



TOWN COUNCIL MINUTES

PUBLIC HEARING

October 10, 2017 @ 6:30 p.m.

The Kure Beach Town Council held a special meeting on Tuesday, October 10, 2017 at 6:30 pm. The purpose of the meeting was to conduct a public hearing on application for financing an amount not to exceed \$5.5 million for the construction of a new fire station and renovation and expansion of the existing town hall, police and fire complex in accordance with N.C.G.S. 160A-120.

There was a quorum of council members present.

COUNCIL MEMBERS PRESENT

Mayor Emilie Swearingen
Mayor Pro Tem Craig Bloszinsky
Commissioner David Heglar (by telephone)
Commissioner Joseph Whitley
Commissioner Jim Dugan

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Town Clerk Nancy Avery
Town Attorney Andy Canoutas

CALL TO ORDER

Mayor Swearingen called the special meeting to order at 6:30 p.m. stating notice of this meeting was posted at Town Hall and on the Town's website on September 22, 2017. Notice was advertised in the Star News on September 27, 2017 and both the Star News and Island Gazette on October 4, 2017.

PUBLIC HEARING

Mayor Swearingen called the public hearing to order at 6:31 p.m.

PUBLIC COMMENTS

Larry Benton, 502 S 4TH Avenue stated:

- Back in the summer, the town did a survey which asked people about specifically spending \$5,000,000 on the fire department and reallocation of this building, which is needed, but he doesn't remember getting the results from the survey. Some people said they were negative about this and, if so, why are we moving forward.
- How will we pay for it? Will we see a tax increase like we did in 2007 and 2008 that was over 300%? That was the year we had a revaluation. Everybody said don't worry about the revaluation because the town would adjust the rates to offset the revaluation and that didn't happen. The increase was a combination of county and city tax. Will that happen again to pay for this building?
- Will we have to pay an increase forever? That's the long and short of what I have to say.



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Donald Woolverton, 240 Seawatch way

- How many permanent fire employees do we have now? Do they work 24 hours a day, seven days a week?
- Will this building accommodate more employees?
- How many fire trucks do we have? Do we do our own maintenance?
- Is there agreement with the Town of Carolina Beach for help with larger fires?
- How many full time police officers and how many police cars are there?
- How many employees work in town hall?
- Who knows how to judge if these architectural costs (\$380,000) are correct? Where is all the information on these projected costs?

COMMENTS AND RESPONSES FROM COUNCIL AND STAFF

Mayor Pro Tem Bloszinsky stated when we looked at this, it was a cost of between \$3.75 and \$4.50 per \$100,000 valuation per household. For a \$200,000 house, it would be nine (9) dollars a month for this project. If we have more properties in town with a larger tax base, if we get a better tax structure, taxes could come down. We don't know any of that now. He said he would like those in attendance to know that we visited 20 sites done by a variety of architects, spoke with five fire chiefs and others involved in construction, interviewed seven architectural firms and five vendors for project management to get an idea of what this type of project should cost. A tremendous amount of work has gone into these numbers. It hasn't been something that was just thrown on the wall.

Commissioner Dugan responded that the Fire Department has nine full time employees and four trucks. We do maintenance on the fire trucks to a degree, but large maintenance jobs we outsource. The Police Department has 12 full time officers. Any time we do a project like this, we interview other towns with similar projects to get an idea of what is involved. We spoke with both council members and staff that were involved with the construction to find out issues to determine who we finally picked. We also spoke with state organizations in Raleigh that help us with this.

Commissioner Heglar thanked everyone for attending and giving their input. He encourages everyone to listen to the recordings of meetings on the website to hear the department head's needs. He also stated he was surprised that only two property owners spoke and only five emails were received from 2,500 property owners.

Mayor Swearingen stated she made her comments in the Island Gazette about how our employees, particularly our Fire Department, need our help. Our Police Department staff has doubled in the last few years due to the thousands and thousands of tourists we are getting. The Civil War Museum gets 800,000 visitors annually and the aquarium gets 400,000. We have had two incidents with guns, the opioid problem is spilling over onto this island and our officers do



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everything in their power to keep it out of Kure Beach. Our Ocean Rescue staff help, even in January, with people that are out in the water, who shouldn't be. These are not our local residents but our guests; and unfortunately, with the exception of ROT and sales tax, which are small amounts, we haven't found a way to pay for these things. We will work as hard and as diligently as possible to find other ways to pay for these things. Our Finance Office is one of the best in the state and he will do his best to keep construction costs as low as possible and also Commissioner Dugan will watch construction costs.

Finance Officer Copenhaver said many factors come into play when trying to answer how long a tax increase would be for, because it depends on changes in other operating costs. We are looking at financing proposals for both 15 and 20 years. A four cent tax increase on a \$400,000 home is an extra \$160 a year or \$13 a month. We have some cash reserves to help pay for part of it.

Town Clerk Avery stated there are eight full time and one part time employees working in Town Hall. She also said all budgets, audits, and cost information for this project are on the Town's website and minutes from all budget sessions with projections are on the website.

Mayor Swearingen read five emails received by the Town Clerk about this topic into the record. Said emails are herein incorporated as part of these minutes.

CLOSING OF PUBLIC HEARING

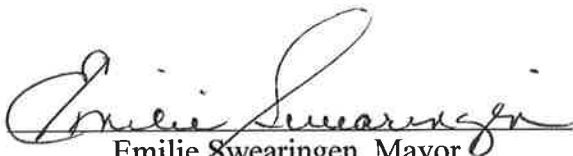
Mayor Swearingen closed the public hearing at 6:54 p.m.

ADJOURNMENT

MOTION – Commissioner Dugan made the motion to adjourn at 6:54 p.m.

SECOND – Commissioner Whitley

VOTE - Unanimous


Emilie Swearingen, Mayor




ATTEST: Nancy Avery, Town Clerk

Nancy Avery

From: patlong007@gmail.com
Sent: Monday, October 9, 2017 9:25 PM
To: Nancy Avery
Cc: Carolyn; Janice Hindle; Nancy Brickman; Micki Hobson; sherry goodin; Connie Evans
Subject: New construction and spending millions in Kure beach

How many fires are there in Kure beach per year? How many fire stations are necessary on a seven mile island ?

Can the community center be utilized for voting and town meetings freeing up the current town hall voting meeting space for office space?

We will likely have expensive infrastructure expense in future and should consider placing power lines under ground before building non essential offices and fire station. Sewer and water issues are likely imminent.

Prioritizing needs and taxpayer dollars should be job one Pat Long KB

Sent from my iPhone

Nancy Avery

From: Candace Clark <candace_c_28449@yahoo.com>
Sent: Tuesday, October 10, 2017 2:49 PM
To: Nancy Avery
Subject: renovations

Hello, Nancy,

Sorry I can't come tonight. Here are my questions:

--Do we need to spend taxpayer's money?

--Where is the needs assessment? How many fires do we average each year? How many police officers does a town of 2,500 and a low crime rate need?

--How much would the interest cost per household? Why haven't property owners been notified of the amount by certified mail?

--What is the rush to get this all settled so quickly?

Candace Clark
229 Atlantic Ave
Kure Beach NC 28449

Nancy Avery

From: Irene Sotiriou <irene.sotiriou@nhcs.net>
Sent: Monday, October 9, 2017 12:54 PM
To: Nancy Avery
Subject: public hearing on expansion

I am unable to attend the meeting tomorrow, but as a property owner in Kure Beach, I am opposed to renovations to town hall complex.

If we need a new fire station, that's fine. But we are a small town and don't need to spend millions of tax payers money on renovating a complex that is less than 30 years old.

We need beach re-nourishment to protect and save our beaches and property.

Sincerely,

Irene Sotiriou

Nancy Avery

From: auntilynn <auntilynn@bellsouth.net>
Sent: Monday, October 9, 2017 1:28 PM
To: Nancy Avery
Subject: NEW CONSTRUCTION

Rather than tax citizens of Kure Beach, why not apply for Federal grant \$\$?

Congressman Rouzer should have info about block grant \$\$ allocated to States for infrastructure projects. Since what is proposed resides within public services it seems Kure Beach would be entitled to a share of the grant \$\$.

The Congressman has a staff who could help us determine what we need to do.

Thank you for your attention to this matter.

lynn bateman

Nancy Avery

From: ruristerry@netscape.net
Sent: Monday, October 9, 2017 5:51 PM
To: Nancy Avery
Subject: upgrades

With all the additional homes being built I believe we need additional space added to the fire, police, and Town Hall facilities. We have had excellent protection from the police and fire - let's continue by granting better working space for them. Town Hall has always been able to answer any questions I have - let's give them better/additional working space. When we have meetings at Town Hall there is never enough room to hold everyone who wants to hear what's going on.

ilities from meeting setback requirements. A copy of the amendment is available for public inspection in the office of the Town Clerk and is on the town's website under "Town News" located at www.townofkurebeach.org.
Nancy Avery, Town Clerk

Notification of Wastewater Spill in Pender County
House Bill 1160, which the General Assembly enacted in July 1999, requires that municipalities, animal operations, industries and others who operate waste handling systems issue news releases when a waste spill of 1,000 gallons or more reaches surface waters.
In accordance with that regulation, the following news release has been prepared and issued to media in the affected county (ies): Pender County.
The Barnhill Topping Farm of A...son had a wastewater spill September 28, 2017 of an estimated 15,000 gallons from a spray field on Slocum Trail. The untreated wastewater spilled into an unnamed tributary that flows to Big Branch Stream in the Cape Fear River Basin.
The Division of Water Resources was notified of the event on September 28, 2017 and is reviewing the matter. For information contact the Barnhill Topping Farm at (910)540-3273.

NOTICE OF PUBLIC HEARING
Notice is hereby given that Kure Beach Town Council will hold a Public Hearing at Town Hall as the first item of business at its meeting on Monday, October 16, 2017 beginning at 6:30 p.m., or soon thereafter. The purpose of the hearing is to receive comments

NOTICE OF FILING OF APPLICATION FOR CAMA MAJOR DEVELOPMENT PERMIT
The Department of Environmental

TOWN OF KURE BEACH NOTICE OF PUBLIC HEARING



Notice is hereby given that Kure Beach Town Council will hold a Public Hearing at Town Hall as the first item of business at its meeting on Monday, October 16, 2017 beginning at 6:30 p.m., or soon thereafter. The purpose of the hearing is to receive comments on a proposed amendment to Section 19-80 of the town's code, exempting town buildings and facilities from meeting setback requirements.

A copy of the amendment is available for public inspection in the office of the Town Clerk and is on the town's website under "Town News" located at www.townofkurebeach.org.

Nancy Hewitt, Deputy Town Clerk

TOWN OF KURE BEACH NOTICE OF PUBLIC HEARING



Notice is hereby given that the Kure Beach Town Council will hold a Public Hearing at Town Hall on Tuesday, October 10, 2017 at 6:30 p.m., or soon thereafter, for the purpose of receiving public comments on application for approval of financing an amount not to exceed \$5.5 million for the construction of a new fire station and renovation and expansion of the town hall, police and fire complex in accordance with N.C.G.S. 160A-20.

All interested persons are encouraged to attend. If you are unable to attend, you may submit your comments in writing to Town Hall, c/o Town Clerk, 117 Settlers Lane, Kure Beach, NC 28449.

Nancy Hewitt, Deputy Town Clerk