

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

July 9, 2015

2:00 p.m.

Mayor Walter B. Goodenough called the July 9, 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 and Nicole Marks, Town Clerk.

Absent: None

Agenda Adjustments:

COMMISSIONER MANNING MADE A MOTION TO APPROVE AN AGENDA ADJUSTMENT BY ADDING ADJOURN AS ITEM NUMBER 10 ON THE AGENDA. 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 he has two subjects to cover. Mr. Dale said he was interested in the “Report to the People” that was presented at the workshop on Monday. Mr. Dale said he’s not sure what a “Report to the People” means, I thought we were residents or constituents, not people but it may have some insignificance he doesn’t understand. Mr. Dale said that was on page 22 and page 23 of the 60 page presentation. Mr. Dale said I don’t know whether you feel that you have fulfilled an obligation to communicate with people when you put something on the website and on page 22 and page 23 out of 60, I doubt there are very many people who are going to see this. Mr. Dale said I have asked repeatedly that hard copies of important documents be made available either at the Recycle Center or through the POA’s, I’ll ask that again. Mr. Dale said he was at the Carolina Shores POA Board meeting yesterday; I gave each of those Board members copies of this suggesting that they pass it along. Mr. Dale said with regards to the document itself, it says there are specific accomplishments then looking on the second page, it talks about reflecting back, which I guess that’s what those accomplishments are. Mr. Dale said there are eleven accomplishments on there including reorganizing the Department of Public Works, I don’t know as you people are supposed to be representatives of our community, are supposed to be representing our community, I don’t understand why reorganization of the Department of Public Works can be considered an accomplishment, perhaps somebody can enlighten me. Mr. Dale said he understands there were four people hired and now there are only three, I don’t know what happened to the fourth person. Mr. Dale said instituted a paperless agenda system, I don’t know what that has done, just cost the taxpayers money and when we sit out here in the audience we have difficulty seeing you folks on the dais because you are behind your laptop or desktop computers. Mr. Dale said there is an item in here addressed uniform service delivery in terms of right-of way maintenance and he has no idea of what that means; maybe somebody could explain that to him. Mr. Dale said and then

there is another item made operational improvements to the solid waste convenience site, well if you talk to the residents, its worse, then when you started making changes to Convenience Site. Mr. Dale said there is nothing that has been added, that is user friendly. Mr. Dale said the second item that he wants to talk about is there was road work done on the Parkway several months ago by Brunswick County Water and Sewer, I guess to go in and repair a water or sewer line, there was a lot of confusion and a lot of traffic backed up and so forth in conjunction with that. Mr. Dale said he happened to experience first hand with another incident because Brunswick County Water and Sewer had an occasion to rip up the road right in front of my house to repair a sewer leak from my neighbor. Mr. Dale said that set in an interim condition with rocks all over the part where they had dug up and they had put two cones there and I had to go out almost daily and put the cones back up after traffic hit them and knocked them over into the swale. Mr. Dale said two weeks went by after they left and I called Brunswick County and they said they had no record of doing that job. Mr. Dale said I'm looking out my window and I can see it, would you please check your records. Mr. Dale said they checked and got back to him and they said yes we did that and Mr. Dale said well when are you going to resurface it and they said we already have resurfaced it. Mr. Dale said I'm looking out my window and it has not been resurfaced and they said well we have a contractor. Mr. Dale said well contact that contractor and please ask him to come and resurface the road. Mr. Dale said I think that the Town needs to take a proactive position with Brunswick County Water and Sewer, when they come into our Town, rip up our roads, I think the Town should be aware of it and monitor it. Thank you.

Consent Agenda:

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

- Approval of Minutes: June 1, 2015; June 4, 2015; and June 18, 2015
- Approval of a Revised Engineering Cost Proposal for Pinewood Dr. Resurfacing

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.

Administrative Reports:

Mr. Mendenhall said the Board has in front of them a Personnel Update for July 2015. Mr. Mendenhall said we have one full-time vacancy in the Maintenance Division and was vacated by a former employee who went to Brunswick County. Mr. Mendenhall said the Groundskeeper position is still open and that's a part-time position and one part-time Office Assistant position available. There was discussion on these vacancies. There was discussion on hours and rate of pay for employees.

COMMISSIONER BRENNAN MADE A MOTION TO INSTRUCT THE TOWN ADMINISTRATOR TO AUTHORIZE A TWO DOLLAR PER HOUR INCREASE FOR ALL EXISTING, CURRENT MAINTENANCE DEPARTMENT EMPLOYEES EFFECTIVE NEXT PAY CYCLE. 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.

The Board continued discussion on the Personnel Update for July 2015. It was the consensus of the Board to not have Town Hall closed during the lunch hour and there should be at least two people in the building at all times and the Town Administrator should continue to do what he has been doing as far as getting the vacancies filled.

Public Hearings:

Annexation Ordinance for Two Hardworking Guys, LLC:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE PUBLIC HEARING FOR THE ANNEXATION ORDINANCE FOR TWO HARDWORKING GUYS, 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.

Public Comment on Public Hearing:

There was no Public Comment on this Public Hearing.

COMMISSIONER MANNING MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE ANNEXATION ORDINANCE FOR TWO HARDWORKING GUYS, LLC. AND GO BACK INTO REGULAR SESSION. 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 Agreement for Beach Window and Door, LLC:

COMMISSIONER DAVIS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE ECONOMIC DEVELOPMENT AGREEMENT FOR BEACH WINDOW AND DOOR, 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.

Public Comment on Public Hearing:

Gere Dale, 46 Calabash Dr. – Mr. Dale said he spoke against the Economic Development Agreement for the Medical Complex of \$150,000 plus of taxpayer money. Mr. Dale said he speaks again for the record that he is against allocating over \$20,000.00 of taxpayer's money for this Economic Development Agreement. Mr. Dale said he see's there is to be a million dollar investment, a million dollars at the current tax rate would yield for the Town \$1,016.00 a year, so I guess over a course of 18-20 years there might be the opportunity to recoup that. Mr. Dale said he doesn't think that the praise in this document that he read results in the creation of a significant number of local jobs, I guess that is a creation of eight or ten jobs, not likely to go too our people who live in this community. Mr. Dale said he doesn't understand why we are giving taxpayer money for this kind of benefit. Thank you.

COMMISSIONER DAVIS MADE A MOTION TO CLOSE THE PUBLIC HEARING ON ECONOMIC DEVELOPMENT AGREEMENT FOR BEACH WINDOW AND DOOR, LLC AND GO BACK INTO REGULAR SESSION. 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.

Old Business:

At this time, Mayor Goodenough let Ms. Frances Di Bona speak as she missed the regular Public Comment section on the agenda.

Frances Di Bona, 15 Carolina Shores Dr. – Ms. Di Bona said she noticed in the Beacon they have filings on the candidates and whose running and whose not what and offices are open and asked if the filings will be announced in the Beacon as far as who is running. Ms. Di Bona said speaking to a lot of friends in her neighborhood, their biggest complaint was, it wasn't publically written so they didn't know when it was coming up, they didn't know when to vote.

New Business:

Second Reading and Adoption of an Annexation Ordinance for Two Hardworking Guys, LLC:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE SECOND READING AND ADOPTION OF AN ANNEXATION ORDINANCE FOR TWO HARDWORKING GUYS, LLC. COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Resolution on an Economic Development Agreement for Beach Window and Door, LLC:

COMMISSIONER MANNING MADE A MOTION TO APPROVE THE RESOLUTION ON AN ECONOMIC DEVELOPMENT AGREEMENT FOR BEACH WINDOW AND DOOR, LLC. COMMISSIONER RUSSO SECONDED THE MOTION. MAYOR GOODENOUGH ASKED IF THERE WERE ANY FURTHER DISCUSSION. MAYOR GOODENOUGH CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Appointment of Members to the HOA/POA Committee:

Mayor Goodenough said the Board is at the same place as Monday, that three communities have not submitted names for the HOA/POA Committee which are the community of Carolina Shores, Beacon Townes and Calabash Lakes. Mayor Goodenough said according to what the Board asked, it was to have the names by July 1, 2015 for appointment at the Board's July 9, 2015 meeting for appointment. Mayor Goodenough said the guidelines also stipulate that there would be a minimum of five members form the communities to start it and we only have three: The Village at Calabash, Lighthouse Cove and The Farm. Mayor Goodenough said he sees no reason why we should even pursue this any further but that's the Board's decision. There was further discussion on this item.

COMMISSIONER RUSSO MADE A MOTION TO DISCONTINUE THE COMMITTEE EFFECTIVE TODAY. 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.

Mayor and Board of Commissioners Comments:

Commissioner Manning – None

Commissioner Davis – None

Commissioner Przywara – Commissioner Przywara asked Mr. Mendenhall where we are on the status of The Farm agreement because they rushed us, they asked us to do this quickly and were anxious to get underway to do all this work and the last time he talked to Mr. Mendenhall, they still hadn't come in to sign. Mr. Mendenhall responded and said they still haven't come in to sign the agreement and he talked to Andy Webster today and Mr. Mendenhall said he reminded Mr. Webster that they have submitted the paperwork for Phase 5 final plat for review and reminded Mr. Webster that cannot be approved until the agreement is ratified by D.R. Horton and they are holding up the entire process and that they really need to figure out why. Mr. Mendenhall said we need to figure out if they are going to sign it or not because if they are not going to sign it, then it needs to come back to the Board for a Board decision. Commissioner Przywara said his concern is that he doesn't want them to sign it later on because then they are doing all this road stuff into the school year and you're talking about certain road's being closed. Mr. Mendenhall said he did remind Mr. Webster that technically he has about three weeks in August to do the work and have it completed and inspected and there are a lot of things that need to be done. Mr. Mendenhall said that Mr. Webster was going to look into it. Commissioner Davis asked Mr. Mendenhall if during the conversation with Mr. Webster, was the flooding issue at Calabash Lakes mentioned and Mr. Mendenhall said the flooding issue was discussed. Commissioner Przywara said there is an agreement and yet D.R. Horton continues to use the wooden poles and signs. Commissioner Przywara said the poles are starting to get in crappy shape; they are loose and hanging down. Commissioner Przywara said there are one or two Stop Signs that our Administrator has concerns about public safety which are really fading and he was assured it was going to be taken care of like three months ago. Commissioner Przywara said he would like to make a suggestion to this body that we ask our Administrator to put something in writing and give D.R. Horton thirty days because they have had a long time to do this or otherwise we are going to take the agreement, take their money and replace it with the galvanized poles and signs. Commissioner Davis said we have an agreement that the Board agreed to over a year ago that they agreed to about new or existing signs and D.R. Horton has not changed one pole or sign at The Lakes and we have signs that are tilted, bent and they have not put in what is expected of this Town. Commissioner Davis said in a letter, they need to replace all the poles, stop signs and street signs. Mr. Mendenhall said by way of update a letter has been sent and we can do a similar letter for Calabash Lakes. Commissioner Przywara said it seems like it just takes them forever to do anything and it just doesn't make sense.

Commissioner Russo – Commissioner Russo said the Tree Advisory Committee needs volunteers. Commissioner Russo said he's very surprised and again he hates to say it this way but his development, who is from what he has seen was so interested in this HOA/POA and right now not one of them has even come up to try to help. Commissioner Russo said this Town is growing and people still think we are still back in 1974 whenever they started this thing.

Commissioner Russo said either they can't see growth, the Town needs people, we need help, we need people to come along with the Town, not pushing it down and his only concern is whatever we do, it better be legal so that people can complain if they want, as long as we do something that is legal and we're doing a good job. Commissioner Russo said he would like to get help with the Tree Advisory Committee and would like to get the information out in regards to the meeting.

Commissioner Brennan - Commissioner Brennan asked Mr. Mendenhall if we are moving along with East Coast Engineering to have them working on the road engineering project. Mr. Mendenhall said yes sir. Commissioner Brennan said one of the concerns is that we said we were going to try and get this stuff done and have it done by July 1st and here we are and I just don't want to wind up in that December timeframe again. Mr. Mendenhall said with the approval on the consent agenda today, that authorization is going to go out today to let them begin the survey work. Commissioner Brennan asked if they are ready to go and Mr. Mendenhall said yes sir, I have e-mailed them this week and they are very interested to get it started.

Mayor Goodenough - Mayor Goodenough said as far as the annexations go, there are some that are not thrilled with it, there are some that are not thrilled that we spent \$150,000.00 to annex twenty-eight acres of property or some not thrilled that we spent \$50,000.00 to annex another piece of property and it's going to take thirty or twenty years to get the money back. Mayor Goodenough said not thrilled because we are putting a medical center up there and there are some in town that are not going to go to it but what this individual doesn't know is that the medical center in town is going to be closing because this thing is opening and the other problem I have with those numbers is what year did you think the Village of Calabash will finally have paid back to this Town the \$4,000,000.00 it's going to cost to fix those roads that you people or this community or this Town or the people in charge knew better to annex all those years ago. Mayor Goodenough said I figure somewhere around 3050, that \$4,000,000.00 should be paid back. Mayor Goodenough said at what point will we get our money back on that deal that we are still paying for.

Closed Session:

None

Adjourn:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE JULY 9, 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