

**TOWN OF CAROLINA SHORES
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES**

February 5, 2015

2:00 p.m.

Mayor Walter B. Goodenough called the February 5, 2015 meeting to order at 2:00 p.m. The Pledge of Allegiance was recited and there was a moment of silence. Commissioners Present: Joseph Przywara, John E. Manning, Greg Davis, Bill Brennan and John Russo. Also Present: Jon Mendenhall, Town Administrator and Nicole Marks, Town Clerk.

Absent: None

Agenda Adjustments:

COMMISSIONER MANNING MADE A MOTION TO ADD A CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11 (a)(6) PERSONNEL. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comments:

Maslin Kain, Carolina Shores POA – Mrs. Kain said her intent today would be to give the report of the HOA/POA Committee which was not read on Monday. Mrs. Kain said she is not able to come on Monday's due to conflicts. Mrs. Kain said she intended to read that today; however the mail arrived today with a letter. Mrs. Kain said for the record, she would like to read the letter that was received from the Town: "Dear Mrs. Kain the Board of Commissioners voted unanimously at their February 2, 2015 meeting to place a moratorium on the HOA/POA Advisory Committee until June, 2015. All meetings will be cancelled until that time." Mrs. Kain said this letter came as a great surprise to her and the other members of the committee as she has been in touch with them, they were sorry they couldn't be here today except for one member who said she was too distressed to even come. Mrs. Kain said they think this is very rude to cut them off at their knees, without any explanation or coming to talk to them about this as they don't know why this is happening. Mrs. Kain said we don't understand, we are offended by the abruptness of this and we think that we don't understand about the vote. Mrs. Kain said they didn't see it on the agenda for Monday, we know that it would improper to have it in Closed Session, as we are not employees, we are volunteers on a town committee. Mrs. Kain said some of you all were elected with a campaign promise to open up this town and to allow people in the community to voice their thoughts and this was one avenue that developed of results from that election. Mrs. Kain said the Communications Committee was another that was developed after that and the Communications Committee has gone and now the HOA/POA Advisory Committee has been recessed. Mrs. Kain said she thinks there's a question, she thinks there seems to be a turn around on the part of the Board of Commissioners and the members are at a loss. Mrs. Kain said they would like to know. Mrs. Kain said she assumes if you want the committee report, you can get it from the town. Mrs. Kain said all the committee members were present at our last meeting and we had a dynamic good meeting. Mrs. Kain said good things are happening in that committee.

Mayor Goodenough said he doesn't want the committee members to feel that this committee is going away, that is not the purpose of the letter. Mayor Goodenough said he has two Commissioners sitting on the Board that are going to re-work the entire mission statement because that was questioned a couple of months ago, as far as bringing information to the Board of Commissioners and taking back information to the Boards of the communities. Mayor Goodenough said there is also an issue as far as where the meeting is going to be held, who is going to be attending the meeting, what can and cannot be discussed at the meeting and the actual procedure of how the meeting is going to be run. Mayor Goodenough said that is all being handled by two Commissioners and he hopes over the next couple of months or so they will have something in writing that they can bring to the Board of Commissioners as far as approving this and then bringing it to the Town Administrator and then bringing it to the HOA/POA Committee for any adjustment that you feel might be needed with this agenda format, mission statement. Mayor Goodenough said no, the committee is not going away, Mayor Goodenough said he knows he talked about possibly getting rid of it because he didn't think it was working the way it was intended to work. Mayor Goodenough said questions have come up from the committee about the Board re-writing what is expected of the committee to bring to the Board of Commissioners. Mayor Goodenough said that's where it stands right now. Mayor Goodenough said Commissioners Davis and Brennan are working on the new format and the mission statement. Mayor Goodenough said it's not something that is going to come back to him in the next month or two but the Board is looking at bringing this back in June and doing the re-appointments and everything at that time. Commissioner Brennan said that both he and Commissioner Davis have been members of this committee and both came from that committee and they are both very, very strong supporters of that committee. Commissioner Brennan said that it is their feeling that they really want to do it right, so that this committee does not fall in the path of the Communications Committee. Commissioner Brennan said of course the Communications Committee did serve a purpose and we now have many, many avenues of communication in terms of the Town Newsletter and things like that are going on the Town website. Commissioner Brennan said things that are on-going all the time and we think we are way ahead of the game and that was a result of the Communications Committee, it served its purpose and got the communications out to everybody. Commissioner Brennan said in terms of the HOA/POA Committee, we feel that it is a very, very valuable tool but we feel that somewhere around the edges, it has perhaps has gone off the rails a little bit and we want to make sure that in order to keep things going properly and getting the value out of it as a Board that the do have to reevaluate exactly what is in the mission statement.

Mrs. Maslin Kain asked Mayor Goodenough if she could respond. Mrs. Kain said that is typically and traditionally noted in the current policy and she knows they were written some years ago but a few years ago when you all came on Board, that this committee share information about the major problems and concerns of their communities and discuss ideas their community members have for solving major problems, prioritize them, and then advise the Board of Commissioners and that's what the HOA/POA Committee has been working on. Mrs. Kain said if you want to change that, that's fine but she does want to say that the letter came as a shock and found it very unpleasant. Mrs. Kain said she felt very criticized and the town didn't thank the committee for their services thus far. Mrs. Kain asked the Board if they would like to have the report and the Board responded that they did receive the report that was prepared by her. Mayor Goodenough said that he had it on record in the minutes that the Board of Commissioners did receive the report Mrs. Kain provided.

Commissioner Russo asked Mrs. Kain if he could clarify something. Commissioner Russo said Mrs. Kain asked him if he had the report and it was his fault, he didn't see it in the packet.

Gere Dale, 46 Calabash Drive – Mr. Dale said he pride's him self in trying to be attentive at these meetings. Mr. Dale said he was at the workshop meeting on Monday and he didn't hear any discussion of the POA/HOA Committee about dissolution or disbandment of it at all in that meeting. Mr. Dale said he is perplexed as to how that could have happened and that there was a letter that was sent indicating by unanimous vote that this Board elected to have the POA/HOA Committee disbanded or deferred until June. Mr. Dale said he's very perplexed on how that happened.

Mayor Goodenough said in regards to the comment made by Mr. Dale regarding the HOA/POA Committee, he will take full responsibility. Mayor Goodenough said he thought it was a personnel issue or matter that had to be handled in Closed Session, the Board handled their Closed Session discussions and this was brought up at the meeting and he was informed by the Town Clerk that it was not an issue that was supposed to be handled in Closed Session but out in public forum. Mayor Goodenough said when the Board came out to open session, the Board opened the meeting again and he brought this up because he had Mrs. Kain's letter and the Board decided to talk about it. Mayor Goodenough said so that is the only reason it went that way Sir and he takes full responsibility for that. Commissioner Davis said that it would be in the official minutes for next month's meeting.

Mr. Dale continued his public comment at this time. Mr. Dale said he would like to revisit one item from his comments on Monday. Mr. Dale said he asked the question of assistance at the Recycle Center by the attendant and the response was that's a Waste Industries employee and that wasn't the question he asked. Mr. Dale said the question he asked was why isn't there help being provided to our residents that need the help. Mr. Dale said he talked to a ranking member of Waste Industries on Tuesday and that individual indicated that Waste Industries had been advised by the town that this individual was not to help anybody even if they were asked. Mr. Dale said he thinks that is wrong and he takes that the Board totally disregarded the memorandum, the petition that you got back in the middle of the year, which over 550 residents signed, that is resident households signed, saying they wanted to keep the Recycle Center exactly as it was. Mr. Dale said you people obviously continue to do just exactly what you want to do and ignore what your residents in your voting public ask you to do. Mr. Dale said he is also wondering what the status now of the \$3,200.00 boondoggle that involves the Recycle Center now that Amie is gone, it was his understanding that Amie was going to work on that \$3,200.00 boondoggle as he calls it, maybe somebody can address that. Mr. Dale said last year the town agreed to provide a load of mulch for our residents, free of charge, that's available free at the landfill, that wasn't done. Mr. Dale said he checked this morning with the landfill, there is mulch available, free for any community or individual that wants to pick it up. Mr. Dale said he asks again, will the town send a truck up there please and get a truckload of mulch to bring down for our residents. Mr. Dale said finally he see's from the Town Administrator's report that we are reorganizing the Maintenance Department, we got a new Maintenance Supervisor and according to the ads in the paper, we're advertising for full-time and part-time employments. Mr. Dale said since this is taxpayer money that you people are dealing with, maybe you would give us the benefit of the doubt as taxpayer's as to what you are doing, why your doing it and how much it's costing. Thank you.

Consent Agenda:

COMMISSIONER MANNING MADE A MOTION TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS.

- Approval of Minutes: January 5, 2015; January 8, 2015

COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Administrative Reports:

Change Order for Palmetto Paving – Mr. Mendenhall said the Board discussed the change order at the workshop on Monday and the town has received the change order from the contractor and would like to ask that the Board of Commissioners approve the change order in the amount of a net increase of \$10,027.50. Mr. Mendenhall said this was due to the installation of 191 sy of 5” B25.B asphalt between the NCDOT right-of-way line and the existing edge of pavement on Thomasboro Road because of the NCDOT encroachment permit requirement to replace that culvert pipe underneath Clubview. Commissioner Davis said this was a mandate from the State correct and Mr. Mendenhall said that is correct.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE CHANGE ORDER AS DISCUSSED. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Hearings:

None

Old Business:

None

New Business:

Consideration of Appointments to Various Board and Committees, Tree Advisory Committee Vacancy Discussion from Report/Recommendation Given:

Mayor Goodenough said that Chris Frye has been forwarded to the Board for approval of appointment on the Tree Advisory Committee.

COMMISSIONER RUSSO MADE A MOTION TO APPROVE CHRIS FRYE AS A MEMBER OF THE TREE ADVISORY COMMITTEE. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. Commissioner Russo said Mr. Frye is in a business that has to do with trees. Commissioner Manning asked where he lives and Commissioner Russo said the last lot on Pinewood Drive. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Follow-Up Laptop Training (if needed):

Mayor Goodenough said this item could be moved after the Closed Session if it was still needed.

COMMISSIONER DAVIS MADE A MOTION TO AMEND THE AGENDA AND CHANGE ITEM NUMBER 7 UNDER NEW BUSINESS AS ITEM NUMBER IX a. ON THE AGENDA. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor and Commissioner Comments:

Commissioner Russo – Commissioner Russo said he would like to repeat what the Tree Advisory Committee brought up. Commissioner Russo said he thinks they were really asking the Board of Commissioners to somehow put a motion in or something about fire-wise and the volcanoes around the trees. Commissioner Russo said he doesn't think they can make people do that but at least get the information about those items out to the public. Commissioner Russo said that Mr. Meyer has given the information for the Board to have. Commissioner Russo said that the Forest Service is really pushing for fire-wise, being the pine straw.

Mayor Goodenough said we could lead by example. Commissioner Davis said the town could send a letter to the HOA/POA offices with information about fire-wise and volcanoes. Commissioner Brennan said if we could find a video to post. There was discussion on posting this information on the website. Commissioner Manning said the Board could review the information and discuss it at the next workshop.

Commissioner Przywara – Commissioner Przywara said he just heard and the Board was just talking about this but one of the ways of getting information out was to send it out to POA's and he constantly hears that the Board doesn't tell the public anything, the Board is not letting them know. Commissioner Przywara said he's been asking a lot of his friends and neighbors, where you came from before, how often did you get something from your town? Commissioner Przywara said in the town he lived in and he was a Deputy-Mayor in that town, they sent one newsletter out a year and that is the only thing you got from the town, unless you read the newspapers. Commissioner Przywara said I mean we constantly send stuff out to different subdivisions asking to get the information out. Commissioner Przywara said he keeps getting a little frazzled when he keeps hearing that the Board doesn't tell the public anything, we share a lot of information here.

Commissioner Davis – Commissioner Davis said he goes along with what Commissioner Przywara said. Commissioner Davis said the website that's been created is unbelievably up to date. Commissioner Davis said now that packets and agendas of our meetings, which are open to the public is way beyond any city that he has lived in. Commissioner Davis said unfortunately there are still people that don't use websites; he understands that, even people with computers don't use websites. Commissioner Davis said but they also have the ability to come to a meeting and get involved and they choose not to, as our attendance every month says that. Commissioner Davis said so he agrees with Commissioner Przywara that it's getting tough to hear from people that we don't communicate when there's more out there than any town that he's ever lived in or know of. Commissioner Davis said with the exception of televising our meetings, he doesn't think the Board can do anymore. Commissioner Davis said the newsletters that we did send prior to the website, were either old news by the time they got out or they were just a reiteration of things everybody already knew and really weren't that important. Commissioner Davis said with the website now, everything the town is doing is on that website. Commissioner Davis said there was a successful walkthrough with the paving contractor and the Town Engineer, Mrs. Drucker and the roads at The Village are much improved and were tax dollars well spent.

Commissioner Manning – None

Commissioner Brennan – Commissioner Brennan said to answer a question that was raised earlier, the \$3,200.00, no money was spent and no work was done, so that's in limbo now. Commissioner Brennan said well we did spend money this year in The Village for road repairs, we have pretty much alternated years with the Carolina Shores development and one of the things that people have a tendency to overlook is the fact that they think that money that we spend in The Village is for the benefit for The Village and not the rest of the town and that if we spend money in the Carolina Shores development, that's for that community. Commissioner Brennan said what that does when you have better roads, you wind up with higher property values and higher property values benefits everyone in the town because when it's time for you to sell your house, it may be only \$500.00 if the road is over there but it's a \$1,000 if it's over in your community so it keeps balancing up. Commissioner Brennan said so basically any road repairs that we do in any of the communities, benefits everybody in all the communities and people have to look at it that way. Commissioner Brennan said he just wants people to be aware of that and he's just a little annoyed with some of the things that he hears.

Mayor Goodenough – Mayor Goodenough said back in November, he had written a letter and it is on the Town website, on the front page and all you have to do is click on it to read it and you will know what is coming to this town and what the projects are and the projections are, as far as he and the Board are concerned. Mayor Goodenough said no one has told him they don't like this but this is in response to a few comments earlier made at this meeting. Mayor Goodenough said let me read what is on the website, then that way you don't have to go on the website and look for it. Mayor Goodenough read the following off the website: "Change is coming to Carolina Shores and there are those that don't like it and refuse to embrace it. Then again, there are those that understand that this is a natural and necessary action, in order for our town to survive and progress in the changing times that we live in. The town is continuing to grow and is in need of a more effective workforce. What worked for a single community of 800 residents cannot work for a town exceeding 3,200 residents in multiple communities. We are actively assessing and reviewing these needs to provide better services for our growing community to thrive in difficult times. The town is being run more professionally and efficiently than ever before. With only minor changes to how we handle requests, staff is working more efficiently saving time and money. Recently we implemented changes at the convenience site, which will again save the town thousands of dollars. We are extending hours at the site with NO cost to the town. There will be a few more changes to the site in the future that will save us even more. The town is also in the process of having a full-time maintenance department, which will help us to better serve our residents and communities while saving us thousands of dollars in contracted costs. We are continuing to work with contractors and developers who are looking to build on Highway 17. If we succeed, this expansion will greatly benefit our future as a town. We will have secured a major revenue stream that would have a lasting impact on the towns' current tax rate. These are just a few of the changes that are needed to secure our future and preserve our quality of life. Our goal has always been to make Carolina Shores a place to call home. In the public's service, Walter B. Goodenough, Mayor of Carolina Shores." Mayor Goodenough said that should answer a few questions as to what this town, this gentleman sitting next to me and this Board has been doing over the past year. Mayor Goodenough said we are getting really tired of hearing at every meeting that we don't inform people and communities and specific communities what we are doing. Mayor Goodenough said it's on the website, open the page. Thank you.

Closed Session:

COMMISSIONER MANNING MADE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11 (a)(6) PERSONNEL. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER BRENNAN MADE A MOTION TO COME OUT OF CLOSED SESSION AND GO BACK INTO REGULAR SESSION. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Goodenough said during Closed Session, no votes were taken.

COMMISSIONER DAVIS MADE A MOTION TO GIVE MR.MENDENHALL THE AUTHORITY TO HIRE A TEMPORARY BUILDING INSPECTOR TO HELP WITH THE BACK LOG OF BUILDING INSPECTIONS AND RE-INSPECTIONS THAT HAS BEEN BROUGHT TO THEIR ATTENTION. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. Commissioner Brennan said he would like to amend the motion that they get some hard data and start charging for the re-inspections and get some hard data to D.R. Horton because from everything that he has gathered, everything that we told them so far is pretty much anecdotal and there's nothing that says we did this week and did this, this week, we did this many and so on and your causing us problems by making us go through this process several times over because you can't multiply two numbers together and if that's what's holding you up then whatever. Commissioner Brennan said so he would like something there. Commissioner Davis said he didn't believe the motion needed to be amended and believes that is an administrative action that can be taken care of. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER BRENNAN MADE A MOTION THAT THE ADMINISTRATOR FIND A WAY TO PROVIDE HARD DATA TO D.R. HORTON SO THAT THEY UNDERSTAND HOW MUCH OF THE PROBLEM THAT THEY ARE IN TERMS OF THE FACT THAT WE ARE DOING WORK OVER AND OVER AGAIN AND THE SUBS ARE CALLING US OVER AND AS HE SAID THERE IS NO REPORT FORMAT OR ANYTHING ELSE, ITS AN OPEN ANECDOTAL AND IF THAT MEANS ORGANIZATION SO THAT WE CAN COMMUNICATE TO THEM, THEN THAT WILL ELEVATE A LARGE PART OF THE PROBLEM. COMMISSIONER BRENNAN SAID THE MOTION IS TO IMPROVE THE REPORTING BACK TO D.R. HORTON IN HARD NUMBERS AND ALSO TO ASSURE THAT WE ARE COLLECTING THE RE-INSPECTION FEES AND THE OTHER FEES THAT NEED TO GO ALONG WITH THAT. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Adjourn:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE FEBRUARY 5, 2015 BOARD OF COMMISSIONERS MEETING. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Walter B. Goodenough, Mayor

Submitted by:
Nicole Marks
Town Clerk