town Hall Field, John Nesbitt Loop, N. Channel Dr. and Coral Dr.  
**\*\*\* Recurring Event**

b. Acknowledged previously approved special events for February.

c. Approved amendment to the Ironman 70.3 2019 Special Event that was originally approved by the Board on November 8, 2018.

**SET A PUBLIC HEARING FOR THURSDAY, JANUARY 24, 2019 AT 5:00 P.M., OR AS SOON THEREAFTER AS POSSIBLE, FOR THE BOARD OF ADJUSTMENT TO CONSIDER AN APPEAL OF THE INTERPRETATION OF THE ZONING ORDINANCE FOR 101 KEEL STREET.**

Mr. Owens asked to delete this item from the Consent Agenda.

**NEDA AWARENESS WALK (NATIONAL EATING DISORDERS ASSOC.) (100-150 PARTICIPANTS) SATURDAY, MARCH 30, 2019 (8:00-11:00 AM)(SETUP-TEAR DOWN 6AM-12PM) LOCATION: WB PARK EVENT STAGE AND JOHN NESBITT LOOP.**

Alderman Miller expressed concern that this event was not marked as new or recurring. He said, "If recurring, I'm interested in why it says the toilet facilities will be determined with the registration number. If we don't know what the registration number is and it is a recurring event, the bigger question is, since they asked for 100-199 people, is it a recurring event or a new event; and how do we handle that? They can put in 100-199

and then have 400 people or the other way around.” Mr. Owens said, “If they went way over and we knew they went over, we would charge them extra. I’m assuming there is some kind of formula for the number of people and porta-johns.” Alderman Miller asked what the number was that would determine if you need them. Mayor Blair said he had spoken with Mrs. Ryan and she said this was a recurring event. He agreed that there should be some valid information about the number of participants. Mr. Owens said Mrs. Ryan was on her way. Alderman Miller said it could wait until the end of the meeting. He then asked what dates the Board used when they said no new events. Mr. Owens said he thought it was April 1 to the end of September or October. Mr. Wessell said the Board could come back to this item later in the meeting.

7:15 p.m.: Planning and Parks Director Tony Wilson said, “These are recurring events. Mrs. Ryan said if only 50-75 people, they may not do porta toilets. But if 150, they would do.” Alderman Miller said based on what they marked, they should need one. He then made the motion to approve the NEDA Awareness Walk Special Event Permit: The motion was seconded by Alderman Dull and unanimously approved.

### **DISCUSSION AND SELECTION OF THE ROADWAY CONFIGURATION FOR EAST AND WEST SALISBURY STREET.**

Mr. Mike Nichols, Landscape Architect with Paramounte Engineering, and Mr. Chip Hemingway with BMH Architects gave an update on the plans and designs for the Salisbury Street Ocean Access Park Project. Mr. Owens said, “With the current parking on Salisbury Street, there are 194 paid parking spaces, 4 handicap spaces, and 1 lifeguard space. Because the proposed street alternatives would go to the NCDOT for their review, it might be good for the Board to select two of the following street alternative concepts.”

#### Concept 1

- Provides 197 paid spaces, 5 handicap spaces, 1 lifeguard space. There may be the ability to pick up 2 spaces on the south side of West Salisbury.
- The Board will have to determine if it wishes to leave in landscape aisle or turn all or some of those into parking areas.
- Changes the flow pattern on Lagoon.
- Appears to create the safest traffic pattern and most traffic storage.
- Provides 5 handicap spaces (min. needed): 1 near the park and 4 near the ocean.

#### Concept 2

- Provides 195 paid spaces, 5 handicap spaces, 1 lifeguard space. There may be the ability to pick up 2 spaces on the south side of West Salisbury.
- The Board will have to determine if it wishes to leave in landscape aisle or turn all or some of those into parking areas.
- Does not change the flow pattern on Lagoon.
- Appears to create a little traffic conflict with the turn on Lagoon but still provides decent traffic storage.
- Provides 5 handicap spaces (min. needed): 1 near the park and 4 near the ocean.

#### Concept 3

- Provides 199 paid spaces, 5 handicap spaces, 1 lifeguard space. There may be the ability to pick up 2 spaces on the south side of West Salisbury.
- The Board will have to determine if it wishes to leave in landscape aisle or turn all or some of those into parking areas.
- Does not change the flow pattern on Lagoon.
- Appears to create the most confusing traffic flow and least traffic storage.
- Provides 5 handicap spaces (min. needed): 1 near the park and 4 near the ocean.

A lengthy discussion developed regarding the three proposed concepts with the following highlights:

- This was shown to NCDOT and what they liked has been incorporated.
- Residents of Lagoon Drive are concerned that vehicles will be filtering down through the parking area and stacking will be a problem.
- Concern with vehicles trying to leave the beach will pull into the parking area and try to whip through. (There will be striping and signage there.)
- Concern that vehicles coming on the beach will be going two different ways. (Mr. Nichols will look into this.)
- Concern that people trying to find access to the northern side will have to go all the way to Mercer's Pier and back or go down Lagoon and come back.
- There is opportunity for low signage at the beginning of the park; islands were added; enough bumper overhang at the sidewalk; some pay stations along the way; sidewalks on both edges; 40-foot-wide drop-off area and some pedestrian crosswalks; will have bollards and stamped concrete boardwalk.
- It is a good idea to look at two plans (concepts) so we would have a fallback plan if NCDOT does not like the first option.
- The big decision is whether to reverse the flow of traffic on Lagoon or not.
- The concept of the building is to have a simple but prominent gateway effect from the stoplight.
- The building will have four showers, two changing rooms and five toilets in the men's and women's restrooms.
- There will be no air conditioning; we will have a mechanical fan on the beach side and high window on the street side. (Could have framing height of ten feet to let the hot air get up and out of the way.)
- Will get with the Police Chief to put security cameras in the most obscure places.
- Decking would be pressure treated 2x6's; composite resin could be alternate pricing. (The Board asked for more alternates.)

Mr. Owens said this could be placed on the agenda for the upcoming Board Retreat. The Board agreed and said this was too important to rush into a decision. Mr. Nicholls said they would have the plans ready for the Retreat.

#### **DISCUSSION AND DIRECTION ON CHANGES TO THE 2019 PARKING PROGRAM.**

Lanier Parking's Senior Operations Manager Matt Amor said this was a follow-up to the December Parking Workshop. He then reviewed the following highlights:

- Weather affected revenue.
- Day pass price changed in addition to extension of hours last year.
- Old Causeway transitioned to longer term Pay-by-Phone traffic. (Need to talk about older technology, impact of possible rate change, and change in hours.)
- Passes and decals for Harbor Island: enforcement changes.
- Possible changes to hourly and daily rates.
- Plan for equipment: purchase of new equipment or Pay-by-Phone; pay stations for 2019 program.
- Passes and decals: Commercial I and Commercial II passes are still lower than average space cost per year. (The Board will need to decide if we want to change Commercial I or Commercial II passes or whether to cap it.)
- Hangtags could be tied to the decals.

- Harbor Island enforcement hours: (Old Causeway, Marina, Keel, Town Hall, the park area and residential areas) If we match March 1 to October 31, it would be \$34,000 after payroll and signage.
- Aside from the lots with amenities, we would match the enforcement hours with the rest of the beach.
- If we raise the hourly rate to \$3, the estimated additional gross revenue would be about \$410,000. It would require some investment like replacing the old gray meters.
- Coin revenue is small in proportion to the overall meter revenue. Collecting and responding to coin jams is a good portion of our maintenance.
- Suggest moving forward with the side streets like Seagull and Shearwater – transferring those remaining meters to Pay-by-Phone. That would also free up some of our more up-to-date meters to use elsewhere.
- Waynick and the west side of North Lumina: having a physical meter in heavy traffic areas would work best – some form of smart meter there like the IPS brand. (Integration with sensor technology for the future.)
- The Town agreed a couple of years ago to purchase pay stations in conjunction with Lanier. There are three left to buy and the Town has agreed to purchase those.
- There was a suggestion of possibly enforcing by the museum. We have the technology to put a pay station there. (We can do two hours free.)

Mr. Owens said, “We need to decide if C-I and C-II passes will be the same price and whether we are changing the standards for who gets those passes. Some of the businesses had parking passes for employees and we froze those in 2013. C-II is open for people to buy passes. We sold fewer C-1 passes this year.” When asked if those businesses had been buying the C-I passes each year, Mr. Owens said the Blockade Runner did not buy them last year. Mayor Blair asked how many C-I passes were grandfathered. Mr. Amor replied, “Fifty.” Mayor Blair said, “If they abandon those passes, we don’t need to continue issuing them because they erode our revenue.” Mr. Nicolas Montoya with the Blockade Runner said, “Last year we had to do a budget item.” Mayor Blair said, “You will not be penalized but going forward, if anyone decides not to do it next year, they just go away.” Mr. Owens said, “We froze thirty-two passes.” Mayor Blair said, “Going forward, we will sell the thirty-two but if they are not purchased, they will go away. I suggest we change the price from \$550 for C-I because it needs to go up proportionately with everything else. Since we did not have a policy this year, we are setting a policy. Starting with thirty-two as the basic number. Take C-I to \$650 and C-II to \$200. We are at a crossroad; we have a fair amount of new expenses and things we need to do. Parking will have to pay for itself. Everybody will have to pay a little to keep up what we have and to honor our commitment for the commercial passes.” Mr. Wessell said he could get the ordinance amendments ready for the Retreat next week.

Mr. Amor said he would like to discuss the relationship of the tax decal to the residential hangtags. He said, “If you purchase a hangtag, you could be required to purchase a sticker. But you could buy a sticker without buying a hangtag.” Chief House said, “Everybody gets hangtags at the beginning of the year. If we require them to purchase decals, we would have fewer people coming in before a hurricane.” Mayor Pro Tem Mills suggested raising the cost of hangtags from \$35 to \$50 and leaving the price of decals the same. Mayor Blair said, “We will do the price setting and talk about it at the Retreat.

A brief discussion developed regarding the different enforcement timeframes in different locations. There was Board consensus to try to get some uniformity by making it March 1 through October 31 except in lots with amenities and Wynn Plaza.

The Board briefly discussed the need to replace the gray parking meters. The following highlights came from that discussion:

- Approximately sixty meters can be harvested by going to Pay-by-Phone on the side streets.
- Approximately two hundred gray meters need to be replaced.
- Alderman King asked what was the income from the meters versus the cost of the meters. Answer: It depends on the location. On Waynick, it is about \$800 per space. There are about 230 spaces but they are not all gray meters – about half. We would spend significantly less money if we purchase signs. The Board expressed concern with putting a sign every three feet on Waynick.
- Mayor Blair said, “We can discuss the rate at the retreat. Give us something to talk about with regard to return on investment. We need better numbers for us to make a decision on what to buy. If we are going to consider \$3 per hour, we need a better financial picture.
- Mayor Pro Tem Mills said, “The hourly and daily rate, I am fine with. I think the \$8 per day for a contractor’s pass is less than half price of day pass. I think we need to consider raising that as well.” Mr. Owens said, “I think \$10 would be fair because they would be sitting there the whole day. We would probably have to have an ordinance that would prohibit contractors from using hangtags.” Mr. Wessell said, “That’s almost impossible to enforce. Would you have to have a truck with a name on the side to be a contractor? Let me see if we can come up with something that makes sense.” Mayor Blair said, “We could kick it back to Lanier to see if it is done in other cities. I think we should go up on the price to be in line with what we are doing.” Alderman King said she thought it should be enforced. Mayor Blair said, “I think that comes down to the Police enforcing traffic and people parking all over the place.”

Mr. Owens clarified that the daily rate would remain the same at \$17; the hourly rate would go to \$3; and the contractor pass would go to \$10. There was Board consensus to go with that. Mr. Amor said he would furnish the requested information for the Retreat. Mayor Blair said, “We will allow and keep marked handicap spaces free all over the beach. We need to be sure that is in the ordinance.” Mayor Pro Tem Mills said, “For designated handicap spaces wherever they are located.”

**CONTINUED PUBLIC HEARING FOR CONSIDERATION OF A TEXT AMENDMENT TO SECTION 155.7.21 PRIVATE ACCESS EASEMENT CONCERNING THE LENGTH OF PRIVATE ACCESS EASEMENTS. ORDINANCE NO. (2018) 1779 (CONTINUED FROM AUGUST 9, SEPTEMBER 11, OCTOBER 9, NOVEMBER 8, AND DECEMBER 13, 2018.)**

Mr. Wessell asked to continue this public hearing to the next meeting. Alderman Dull made the motion to continue this public hearing to Thursday, February 14, 2019 at 5:30 p.m., or as soon thereafter as possible, in Council Chambers of Town Hall. The motion was seconded by Mayor Pro Tem Mills and unanimously approved.

**FOUR APPOINTMENTS TO THE PLANNING BOARD. NEW TERMS WILL EXPIRE JANUARY 2021.**

Using ballots, the Board made the following appointments and reappointments to the Planning Board with terms to expire January 2021.

<b>PLANNING BOARD APPOINTMENTS</b>	
<b>APPLICANT</b>	<b>VOTE</b>
David Culp – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Jeff DeGroote – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Cheryl Koballa - Appointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Vivian “Zeke” Partin - Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller

**FIVE APPOINTMENTS TO THE PARKS AND RECREATION ADVISORY COMMITTEE WITH TERMS TO EXPIRE JANUARY 2021.**

Using ballots, the Board made the following reappointments to the Parks and Recreation Advisory Committee with terms to expire January 2021.

<b>PARKS AND RECREATION ADVISORY COMMITTEE APPOINTMENTS</b>	
<b>APPLICANT</b>	<b>VOTE</b>
Bridget B. Bendjy – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Susan Collins – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Edwin Martin – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Sandy May – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Amy Ulshoefer – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller

**THREE APPOINTMENTS TO THE HISTORIC LANDMARK COMMISSION WITH THE NEW TERMS TO EXPIRE JANUARY 2021.**

Using ballots, the Board made the following reappointments to the Historic Landmark Commission with terms to expire January 2021. The Board expressed the need to find someone to fill the remaining vacancy.

<b>HISTORIC LANDMARK COMMISSION APPOINTMENTS</b>	
<b>APPLICANT</b>	<b>VOTE</b>
Tom Hanna – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Marjorie Way – Reappointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller

**CONSIDERATION OF ORDINANCE NO. (2019) 1781 TO AMEND THE NUMBER OF MEMBERS OF THE WRIGHTSVILLE BEACH MARKETING ADVISORY COMMITTEE IN THE TOWN’S CODE OF ORDINANCES AND TO ADDRESS THE NUMBER OF REQUIRED MEETINGS DURING THE YEAR.**

Alderman Dull explained that the Board was trying to streamline the committee and line up their meetings with the TDA meetings. Mayor Blair made the motion to adopt Ordinance No. (2019) 1781 to amend the number of members on the WB Marketing Advisory Committee and to address the number of required meetings during the year. The motion was seconded by Alderman Miller and unanimously approved.

**THREE APPOINTMENTS TO THE WRIGHTSVILLE BEACH MARKETING ADVISORY COMMITTEE WITH TERMS THAT WILL EXPIRE JUNE 2020.**

Using ballots, the made the following three appointments to the Wrightsville Beach Marketing Advisory Committee with terms to expire June 2020.

WRIGHTSVILLE BEACH MARKETING ADVISORY COMMITTEE APPOINTMENTS	
APPLICANT	VOTE
Sounia Nejad Chaney – Appointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Maureen Donovan – Appointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller
Robert E. Huckabee IV – Appointed	Mayor Blair, MPT Mills, Alderman Dull, Alderman King, and Alderman Miller

**THREE-YEAR REAPPOINTMENT TO THE BOARD OF ADJUSTMENT FOR MAYOR WILLIAM J. BLAIR III. NEW TERM TO EXPIRE JANUARY 2022.**

Mayor Pro Tem Mills made the motion to reappoint Mayor Blair to the Board of Adjustment for a three-year term to expire January 2022. The motion was seconded by Alderman Miller and unanimously approved.

**DIRECTION ON ABANDONING WATERLINES AND WATERLINE EASEMENTS ON OLD GALLERIA PROPERTY AND ADOPTION OF RESOLUTION NO. (2019) 2133.**

Mr. Owens explained that the proposed resolution would give the Town the ability to pull up anything of value. Mr. Wessell noted that the State Street people had approved it. Mayor Blair said he would like more time to read it. He asked Mr. Owens to put this item back on the next agenda.

**DIRECTION ON REMOVING THE PIER AT THE END OF MEIER STREET AND ADOPTING BUDGET ORDINANCE NO. (2019) 495-B TO FUND THE PROJECT.**

Mr. Owens said, “The Board recently requested that the Town get quotes to remove the pier at the end of Meier Street. This type of work can only be done by marine contractors with a large crane and barge. Compounded by the fact that we just had a hurricane, there are a limited number of large marine contractors that can do the work. We received a reasonable quote of \$8,500 from Evans and Sons Contracting, Inc. We are asking the Board to consider Budget Ordinance No. (2019) 495-B in the amount of \$9,000 to allow the project to move forward and request that the Town Attorney approve any contract to complete the work.”

Mr. Wessell said he just called the attorney for the people at the end of the street and he thought it would be appropriate to give him time to get onboard. Alderman Miller expressed concern that the price could go up if we waited too long. He suggested getting a contract in place. Mr. Wessell said we could do that and ask them to hold the price for sixty days. Alderman Miller then made the motion to adopt Budget Ordinance No. (2019) 495-B subject to moving forward with the Town Attorney. The motion was seconded by Mayor Pro Tem Mills and unanimously approved.

**SELECTION OF ELEVATION CONTRACT AWARD SERVICES FOR FY16 FLOOD MITIGATION ASSISTANCE (FMA) PROGRAM.**

Mr. Wilson said, “The Town has received an award of FY16 Flood Mitigation Assistance (FMA) funds to elevate one repetitive loss residential structure located at 9 Water Street. Holland Consulting Planners solicited proposals from twenty-two regional contractors and is recommending contract award to the lowest bidder, Buechele Building Group for \$128,835.00. I would like for the Board to consider the recommendation so we can move forward with elevating the house.” Mr. Wessell said he had not seen a contract and he would like for the Board to approve this subject to his review and approval of the contract. Following a brief discussion about the process, Mayor Pro Tem Mills made the motion to approve acceptance of the bid from Buechele Building Group for \$128,835 and to authorize the Town Manager to sign the contract subject to the Town Attorney’s approval. The motion was seconded by Alderman Dull and unanimously approved.

**DISCUSSION REGARDING THE FY2019/2020 BUDGET PROCESS.**

Mr. Owens said he had included a draft budget calendar in the Board’s agenda packet. He said the Board needed to determine a date and time that Department Heads could present their budgets. Mayor Blair asked Mr. Owens to give the Board what he felt was a proper schedule at their upcoming Retreat.

**REVIEW AND FINALIZE BOARD RETREAT AGENDA FOR JANUARY 15, 2019.**

Mr. Owens said, “I have attached the latest version of the Retreat agenda. Please review it for deletions or additions and Staff will get the corrected agenda out by the end of next week for the Retreat to be held on Tuesday, January 15<sup>th</sup>.”

**ALDERMAN DULL: OTHER ITEMS AND REPORTS.**

- Katie Ryan was on WECT and WWAY this afternoon. We are up to about 120 for the personalized license plate. \$10 for every plate goes back to the Town. You do not have to be a resident. We are trying to promote our brand throughout the state.

**MAYOR BLAIR: OTHER ITEMS AND REPORTS.**

- TDA meets at the end of this month and we will get October, November and December ROT figures. We will have the sales tax numbers soon. It will be a difficult year for us. We will see what Florence actually did here.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, THE MEETING WAS ADJOURNED AT 7:19 P.M.

Respectfully submitted,

Sylvia J. Holleman  
Town Clerk