

**TOWN OF CAROLINA SHORES
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
May 7, 2015
2:00 p.m.**

Mayor Walter B. Goodenough called the May 7, 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; James Eldridge, Town Attorney; Julie Munday, Finance Director and Nicole Marks, Town Clerk.

Absent: None

Agenda Adjustments:

COMMISSIONER MANNING MADE A MOTION TO AMEND THE AGENDA BY ADDING CLOSED SESSION FOR N.C.G.S. 143-318.11(a)(3) LEGAL AND 143-318.11 (a)(6) PERSONNEL UNDER ITEM IX. 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.

Public Comments:

Gere Dale, 46 Calabash Drive – Mr. Dale said if you may recall on Monday's meeting, that the Mayor in his typical manor tested my First Amendment Rights. Mr. Dale said he wasn't successful because he is going to continue to lobby on behalf of our residents for things that will benefit them and to which they are entitled, something this elected body seems to ignore. Mr. Dale said case in point, yard debris, the town spends between \$35,000.00 and \$40,000.00 a year in disposing of yard waste to the County Landfill, the County Landfill expends a significant amount of our tax dollars to grind and season that material. Mr. Dale said in turn they make all of that material available to the citizens at no cost. Mr. Dale said he has yet to see a Board action or vote on this matter, only the Mayor's negative statement, why not. Mr. Dale said speaking of recycling, the comingling of recyclables and cardboard remains a very bad idea. Mr. Dale said it is probably costing the town additional monies in receptacle and hauling charges because of the heterogeneous way in which that material is put into those receptacles. Mr. Dale said on the receptacles that are there, from the entry point up, it makes it difficult for even an able bodied person to deposit their materials. Mr. Dale said Waste Industries should be instructed not to bring this type of receptacle. Mr. Dale said he hopes that somebody will take that upon them. Mr. Dale said currently the directive continues that the attendant may not assist any resident, no matter how infirmed or incapacitated, this is tactfully wrong, spiteful and should be changed to assist when asked. Mr. Dale said please don't tell me this opens the town up for a liability lawsuit, that's a bogus response. Mr. Dale said finally, congestion continues periodically at the Recycle Center. Mr. Dale said opening up the second side of the compactor and painting driving lanes and stopping areas on the blacktop would permit far more cars simultaneously to access the center. Mr. Dale said I gave such a recommendation to the Town Administrator in December, so obviously the plan has not been implemented but then what do I know because I've only been associated with the Recycle Center for 24 years. Mr. Dale said one of our residents had a run in

with one of the Commissioners at the center several weeks ago and it also involved the attendant. Mr. Dale said that resident filled out an incident report and you all should have copies. Mr. Dale said if Commissioner's are going to be present at the Recycle Center, they should be part of the solution, not the problem. Thank you.

Consent Agenda:

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

- Approval of Minutes: April 6, 2015, April 9, 2015
- Approval of the Annual Audit Contract for FY 15

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:

Retirement Resolutions for Retiring Employees –

COMMISSIONER BRENNAN MADE A MOTION TO APPROVE THE RESOLUTIONS FOR MS. BARABRA LIPTON AND MR. CHUCK RIGGINS. 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 presented Ms. Barbara Lipton with a Resolution for her service to the Town of Carolina Shores.

Mayor Goodenough presented Mr. Chuck Riggins with a Resolution for his service to the Town of Carolina Shores.

FY 16 Budget Presentation – Mr. Mendenhall said that he was pleased to present the proposed budget for the Fiscal Year beginning July 1, 2015 to the Board for their review and consideration. Mr. Mendenhall said he is able to report that the Town will discharge all of its financial obligation for the current budget year in a manner that will enable the Town to leave the current fiscal year and enter into the next fiscal year in a healthy financial position. Mr. Mendenhall said this budget proposal includes that there be no property tax increase and no fee increase of any kind. The proposed General Fund budget is \$1,410,600.00 with the ad valorem tax rate remaining at \$0.1016 per \$100 of valuation. The Powell Bill budget is \$107,000.00. As you are aware, Brunswick County has completed a revaluation of property dropping the Town's total assessment to \$367,272,256.00 from \$377,146,312 in the previous fiscal year. Mr. Mendenhall said the budget as presented with no tax rate increase will lower the effective tax rate by approximately 3%. Expenditures of note planned for the fiscal year include resurfacing a portion of Pinewood Drive, further recapitalization equipment in the Department of Public Works, providing for spot-improvements to street lights and additional Christmas lights in underserved areas, and implementing a records management system. Mr. Mendenhall said he would like to express his appreciation to the Board of Commissioners for their participation and

input in the budget process, and to the members of the Town's Management Team and especially Ms. Julie Munday in her guidance and assistance in budget preparation. Mr. Mendenhall said copies of the proposed budget are being made available to news media and copies for the public to view will be available at Town Hall. Mr. Mendenhall read the following of the Budget Ordinance for Year 2015-2016:

Section I: It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2015 and ending June 30, 2016:

2015 Property Taxes	\$ 365,000
Motor Vehicle Taxes	\$ 30,000
Local Option Sales Tax	\$ 560,000
Franchise Taxes	\$ 120,000
Zoning Permits	\$ 12,000
Permits	\$ 150,000
Approp. Funds	\$ 100,000
Other Revenues	\$ 73,000
GENERAL FUND REVENUES	\$1,410,600

Section II: The following amounts are hereby appropriated in the General Fund, for the operation of the town government, and its activities for the fiscal year beginning July 1, 2015 and ending June 30, 2016, in accordance with the Chart of Accounts heretofore established for this Town:

Governing Body	\$ 12,300
Administration	\$401,000
Tax Collections	\$ 4,500
Election Fee	\$ 4,000
Public Bldg/Beautification	\$ 59,500
Public Safety	\$ 47,800
Building Inspections	\$175,200
Streets Department	\$338,500
Environmental Protection	\$ 13,500
Sanitation	\$ 60,000
Planning & Zoning	\$ 4,300
Contingency	\$100,000
Capital Projects	\$190,000
GENERAL FUND EXPENDITURES	\$1,410,600

Public Hearings:

FY 16 Budget:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE FY 16 BUDGET. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Ron Floor, 37 Carolina Shores Dr. – Mr. Floor asked if the County was going to raise taxes.

COMMISSIONER BRENNAN MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE FY 16 BUDGET. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Annexation Ordinance for Coastal Medical Properties, LLC:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE ANNEXATION ORDINANCE FOR COASTAL MEDICAL PROPERTIES, LLC. 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.

There was no Public Comment on this item.

COMMISSIONER BRENNAN MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE ANNEXATION ORDINANCE FOR COASTAL MEDICAL PROPERTIES, LLC. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Annexation Ordinances for Willow Tree Properties, LLC:

COMMISSIONER MANNING MADE A MOTION TO OPEN THE PUBLIC HEARING ON ANNEXATION ORDINANCES FOR WILLOW TREE PROPERTIES, LLC. COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

There was no Public Comment on this item.

COMMISSIONER RUSSO MADE A MOTION TO CLOSE THE PUBLIC HEARING ON ANNEXATION ORDINANCES FOR WILLOW TREE PROPERTIES, LLC. 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.

Annexation Ordinance of Novant Properties, LLC:

COMMISSIONER PRZYWARA MADE A MOTION TO OPEN THE PUBLIC HEARING ON ANNEXATION ORDINANCE OF NOVANT PROPERTIES, LLC. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Ron Floor, 37 Carolina Shores Dr. – Mr. Floor asked where exactly is the Coastal Medical Properties. Mr. Floor asked if all three properties were going there or is it just for Novant and

asked where the other two properties are going. Mr. Floor asked if they are all separate. Mr. Floor asked if 80% of the building was going to be occupied and is there potential for more building. Mr. Floor understands that only 20% of the property is going to be built on and there is the potential for more building.

COMMISSIONER DAVIS MADE A MOTION TO CLOSE THE PUBLIC HEARING ON ANNEXATION ORDINANCE OF NOVANT PROPERTIES, LLC. 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.

Economic Development Agreements for Coastal Medical Properties, LLC and Willow Tree Brunswick, LLC:

COMMISSIONER BRENNAN MADE A MOTION TO OPEN THE PUBLIC HEARING ON ECONOMIC DEVELOPMENT AGREEMENTS FOR COASTAL MEDICAL PROPERTIES, LLC AND WILLOW TREE BRUNSWICK, LLC. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Gere Dale, 46 Calabash Dr. - Mr. Dale said he attended six of the regular town workshops and meetings from January through April and read the minutes of the two that he missed. Mr. Dale said five of the eight meetings having executive sessions but dealt with personnel matters. Mr. Dale said the February 2nd executive session also apparently dealt with economic development. Mr. Dale said you came out of that closed session, the Mayor said there were no votes taken and no decisions were made. Mr. Dale said however; on February 5th in the minutes, the Mayor was quoted as saying “we are continuing to work with contractors and developers. Who are looking to build on Highway 17, if we succeed this expansion, it 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.” Mr. Dale said he attended most of the town retreat and there was a general discussion on economic development. Mr. Dale said he didn’t attend the Special Meeting on April 27th, however; he did get a copy of the agenda and the agenda dealt with annexation petitions and development agreement for the Farm at Brunswick, there was a comment on there that only those items listed may be discussed. Mr. Dale said he has read all the town newsletters and the town administrators report for January through April; no mention was made in any of these documents about economic development plans for the town. Mr. Dale said you might have imagined his surprise and chagrin when he got 116 pages of material that was relative to Monday’s meeting and this meeting and seeing a proposed economic development agreement that was to be discussed in this Public Hearing. Mr. Dale said he doesn’t understand how all this came along behind closed doors and we the public are not aware of this. Mr. Dale said obviously a lot of work has been done behind the scenes, while meetings have been held and I don’t know how many meetings behind this closed door to come to fruition but the thing that really provokes me is that if you vote on this today, which you are obviously hell bent to do, you’re going to commit \$151,600.00 of our taxpayer monies as economic inducement. Mr. Dale said for somebody to come in and spend potentially \$3,000,000.00 initially as an investment and hire 15 people, obviously those fifteen people are not going to be from Carolina Shores because as one Commissioner commented a month or so ago, our average population is age 64 or 65, so we’re not going to staff those facilities. Mr. Dale said there are three medical facilities in Calabash,

there are two within 2 ½ miles down here in Little River, there's a major facility, in fact two facilities in North Myrtle Beach, we're only 15 minutes away from the hospital over there, Novant is only 25 minutes up the road and I don't know why in the world we need to devote 30 acres and give economic inducements to somebody too come in and put up medical facilities that most of us don't want, we have our own doctors or own medical facilities that we go to and we are not like to change even if you put some up there. Mr. Dale said he would like to know whatever happened to the idea of putting a Big Lots store or some eating facilities up there on prime property on Highway 17 that would benefit our residents. Mr. Dale said I don't know if I will ever get any answers to those questions but I am very much opposed to this boondoggle.

COMMISSIONER BRENNAN MADE A MOTION TO CLOSE THE PUBLIC HEARING ON ECONOMIC DEVELOPMENT AGREEMENTS FOR COASTAL MEDICAL PROPERTIES, LLC AND WILLOW TREE BRUNSWICK, LLC. 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.

Old Business:

None

New Business:

First Reading of the FY 16 Budget Ordinance:

COMMISSIONER MANNING MADE A MOTION TO APPROVE THE FIRST READING OF THE FY 16 BUDGET ORDINANCE. 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.

Second Reading of Annexation Ordinance for Coastal Medical Properties, LLC:

COMMISSIONER MANNING MADE A MOTION TO APPROVE THE SECOND READING OF ANNEXATION ORDINANCE FOR COASTAL MEDICAL PROPERTIES, LLC. 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.

Second Reading of Annexation Ordinances for Willow Tree Brunswick, LLC:

COMMISSIONER BRENNAN MADE A MOTION TO APPROVE THE SECOND READING OF ANNEXATION ORDINANCES FOR WILLOW TREE BRUNSWICK, LLC. COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Second Reading of an Annexation Ordinance for Novant Properties, LLC:

COMMISSIONER PRZYWARA MADE A MOTION TO APPROVE THE SECOND READING OF ANNEXATION ORDINANCE FOR NOVANT PROPERTIES, LLC. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Second Reading of Economic Development Agreements for Coastal Medical Properties, LLC and Willow Tree Brunswick, LLC:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE SECOND READING OF ECONOMIC DEVELOPMENT AGREEMENTS FOR COASTAL MEDICAL PROPERTIES, LLC. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor and Board of Commissioners Comments:

Commissioner Brennan – Commissioner Brennan said he doesn't know why any individual has the right to come into these chambers and tell people that the Town does not need anymore doctors, that we have enough doctors. Commissioner Brennan said he really thinks that is going way beyond personal opinions that someone may have, you are not entitled to make that call. Commissioner Brennan said particularly in lieu of the fact that, the second before that, they were talking about the old age of the population, so I just want everybody to know that I'm really unhappy with that kind of attitude, that you can come in and say oh people are old and on the other hand say they don't need doctors; it doesn't make any sense.

Commissioner Russo – Commissioner Russo said there was a glitch with what they are trying to do in regards to trees, so it will have to wait until next time.

Commissioner Przywara – Commissioner Przywara said he wanted to add something on to economic development regarding the annexation. Commissioner Przywara said if you recall, it says 31 acres and Novant will not occupy those 31 acres. Commissioner Przywara said there will be opportunity for other stores; hopefully other businesses will come to the area. Commissioner Przywara said there are many people moving in to The Farm that have to find doctors.

Commissioner Davis – Commissioner Davis said the economic development is a five year agreement, so that \$151,000 will be spread over a five year period in tax inducements. Commissioner Davis said the possibility of other things coming onto that 31 acres, there will be more than just a Novant building there and a lot more employees, a lot more tax revenue down the road. Commissioner Davis said anytime a town can annex property along with the development coming into that property and add to their tax base, I can't see anyone that would be against that in today's economy. Commissioner Davis said that he is happy that Carolina Shores is growing, not just in population but now in size and scope.

Commissioner Manning - Commissioner Manning said there has been a lot that has been said but just a comment on the doctors. Commissioner Manning said the Mayor indicated that possibly a doctor that is in Calabash would move up to the new facility and if you've been to the other facility out at the hospital, some of the doctors have offices in Wilmington and they also share

the office space at Novant at the hospital. Commissioner Manning said if that's the case, he see's some of the doctors that are up there in Wilmington possibly opening an office down here which would be beneficial to a lot of the residents. Commissioner Manning said you have to take that into consideration. Commissioner Manning said Novant didn't come into this facility without knowing what they were doing and they must have already scoped out the idea of what's needed in this area. Commissioner Manning said so we have to take that into consideration but it also helps out the tax structure like the other Commissioner indicated. Commissioner Manning said he just doesn't understand people not wanting to expand, we need the tax structure to exist, we can't live on just the backs of our residents. Thank you.

Mayor Goodenough - Mayor Goodenough said he has absolutely run out of things to say to you, absolutely run out of things to say. Mayor Goodenough said there is no way this Board, myself, the Town Administrator, the employees of the town or anybody, anybody is ever going to please you and wanna know something, I can't wait until November to displease you for another four years.

Closed Session:

COMMISSIONER RUSSO MADE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11 (a)(3) LEGAL AND N.C.G.S. 143-318.11 (a)(6) PERSONNEL. 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.

COMMISSIONER DAVIS MADE A MOTION TO COME OUT OF CLOSED SESSION AND GO BACK INTO REGULAR SESSION. COMMISSIONER MANNING SECONDED THE MOTION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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

COMMISSIONER DAVIS MADE A MOTION TO IMPLEMENT THE PERSONNEL RECOMMENDATIONS DISCUSSED IN CLOSED SESSION FOR THE POSITION OF OFFICE ASSISTANT FULL TIME AND OFFICE ASSISTANT PART TIME AND INSTRUCT THE TOWN ADMINISTRATOR TO IMPLEMENT THE RECOMMENDATIONS AS DISCUSSED AT THE EARLIEST TIME. 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.

Adjourn:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE MAY 7, 2015 BOARD OF COMMISSIONERS MEETING. COMMISSIONER RUSSO 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