

# MINUTES



## TOWN OF KURE BEACH TOWN COUNCIL

117 Settlers Lane ▪ Kure Beach, NC 28449

Mac Montgomery, Mayor  
Jim Dugan, Mayor Pro Tem  
Dean Lambeth, Commissioner  
Barry Nelder, Commissioner  
Jim Vattr, Commissioner

Michelle James, Town Administrator ▪ Kaysie Pralle, Town Clerk

### WORKSHOP

MARCH 16, 2009 1:00 pm

#### COUNCIL MEMBERS PRESENT:

Mayor	Mac Montgomery
Mayor Pro Tem	Jim Dugan
Commissioner	Dean Lambeth
Commissioner	Barry Nelder
Commissioner	Jim Vattr

#### COUNCIL MEMBERS ABSENT:

None

#### STAFF PRESENT:

Town Administrator	Michelle James
Police Chief	Dennis Cooper
Public Works	Sonny Beeker
Town Clerk	Kaysie Pralle

### CALL TO ORDER AND WELCOME

Mayor Montgomery called the meeting to order at 1:00 pm. The objective of today's meeting is the design team, Withers & Ravenel, will leave here with a clear idea of where to go amongst the competing alternative ideas for the Park.

Bob Harned and Eric Lindstrom are representing Withers & Ravenel at today's meeting.

Commissioner Dugan will be leading the meeting. He is going over the talking points from the Charrette on March 2.

#### VOTE 1

Location of the pavilion in the southwest corner of the Park, as shown in design option #3  
- no opposition

#### VOTE 2

Angling the building in the corner, as opposed to it completely facing the ocean, as shown in design option #3  
Angled - Majority vote

Having the building angled would allow for the Town to close the road to accommodate around 1,000 people.

Eric Lindstrom presented the three design options that his firm had designed for today's meeting. He pointed out that all options have storage area in the back

- ~ Option 1 - Put the open air restrooms at the southeast corner of the lot. Tot lot is in the northeast corner of the lot
- ~ Option 2 - This option would double the square footage with the Community Center in the upper floor. Having a ramp system would yield a higher cost than installing an elevator. They put a private, secured elevator in the sketch. You would need additional storage space for janitorial equipment. They also included the restrooms in the building. The sketch also includes a chicane. The tot lot is located on the north side of the lot, centrally located.
- ~ Option 3 - Has the restrooms attached to the building as well as restrooms located at the northeast corner of the lot. The tot lot would be located in the northwest corner of the lot.

Eric clarified that the two story building will be two and a half times the cost of a one story. Also, the more structure we enclose, the more we will have to look at building codes and regulations.

Commissioner Varrt pointed out some of the revenue possibilities for having events with a two story building. These included having weddings and reunions in the upper level.

Administrator James mentioned that the Town has applied for PARTF and CAMA grants. The applications included a one story educational building. CAMA will fund the bathrooms, gazebo and crossover. She clarified that anything can be modified. If you modify the scope of work, you have go back to the grant agencies for approval. There is a timeline to spend the money once the grant has been approved. The timeline begins from the date you sign the contract.

Mayor Pro Tem Dugan stated that the Council will have to find out how we will get the money from grants for the structure whether it is a one or two story structure.

Eric Lindstrom presented several "green" ideas for the Park.

- ~ Solar hot water for restrooms
- ~ Wind mills are an option to power the Park.
- ~ Have zero runoff for Stormwater

Mayor Pro Tem Dugan called for a vote for a two story building.

Alan Votta, resident, pointed out that the Town needs to take into account the fact that a two story building will bring the need for additional parking. This will affect the B1 district negatively.

Mayor Pro Tem Dugan suggested that in regards to having a one or two story building in the Park, the Utilization Committee, Council & staff will come up with a list of things to consider.

Commissioner Vatrt directed W&R to come back with a clearer picture of costs for one story vs. two story structure. Bob and Eric said they agreed with the Mayor's estimate of \$200.00 per square foot for a one story building.

Mayor Pro Tem Dugan placed the "restroom placement" issue up for vote. The options are to have restrooms either in the structure, separate from structure, or a combination.

VOTE 3

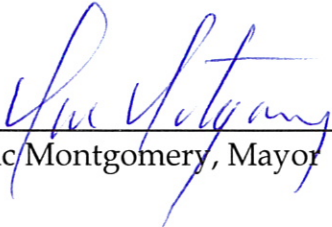
The vote yielded having restrooms separate from the structure.

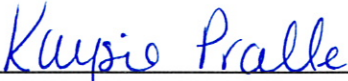
VOTE 4

Restrooms inside the structure for participants of events, closed to general public - majority vote

ADJOURNMENT

ACTION - Commissioner Nelder MADE THE MOTION to adjourn the meeting at 3:05 pm. Commissioner Vatrt seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

  
\_\_\_\_\_  
Mac Montgomery, Mayor

  
\_\_\_\_\_  
Kaysie Pralle, Town Clerk



NOTE: These are action minutes reflecting items considered and actions taken by Council. These minutes are not a transcript of the meeting. Persons wishing to hear the recording of this meeting may request to do so by contacting the Town Clerk.