

**Town Council Minutes  
Morehead City, North Carolina**

**Monday, June 18, 2018, at 11:00 a.m.  
Special Meeting**

The Honorable Council of the Town of Morehead City met in a Special Meeting on Monday, June 18, 2018, in the Conference Room, Morehead City Municipal Building, 202 South 8<sup>th</sup> Street, Morehead City, North Carolina. The purpose of the Special Meeting was to discuss the Charles Wallace Building and ratify votes taken at the June 12, 2018 Regular Council meeting.

. Those in attendance were:

COUNCIL PRESENT: Mayor Gerald A. Jones, Jr.; Councilmembers George W. Ballou, Keri V. McCann, William F. Taylor, Harvey N. Walker, Jr. and Diane C. Warrender.

STAFF PRESENT: City Manager Ryan Eggleston, Public Services Director Daniel Williams, Human Resources Director Susan Nixon, Chief Bernette Morris, and City Clerk Cathy Campbell.

OTHERS: Elise Clouser, Carteret News Times; Dean Vick and Lee Hinton of Downtown Morehead City Inc., and John Capps.

**CALL TO ORDER**

Mayor Jones opened the Special Meeting at 11:00 a.m. with a quorum present, and restated the purpose of this Special Meeting was to discuss the Charles Wallace Building and ratify votes taken at the June 12, 2018 Regular Council meeting.

**CONSENT AGENDA**

Mayor Jones reviewed the Consent Agenda as presented to the Town Council for review and approval. Councilmember Walker requested that Item B be removed from the consent agenda for discussion. Councilmember Warrender made a motion **to accept the consent agenda as amended removing Item B.** Councilmember Taylor seconded and the motion carried unanimously. (5-0)

Included within the Consent Agenda were the following approvals:

- A. Adopt Ordinance 2018-O-08 upon the Second Reading, Approving Request from Elkview Holdings, LLC for Revised Site Development Master Plan and Preliminary Plat Approval for Phase III of Park Villas, a 10.28-Acre Parcel Located Off of Old Murdoch Road and Known as Tax PIN #635606494185000 Contingent Upon Receipt of a Revised State Stormwater Permit and Lighting Plan.
- ~~B. Adopt and Order Affix to the Code of Ordinances upon the Second Reading Ordinance 2018-O-09 and Resolution 2018-R-44, Approving City-Initiated Request to Amend the Following Sections of the Unified Development Ordinance: Section 2-2 to Add Definitions Related to Fill, Retaining Walls, and Bulkheads/Seawalls; Section 14-1 to Amend Fence and Retaining Wall Height and Locational Requirements; and to Add Subsection 18-5.2(I) to Establish Requirements Related~~

~~to Fill, Including Depth Requirement and Provide Exemptions for Projects for Which Valid State Stormwater Permit Have Been Issued are Exempt From the Requirements Contained Under Section 18-5.2(I), and Fill Used for Structural Support in a Slab-On-Stem Wall with Fill Foundation as Depicted in Diagram 1B in Appendix VIII is Exempted From the Provisions of Section 18-5.2.(I); and Exemptions for Projects for Which a Valid State Stormwater Permit Have Been Issued are Exempt From the Maximum Retaining Wall Height Requirements of Subsection 14-1.3(F) and Shall be Limited to the Maximum Height Requirements for Fences as Contained in Subsection 14-1.3(A), (B), (C), (D), and (E).~~

- C. Adopt and Order Affix to the Code of Ordinances upon the Second Reading Ordinance 2018-O-10, Amending the Code of Ordinances of the Town of Morehead City, Chapter 30, Traffic and Motor Vehicles, Article VII Traffic Schedules, Section 30-256 Speed Limits, Reducing the Speed Limit of All Current and Future Residential City Streets, Not Otherwise Listed in This Section of the Code Designated for Lower Speed Limits, to 25 miles per hour.

*Ordinances 2018-O-08 and 2018-O-10 are part of Ordinance Book #8 in the Clerk's office.*

### **CONSIDERATION OF FILL, RETAINING WALLS, AND BULKHEAD ORDINANCE**

Councilmember Walker asked for clarification as to whether the ordinance as presented ensures that stormwater runoff will not affect surrounding properties, and suggested that mandatory swales, of some type, be required to drain water. It was explained that the ordinance presented is an immediate first step to address excessive fill, and that the City will continue to work with other agencies to develop a comprehensive stormwater runoff plan. City Manager Ryan Eggleston was asked to provide a proposed timeline for developing said plan.

Councilmember Warrender made a motion **to adopt and Order Affix to the Code of Ordinances upon the Second Reading Ordinance 2018-O-09 and Resolution 2018-R-44, Approving City-Initiated Request to Amend the Following Sections of the Unified Development Ordinance: Section 2-2 to Add Definitions Related to Fill, Retaining Walls, and Bulkheads/Seawalls; Section 14-1 to Amend Fence and Retaining Wall Height and Locational Requirements; and to Add Subsection 18-5.2(I) to Establish Requirements Related to Fill, Including Depth Requirement and Provide Exemptions for Projects for Which Valid State Stormwater Permit Have Been Issued are Exempt From the Requirements Contained Under Section 18-5.2(I), and Fill Used for Structural Support in a Slab-On-Stem Wall with Fill Foundation as Depicted in Diagram 1B in Appendix VIII is Exempted From the Provisions of Section 18-5.2.(I); and Exemptions for Projects for Which a Valid State Stormwater Permit Have Been Issued are Exempt From the Maximum Retaining Wall Height Requirements of Subsection 14-1.3(F) and Shall be Limited to the Maximum Height Requirements for Fences as Contained in Subsection 14-1.3(A), (B), (C), (D), and (E).** Councilmember Taylor seconded and the motion carried unanimously. (5-0)

*Ordinances 2018-O-09 is part of Ordinance Book #8 in the Clerk's office.*

**CHARLES WALLACE MUNICIPAL CAMPUS PROJECT**

Mayor Jones reviewed the four (4) options, one (1) for renovation and three (3) as rebuilds, for the Charles Wallace Building as presented at the May 8, 2018 Town Council meeting.

- Renovation of Existing Building at \$5,718,698
- New Site Plan Option 1 at \$4,862,024
- New Site Plan Option 2 at \$4,862,024
- New Site Plan Option 3 at \$4,652,189

After some discussion, the Council agreed by consensus to pursue New Site Plan Option 3, while seeking to retain the center section of the existing façade if financially reasonable.

Staff was asked to have Waller Todd & Sadler Architects consider the following:

- Place restrooms and conference room(s) in center of building.
- One common reception area to serve all departments.
- Verify filing requirements; Is a fireproof vault required?
- Review space assessment program
- Consider all new furnishings.
- Consider cubicles in lieu of permanent walls.

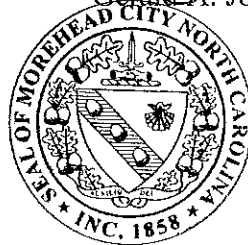
It is expected that Waller Todd & Sadler Architects will present a final concept and estimates at the August 14, 2018 Town Council meeting.

**ADJOURNMENT**

There being no other business to discuss, Mayor Jones adjourned the meeting 12:00 p.m.

Attest:

Cathy Campbell  
Cathy Campbell, City Clerk



Gerald A. Jones, Jr.  
Gerald A. Jones, Jr., Mayor