

# MINUTES

## TOWN OF KURE BEACH TOWN COUNCIL

117 Settlers Lane ■ Kure Beach, NC 28449



Dean Lambeth, Mayor  
Chuck Keener, Mayor Pro Tem  
Jim Dugan, Commissioner  
Barry Nelder, Commissioner  
Tim Fuller, Commissioner  
Kaysie Pralle, Town Clerk

### SPECIAL MEETING

MARCH 3, 2010 at 6:30 PM

### PURPOSE

The purpose of this meeting is to conduct interviews for member vacancies on the Board of Adjustments, Planning & Zoning Commission and the Stormwater & Environmental Committee.

### COUNCIL MEMBERS PRESENT:

Mayor	Dean Lambeth
Mayor Pro Tem	Chuck Keener
Commissioner	Jim Dugan
Commissioner	Barry Nelder
Commissioner	Tim Fuller

### COUNCIL MEMBERS ABSENT:

None

### STAFF PRESENT:

Town Clerk	Kaysie Pralle
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Town Attorney A. A. Canoutas was in attendance. There was a quorum of the Town Council present.

### CALL TO ORDER AND WELCOME

Mayor Lambeth called the meeting to order at 5:33 pm. Mayor Lambeth led in the Pledge of Allegiance.

Mayor Lambeth stated that Council will interview candidates for one member and two alternate vacancies on the Board of Adjustments, one member vacancy on the Planning & Zoning Commission and three vacancies on the Stormwater & Environmental Committee.

### BOARD OF ADJUSTMENTS

Tony Garibay

Commissioner Dugan - Does it bother you to go up against Council?

Tony - I worked for a Fortune 500 company for a period of time, so no, it would not bother me.

Commissioner Fuller - You are familiar with the board and what it entails?

Tony - Yes.

### PLANNING & ZONING COMMISSION

Dolores (d.) Coe

Commissioner Dugan - What do you have to offer?

Dolores - I worked for a Fortune 500 company with extensive project management experience in the past. Last project was a 70 million dollar project.

Mayor Pro Tem Keener - Experience with zoning?

Dolores - I have properties that I own in Maryland and have some experience there.

Commissioner Fuller - Since you are a realtor, do you see this as a conflict?

Dolores - Most of my business is in property management. If I thought there was a conflict I would recuse myself from voting.

Commissioner Fuller - What else are you involved in?

Dolores - I am a mentor for UNCW college students.

Commissioner Fuller - In your opinion, what are the issues that confront Planning & Zoning in Kure Beach?

Dolores - I think we need progress in the Town.

Tony Garibay

Commissioner Nelder - Is being on both committees an issue?

Commissioner Fuller - Do you think you can serve on both committees?

Tony - My track record in business has had me in a non-bias situation.

Commissioner Fuller - Right now P&Z is working on a sign ordinance. If there is a violation of that ordinance, they will appeal to the Board of Adjustments. That might put you in a situation where there is a conflict of interest.

Commissioner Dugan - Would you be able to apply only the information that would be presented at the BOA hearing?

Mayor Pro Tem Keener - Do you have a priority of which committees you would like to serve on?

Tony - I have not given a priority to which I would like to serve on. I think I would bring something to the table for all committees. I will leave it up to Council to see where my skills are best served.

Commissioner Dugan - How is the Town doing in business & growth?

Tony - There is always room for improvement. We need to listen and understand what the citizens and community want, keeping in mind what we can afford.

Commissioner Nelder - On the BOA it has to find with a super majority. If you have to recuse yourself, that leaves four members on our board.

Commissioner Fuller - In order to overturn a decision of the Council or Building Inspector, you have to have four votes regardless of how many are present.

Tony - I am here to volunteer for three committees. Tell me which ones Council would like me to be a part of.

Anne Brodsky

Anne - On BOA that deals with Chapter 19. P&Z deals with all chapters of the code. With P&Z you look at the whole perspective. I am a business owner. I am involved in the community. P&Z is the rules and regulations that help us grow in the Town. It is completely immune to Council's political persuasions. All of us are working as a team.

Commissioner Dugan - What should P&Z be focusing on in the future?

Anne - I would have to look at what the Town is saying in order to make that determination. We not only need growth, but planful growth. I can contribute to thinking outside the box.

Anne - A member of Chair of Marketing, OFP committee and Board of Adjustments.

Mayor Lambeth - In the last boom, what would you have liked to see?

Anne - Town homes, parking and street planning.

Commissioner Nelder - My impression is that you would resign from BOA to be on P&Z.

Anne - The issues in P&Z fall in line with more of my personality. P&Z is a broader aspect that I would prefer.

Mayor Pro Tem Keener - What are your thoughts about the B1 district?

Anne - I would like to see expansion. We need to work unified. Our business district is quiet right now. I would like to see growth, but without getting out of hand. We need more restaurants and better parking. If someone came in with a good plan that would increase revenue, I would support it as long as it was studied properly.

#### Ken Withrow

Ken withdrew his application.

#### Eric Vann

Eric withdrew his application.

#### Jim Vatr

He is not in attendance.

### STORMWATER & ENVIRONMENTAL COMMITTEE

#### Thomas Moffitt

Mayor Lambeth - Introduce yourself to everyone.

Tom - I am a retired lawyer. Most of my career was with NC Attorney Generals office doing environmental law. I can help with environmental issues. I am a former Marine. I am married to the director at the aquarium.

Commissioner Fuller - In addition to being on the committee, what are your ideas about Stormwater and what this committee can do?

Tom - Stormwater is probably the biggest thing because this is an aquatic environment. It is at the level where it can be controlled in municipalities. This will have a major impact on the way things are done in the Town. There is a lot to be done to ensure it does not pollute our waterways. Stormwater has different issues, but they are all connected.

Mayor Pro Tem Keener - How much influence do the ponds have with you being on this committee?

Tom - It is a big part. I would like Council to provide information of someone who address this information intelligently. Our HOA was in a lawsuit against our subdivision developer, but there were other issues, not just the Stormwater ponds.

Commissioner Dugan - What thoughts do you have about ocean outfalls?

Tom - The state would like to do away with them. He feels that they should be eliminated. He is familiar with them, but does not have enough information to give direction.

Alan Votta

Commissioner Dugan - What do you feel you can offer to the Stormwater committee?

Alan - I have a lot of experience and knowledge of Stormwater. I have installed Stormwater systems. The less water that goes into the ocean the better.

Mayor Pro Tem Keener - What do you see that needs to be improved?

Alan - I would like to see all homes that are built with a Stormwater system. Residents currently pay an impact fee which allows water to runoff anywhere. If you have a self contained system it would save a lot of the problems. As for the environment, I would like to see more cisterns, rain barrels and irrigation systems. I think there are issues with the ponds, to include maintenance. What has been done by the pier is a great example of what to do. I can only do so much as a builder. It is up to the homeowner whether they pay for it.

Commissioner Nelder - What are the fees and regulatory restrictions that they put on builders in Carolina Beach?

Alan - They have a bizarre fee if you do not put a Stormwater system in. It is roughly a \$10,000 fee.

Mayor Lambeth - What are the hot button issues as far as environmental issues?

Alan - Creative ways to irrigate, ocean outfall.

Mayor Lambeth - Would you go along with a user fee for residents to implement a dune filtration for outfalls?

Alan - As long as it is not a huge fee, I would support it.

John Gordon

John - Graduated from VA Tech with a degree in engineering. I worked 30 years in the Navy. I have been on Beautification Committee for several years. I stepped off of the Board of Adjustments to give someone else an opportunity.

Commissioner Dugan - Where do you see the direction that we should be going in the near future?

John - I think we should be trying to eliminate outfalls because they pollute the ocean and erodes the beach. Infiltration systems only handle the first inch of rainwater. If we can get grants to reduce outfalls that would be the way to go. We should do a better job of dealing with retention ponds. Part of the environment are the trees. The state park is doing controlled burns to reduce wild fires and insects. He would like to see Sunny Point do the same.

Michael Smith

Mike - I am a graduate from Penn State. I have a degree in agronomy. Through my career in the golf business, I managed a club in Philadelphia. There were many issues that I dealt with. There should be a rain shutoff gage section in our ordinances. He knows the village pond at the Kure Keys needs to be handled properly. I was a pesticide operator for about 34 years. I handle the issues from a practical, not extremist point of view. I agree that we should address the issue of controlled burn. I am a representative for a waste water treatment facility and several chemical companies.

Commissioner Fuller - What approach would you take for Stormwater?

Mike - He knows of a source that would provide rain barrels to the Town at a very responsible cost. He likes the idea of drainage systems on new construction.

Mo Linquist

Mo - I am an interior designer, business owner and fung shuei specialist. Her passion is the environment. I do not have knowledge regarding Stormwater issues. I am co-chair for the Island Women recycling program. There is a need for education which I feel I could help with.

Commissioner Dugan - How do you see us using alternative energy sources?

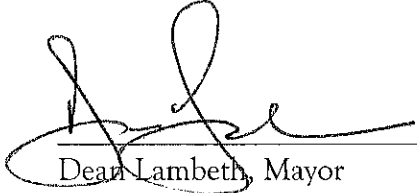
Mo - We can embrace ideas that are not your typical solution.

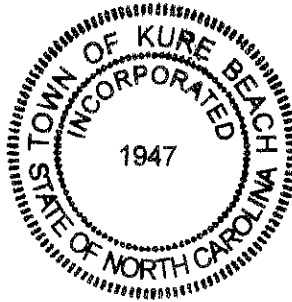
Commissioner Fuller - Please explain how you see your conceptual ideas that will help with our legal constraints.

Mo - The fung shuei concept is that everything affects something else. I do not know what the constraints are, but I know what is good for the community, the environment and the residents. There needs to be analytical people as well as creative issues.

## ADJOURNMENT

ACTION - Commissioner Fuller MADE THE MOTION to adjourn the meeting at 7:51 pm. Commissioner Nelder seconded the motion. THE VOTE OF APPROVAL WAS UNANIMOUS.

  
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Dean Lambeth, Mayor



  
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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.