

**Town Council
Regular Meeting
September 2, 2014**

Council Members Present:

Mayor A.D. (Zander) Guy, Jr
Mayor Pro-Tem Douglas Medlin
Michael Curley
Don Helms
W.J. (Buddy) Fowler

Town of Surf City Staff:

Charles Lanier- Town Attorney
Larry Bergman- Town Manager
Jane Kirk- Assistant Town Manager
Stephanie Hobbs- Town Clerk
Todd Rademacher- Town Planner
Kristie Grubb- Parks & Recreation Director
Allan Libby- Tourism Director
Barry Newsome- Tourism
David Price- Public Works
Casey Jones- Public Works
Tanner Jones- Public Works
Kevin Sumer- Public Works
Phillip Voorhees- Police Sergeant
Donna Reece- Administrative Assistant
Joey Rivenbark-Fire Chief

Members of Public Present:

Jean Beasley
Charles Poindexter
Mike Gallant
Clark Harvey
Carol Harvey
Sandy Sly

A. Call to Order

Mayor called the meeting to order 7:00pm.

B. Invocation

Mr. Medlin gave the invocation.

C. Pledge of Allegiance

D. Recognition

The Mayor recognized David Price, Kevin Sumer, Casey Jones, and Tanner Jones for their hard work and dedication in the public works department.

B. Proclamation

Sickle Cell Awareness Month
Brain Aneurysm Month
ALS Awareness Month

E. Approval of Minutes

Mr. Lanier recommend approval of the August 5 & 29, 2014 Regular Minutes.
Mr. Helms made the motion to approve the minutes and it was seconded by Mr. Medlin. The motion was carried.

F. Beautification & Appearance Recognition

Home of the Month – William & Linda Henderson at 9042 9th St
Business of the Month – The Karen Beasley Turtle Hospital at 302 Tortuga Lane

G. New Business

1. The Arbors Preliminary Plan

Mr. Rademacher stated the applicant, ARBORS LANDDEV LLC, seeking preliminary approval of a 60-lot residential subdivision. The property is located adjacent to the Dogwood Lakes Subdivision and will be accesses via Alston Blvd which runs alongside the Surf City Shopping Center off of Highway 210. The previously approved plan for this tract of land was a 120 unit multi-family complex and was to be a second phase of Dogwood Lakes. The property is zoned PUD or Planned Unit Development which allows for the development of single family homes. The property is 28.45 acres in size. Lot sizes vary in size with the average lot size being 11,194 sq. ft. 3.85 acres of open space have also been reserved in compliance with the town ordinances. The Town requirement for open space on this project is 2.85 acres. The developer is also, providing an easement in the 100 foot Duke Energy ROW to the Town for the future greenway development as is laid out in several of the Town and State plans. The developers have designed the sewer and water lines, including a new lift station. The utilities plan has been reviewed for compliance by the Town Public Works Department as well as the Town's contracted engineer. Hydrant locations have been designed in accordance with the ordinances and have been reviewed by our Town Fire Marshall. Four new streets have been designed with ROW widths that vary between 50 and 60 feet. A State stormwater permit for a low density development has been designed with the water sheet flowing from the streets and sidewalks to appropriate areas. Easements have

been provided for this flow and the plan has been submitted to the state for approval. The sidewalks, street trees and lighting have been designed per the Town subdivision ordinance. The Planning Board recommends approval of the preliminary plan as the design meets the requirements of the Town Ordinances

Mr. Fowler made a motion to approve the submitted site plan. It was seconded by Mr. Medlin and it was carried.

2. I.C. Life Final Plan Review

Mr. Rademacher stated subdivision. This site is zoned MU residential and will allow for single family homes on 5000 square foot lots. This site was previously approved for a multifamily development which would have included an additional 20 townhomes on this site. Mr. Nelson has completed the development of 10 lots. Access to the project will be provided by creating a new street called Bridgeview Court. Street trees have been provided along all street frontages. The plans for water and sewer have been reviewed by staff and engineers for ordinance compliance. Lighting meets the requirements of the ordinance with lights at intersections and for every 6 lots. Sidewalks are provided along street frontages at a minimum of 5 feet in width and the developer has added appropriate truncated domes for ADA compliance at the main intersection. Recreational and open space requirements will be met via open space, boardwalk and wetlands on the site. The fire department has reviewed the plans for compliance for turnarounds, fire flow and hydrant locations. NCDOT has also reviewed the plans and has determined that no off-site improvements will be needed to accommodate this division. The Developer has ordered street signs and they should be installed shortly. Planning Board is recommending approval the final plat as it has been developed in accordance with the approved plans.

Mr. Helms made a motion to approve the plan as submitted. Mr. Fowler seconded the motion and it was carried.

H. Council Forum

Mr. Curley stated he thanked everyone for coming tonight. The summer was wonderful and we are looking forward to a great fall season.

Mr. Medlin stated he thanked everyone for coming out tonight. We thanked all of the town staff for their dedication and hard work for the End of Summer Celebration. It was a great summer season. It is the end of one season and we are looking forward to fall.

Mr. Fowler stated he thanked everyone for their hard work at the End of Summer Celebration and it has been a wonderful season. The Community Center has been very busy this summer. We are almost at maximum capacity which speaks wonderfully for itself. He wanted to take a moment to congratulate Mr. Charles Lanier on his induction into his high school hall of fame.

Mr. Helms stated he thanked everyone for their hard work at the End of Summer Celebration. It all went on wonderfully.

The Mayor stated he thanked everyone for their hard work and especially the emergency services. The summer has been wonderful and all of the local merchants have said the same. He also recognized Mr. Charles Lanier's son for his passing of the NC Bar exam.

I. Manager Report

Mr. Bergman stated he especially thanked the staff for all of their hard work all summer. We are transiting to fall and working on resuming local projects. We are starting the roof on the amphitheater expansion very soon. The sidewalk project from Broadway to 9th St should be getting starting within the next week. There should not be any lane closures on Friday, Saturday or Sunday, with minimal traffic impact. On S Shore drive there have been some drainage issues. Along with DOT and our staff they have been looking into the 1500 block for expansions into the current drainage system. They are continually working on the project but at this time there is no final solution. Today Mr. Chad Kimes informed us that they are trying to take the comments from the last bridge meeting and work with those and get back to us with updates along the way. The fire training tower facility was brought to the Planning Board last month for their comment. This is a good project for it would give the town a lot better of an opportunity for training and reduce overtime and lower insurance ratings for the community, however the land would have to be donated to Pender EMS, which leads to what is the future plan for the land as a town. As a manager the recommendation is keeping that site open for future expansions, but Cape Fear Community College is also in question for this facility, so at this time we are still in touch with Cape Fear. The project is a great project but it is not clear to if this is the right location.

Mr. Helms stated he spoke with Mr. Sullivan this morning and he is proposing to come before council with what the proposed project is to familiarize everyone with the intentions.

Mr. Bergman suggested the council go into closed session in accordance with NCGS 143.318.11.a(5). Mr. Fowler made the motion to go into closed session and seconded by Mr. Medlin. The motion was carried.

Closed Session

Mr. Fowler made a motion to go back to regular session. Mr. Helms seconded that motion and it was carried.

Regular Session

Mr. Medlin made a motion to approve the closed session minutes. Mr. Fowler seconded the motion and it was carried.

Mr. Fowler made a motion to approve Mr. Bergman to go forward with the execution of the real estate deal of the property owned by the Rochelle family with the LGC. Mr. Medlin seconded the motion was carried.

Mrs. Kirk stated she had no reports.

J. Town Attorney Reports

Mr. Lanier stated he had no reports.

K. Adjournment

Mr. Fowler made a motion to adjourn. Mr. Helms seconded the motion and it was carried.

A.D. (Zander) Guy Jr., Mayor

Attest:

Stephanie Edwards Hobbs, Town Clerk