

# 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 Vattrt, Commissioner

Michelle James, Town Administrator ▪ Kaysie Pralle, Town Clerk

### WORKSHOP

MARCH 30, 2009 3:30 PM

The purpose of today's meeting was to have Council approve and vote on Park features so they can direct Withers & Ravenel to return with a concept that the Town will use to develop plans that will help acquire grant money, advertise and possibly bid with.

#### COUNCIL MEMBERS PRESENT:

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

#### COUNCIL MEMBERS ABSENT:

None

#### STAFF PRESENT:

Town Administrator	Michelle James
Building Inspector	John Batson
Public Works	Sonny Beeker
Police Chief	Dennis Cooper
Town Clerk	Kaysie Pralle

### CALL TO ORDER AND WELCOME

Mayor Montgomery called the meeting to order at 3:30 pm.

#### 🕒 Jim Dugan Update

He discussed the voting outcome of the last workshop.

Mayor Montgomery gave an update on funding for the Park. "As soon as budget issues are resolved in Raleigh" 1.1 million dollars will be released for payment. This money comes from a combination of Clean Water Trust Fund and Division of Coastal Management grants. This will lower the balance to less than one million dollars. The Town has applied for two grants for the Parks development. One is for \$500,000.00 from the Division of Coastal Management primarily pertaining to the dune crossover and restrooms. The other is for \$500,000.00 from the Parks & Recreation Trust Fund primarily applied towards the cost of the pavilion, walkway and amenities. The Town has also applied for an additional

\$200,000.00 from the Division of Water Resources to be primarily applied toward the purchase price. The Town also requested a \$750,000.00 appropriation from Congressman Mike McIntyre and Senator Hagan for the 2009-2010 fiscal year.

⌚ Introduction of Withers & Ravenel

- ~ Presentation by Cindee Wolf of different options & costs  
Withers & Ravenel has a mix-and-match presentation of options. When Council votes on the items they would like to have in the Park, Withers & Ravenel will be able to come up with a better estimate of costs.

**MAIN BUILDING**

Building A

Cost \$125.00 per sq. ft.  
One Story  
Approx. 2,000 sq. ft.  
Outdoor structure for small groups  
\$250,000.00

Building B

\$195.00 per sq. ft.  
Two Story  
Approx. 5,000 sq. ft.  
Community Center upstairs  
Would have elevator, base line kitchen, and restrooms upstairs. Could be rented  
\$975,000.00

Building C

\$165.00 per sq. ft.  
One Story  
Approx. 2,500 sq. ft.  
Would be a mixture of both buildings. It would have enclosed storage, restrooms for performances and a small kitchenette.  
\$412,500.00

**ATLANTIC AVENUE**

In Cindee's opinion closing the road is not an option.  
All options for road and park design are relatively the same cost.  
\$225,000.00

**BEACH ACCESS GAZEBO**

Gazebo's style would mimic the main building and would require steps & ramps.  
12x12 or 16x16 structure  
\$65,000.00  
Small gazebo would simply be just an enhanced entrance to beach access  
\$35,000.00

## FINAL OUTCOME

Cindee stated we should allow for inflation of 10 to 15 percent.

### Building A

Total park development would be under one million.

### Building B

Adding the activity center would be more like \$2-2.5 million. In their opinion if the Town is going to use it for a Community Center the building should be approx. 8,000 sq. ft., which would add another \$500,000.00

### Building C

Total park development would cost approx. \$1.25-1.5 million.

Commissioner Vatrt - Do these options take into account the green features desired by the Town?

Cindee - They do.

Commissioner Lambeth - The towers in options A & C are architectural only? What are the costs?

Cindee - They are architectural, but it is premature to assign a cost to this.

## MAIN BUILDING

### A. Location in SW corner of the Park

*March 16 Workshop vote*

*Location of the pavilion in the southwest corner of the Park*

*- No opposition*

CONSENSUS - Unanimous approval to have the building located in the SW corner of the Park.

### B. Angled?

*March 16 Workshop vote*

***Angling the building in the corner**, as opposed to it completely facing the ocean, as shown in design option #3*

*Angled - Majority vote*

CONSENSUS - Having the presentation/stage portion of the structure angled to face the Park and Ocean.

### C. One Story vs. Two Story

ACTION - Mayor Pro Tem Dugan MADE THE MOTION to approve Building Option C for the Park structure concept. Commissioner Lambeth seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

### RESTROOMS

A. Restrooms in separate structure vs. main building

*March 16 Workshop vote*

*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.*

~ *The vote yielded having restrooms separate from the structure.*

~ *Restrooms inside the structure for participants of events, closed to general public – majority vote*

ACTION - Mayor Pro Tem Dugan MADE THE MOTION to have restrooms located in a separate structure. Commissioner Vatrtr seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

ACTION - Commissioner Dugan MADE THE MOTION to ensure the restrooms in the main building need to be handicap accessible and not unisex, but separate men and women's restrooms. THE VOTE OF APPROVAL WAS UNANIMOUS.

B. Location of second structure (restrooms)

ACTION - Commissioner Vatrtr MADE THE MOTION to locate the second structure (public restrooms) in the NE Corner of the Park. Commissioner Lambeth seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

### TOT LOT

A. Location in Park

ACTION - Commissioner Vatrtr MADE THE MOTION to locate the Tot Lot in the NW Corner of the Park, as shown in Option 3. Commissioner Lambeth seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

### ATLANTIC AVENUE

A. Material (semi-permeable)

Sonny expressed that the pavers could shift when the traffic is moving quickly.

CONSENSUS - Withers & Ravenel to return to Council with options for pavers.

B. Chicane

C. Parking

ACTION - Commissioner Vatrtr MADE THE MOTION to approve Option D with the Chicane being a "light switch" option. THE VOTE OF APPROVAL WAS UNANIMOUS.

ACTION - Commissioner Vatrtr MADE THE MOTION to approve Option H, but noted the deck is not to exceed 250 sq feet, with a handicap accessible ramp, and no covering over the deck. THE VOTE OF APPROVAL WAS UNANIMOUS.

D. Gazebo/Crossover/Overlook Area/Pergola

a. Foot wash vs. Shower

ACTION - Mayor Pro Tem Dugan MADE THE MOTION to approve a foot wash on the crossover prior to the deck. Commissioner Lambeth seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

CONSENSUS - Unanimous vote that the crossover will not have showers

**OTHER ITEMS**

⌚ Southport style swings/benches - Placement

CONSENSUS - W&R to give options to Council regarding swings.

⌚ Property Screening

ACTION - Mayor Pro Tem Dugan MADE THE MOTION to have Withers & Ravenel return to Council with recommendations for screening, flag pole options, etc. Commissioner Vatrtr seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

Nautical theme - Museum up in Beaufort would be a good building of reference for the Park.

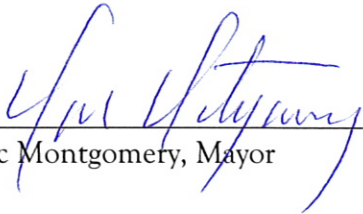
ACTION - Commissioner Vatrtr MADE THE MOTION use the Beaufort museum as a design concept for the Park structure. THE VOTE OF APPROVAL WAS UNANIMOUS.

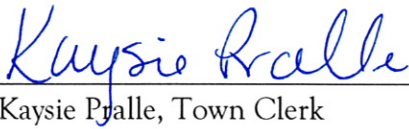
**PERSONS TO ADDRESS COUNCIL - Limit 3 minutes**

Administrator James, Public Works Director Beeker and other department heads are interested in eliminating commercial traffic on Atlantic Ave. Council will address this issue at the next meeting.

ADJOURNMENT

ACTION - Commissioner Nelder MADE THE MOTION to adjourn the meeting at 5:15 pm. Mayor Pro Tem Dugan seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

  
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Mac Montgomery, Mayor

  
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Kaysie Pyalle, 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.