

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

**Tuesday, August 14, 2018**

The Honorable Council of the Town of Morehead City met in Regular Session on Tuesday, August 14, 2018, in the Municipal Chambers located at 202 South 8<sup>th</sup> Street, Morehead City, North Carolina. 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; City Attorneys Derek Taylor and Mike Thomas; Finance Director Jewel Lasater; Interim Planning Director Robert Davis; Senior Planner Sandi Watkins; Public Services Director Daniel Williams; IT Manager Jon Snyder; Deputy Police Chief Bryan Nixon; and City Clerk Cathy Campbell. Parks and Recreation Director Craig Lands arrived at 6:55 p.m.

**OTHERS:** Elise Clouser of the Carteret News Times; Boyce of Channel 12 News; Amy Holland of Carteret County Literacy Council; Preston Hunter, Claudia Lee, Jeff Cabaniss, and Hon Yeung of North Carolina Department of Transportation (NCDOT); Candice Andre, Andrew Topp and Jimmy Goodnight of VHB; Rodney Kemp and Bob Guthrie of Carteret County Historical Association; Keith Walker of ECC; Amy Suggs and Lee Hinson of Downtown Morehead City Inc.; Chase Cullipher of the Cullipher Group; David Horton of Happy Gardens LLC; Jimmie Allen, L.E. Beauchard, Greta Boshamer, Brian Burnham, Lee Dixon, Richard and Carolyn Evans, Stephanie Goodrich, Janet Jaworski, Michelle Johnson, Mark Kelly, Sally Lumpkin, Stephanie McIntyre, Joan Nichols, Ed Stack, Bryan Sterling, Anthony Sudopski, Norma Wagaman, David and Ann Walker, and Sally White.

Mayor Jones called the regular meeting of the Morehead City Town Council to order at 5:30 p.m. with a quorum present. Councilmember Ballou gave the invocation and Mayor Jones led all in the Pledge of Allegiance.

Before taking up agenda items, Mayor Jones announced that the Morehead City Marlins won the Coastal Plain League Petitt Cup Championship, and that a special presentation would be made at the September Town Council meeting.

**RECOGNITIONS/PRESENTATIONS**

**Mayor's Proclamation in Recognition of International Literacy Day**

Mayor Jones presented a proclamation to Amy Holland, president of the Carteret County Literacy Council, recognizing Saturday, September 8, 2018 as International Literacy Day in the Town of Morehead City.

Literacy education serves as a unique and powerful tool to eradicate poverty and is a strong means for creating sustainable societies. Mayor Jones commends the efforts of the hundreds of volunteers, tutors and adult learners who have worked through the Carteret Literacy Council's Adult Literacy & ESL Program, and urges all citizens to support the goals of the Carteret Literacy Council's program to make Carteret County a more literate community.

Ms. Holland thanked the Town Council for their continued support.

### **NCDOT Presentation of Radio Island Causeway Project, STIP U-5740/U-5876**

Preston Hunter, Division Engineer with North Carolina Department of Transportation (NCDOT) and Jeff Cabaniss, Project Development Engineer, appeared before the Town Council to present information regarding NCDOT's Radio Island Causeway Project, STIP U-5740/U-5876. Mr. Hunter advised that changes in land elevation prevented the use of the second traffic intersection, and has led to increased traffic congestion along the Radio Island Causeway, especially in the area of the Marina and the Newport River beach access park.

Mr. Hunter explained that the congestion concerns will be resolved by the Morehead City high-rise bridge revision, which is a minimum of five years out, but proposed a synchronized street or "Super Street" as a short-term solution. A Super Street reduces the number of focus points for each driver through the use of designated turning lanes. Vehicles entering the highway will be limited to right-hand turns and will use these designated turning lanes to make U-turns, carrying them in the opposite direction. These turning lanes will allow multiple vehicles to stack allowing through traffic to keep flowing. He noted that the traffic analysis leading to this recommendation was conducted mid-week; however, another analysis will be done on a weekend. DOT hopes to have the Super Street in place by December 2018.

### **NCDOT Presentation of Bridges Street Extension Project, STIP R-5727**

As requested at the April 10, 2018 Town Council meeting, Candace Andrea of VHB Transportation Planning & Design Engineering Firm appeared before the Town Council to provide results of the Bridges Street traffic capacity analysis that was conducted at the City's request. She began by giving a short brief on the extension project stating that DOT is still considering the three alternatives reported on in April and refining plans to ensure minimal impact. They are also in discussion with town staff to determine if the existing bike path can be tied into the project.

Andrew Topp, VHB Traffic Engineer, reported on the traffic capacity analysis that compared today's traffic volume to what is expected in 2040 based on anticipated growth and economic projects. He stated that Bridges Street traffic is expected to increase by approximately 1,800 vehicles by 2040. The increase will be the result of new port activity and general growth, and is not tied directly to this project. The analysis showed that traffic wants to travel down Bridges Street and this project simply gives it another entry point relieving some of the

congestion in the Highway 70 shopping center area. The analysis also showed that most traffic drops off Bridges Street before reaching 24<sup>th</sup> Street.

In addition, the analysis identified several troublesome intersections along the eastern end of Bridges Street and provided some suggested improvements for future projects. Mr. Topp clarified that the current extension project is not focused on relieving congestion on the eastern end of Bridges Street, but recommended that NCDOT and the Town begin to work together in an effort to identify future projects.

### **Historical District Presentation by Local Historian Rodney Kemp**

Local Historian Rodney Kemp introduced Bob Guthrie who appeared before the Town Council to address the Town's plans for the Charles Wallace Building. Mr. Guthrie expressed disappointment that Council made the decision to demolish the school during a work session meeting without giving the public an opportunity to voice an opinion on the subject. He requested that the Council recind the decision and announce a date for a public hearing on the subject. Mayor Jones clarified that no decision was made to demolish the building although that was the recommendation of the architects. The only decision made was for the architects to continue development of schematic drawings based on their recommendation. He assured Mr. Guthrie, that the public would have an opportunity to speak at future council meetings.

Before addressing the Consent Agenda, Mayor Jones welcomed Seafood Festival President Ed Stack to speak briefly. Mr. Stack stated that significant changes in the Festival format had resulted in a delayed submission of the Festival's authorizing resolution. The resolution submitted was written with the assistance of City staff and the Public Works Committee.

### **CONSENT AGENDA**

Mayor Jones reviewed the Consent Agenda as presented to the Town Council for review and approval. Councilmember Ballou made a motion **to accept the consent agenda as presented.** Councilmember Walker seconded and the motion carried unanimously. (5-0)

Included within the Consent Agenda were the following approvals:

- 3.A. Approve the Minutes of the July 10, 2018 Regular Town Council Meeting.
- 3.B. Accept the Finance Director Report, Tax Collector Report, and Notice of Ad Valorem Tax Overpayments in the amount of \$2,670.17 for the month of July 2018.
- 3.C. Approve the Requests for Release of Overpayment of Ad Valorem Taxes for July 2018 in the amount of \$2,579.47.
- 3.D. Adopt Resolution 2018-R-54 Endorsing the North Carolina Seafood Festival and Authorizing Action Necessary for the Event to be Held October 5-7, 2018 on the Morehead City Waterfront.

3.E. Adopt Resolution 2018-R-55 Endorsing the “Southern Kingfish Association” National Championship Fishing Tournament and Authorizing Action Necessary for the Event to be Held November 7-11, 2018.

3.F. Adopt Budget Ordinance Amendment 2019-TWO

1. General Fund -

- a. To increase Miscellaneous Revenue by \$1,350 for National Night Out Donations received during 6/30/19 and to increase Police by the same.
- b. To increase Appropriated Fund Balance Unassigned by \$57,640 for the following previously approved funds not expended by 6/30/18 that closed to Fund Balance at the end of the 6/30/18 Fiscal Year:
  - i. \$4,450 for laser fiche training not completed by 6/30/18 and to increase Information Technology by the same
  - ii. \$32,000 for landscaping & fencing at the new Garage complex not completed by 6/30/18 and to increase Garage by the same.
  - iii. \$320 for Manager's Welcome reception not scheduled by 6/30/18 and to increase Administration by the same.
  - iv. \$3,000 for money received from sale of calendars and to increase Police by the same.
  - v. \$11,625 for Door Access Control Software not completed by 6/30/18 and to increase Police by the same
- c. To increase Appropriated Fund Balance Restricted by \$4,895 for the following received funds during 6/30/18 but not expended by 6/30/18 that closed to Fund Balance at the end of the 6/30/18 Fiscal Year:
  - i. \$27 for interest received on Federal Forfeiture Funds and to increase Federal Forfeiture Funds by the same to bring the budgeted funds to the actual restricted balance
  - ii. \$4,868 1) \$1,500 Juvenile Program Donations 2) \$1,960 Community Program Donations 3) \$276 National Night Out Donations 4) \$276 D.A.R.E. Program Donations 5) \$856 General Police Donations and to increase Police by the same.

2. Fire & EMS Fund –

- a. to Increase Revenues by \$252,100 for funds from Carteret County to Purchase a New Tanker Not Expensed by 6/30/18 and to Increase Expenditures by the Same Representing the Amount Previously Approved but Not Expended at 6/30/18 Closing the Fund Balance of 6/30/18 and Requesting to Roll the Funds to FYE 6/30/19

3. Water & Sewer Fund –

- a. to Increase Revenues by \$520,000 for Transfer from Water & Sewer Capital Reserve Fund for Impact Fee Refunds and to Increase Expenditures by the Same.

4. Water & Sewer Capital Reserve Fund –
  - a. to Increase Revenues by \$520,000 for Transfer to Water & Sewer Fund for Impact Fee Refunds and to Increase Expenditures by the Same.

*All above Resolutions are attached to and made a part of these minutes herein by reference. 2019 Budget Amendment Ordinance TWO is part of Ordinance Book #8 in the Clerk's office.*

## **PUBLIC HEARINGS**

### **Consider Happy Gardens Annexation Request**

Senior Planner Sandi Watkins appeared before the Town Council to present a request from David Horton on behalf of Happy Gardens, LLC for a voluntary contiguous annexation of Happy Gardens, 5043 Business Drive (PIN #636601271962000, portion of). The parcel contains 0.5258 acres and is zoned CH (Highway Commercial District). This site is not part of a subdivision, and therefore will not fragment a subdivision.

The current tax value of the property is \$6,175.33 (estimated based upon percentage of overall tax parcel value). Based on a 35-cent tax rate, \$21.61 in tax revenues would be generated.

Water and sewer will be accessed from Business Drive. All costs associated with extending the water/sewer service to the newly annexed property will be the responsibility of the owner.

In accordance with NCGS 160A-31, notice of this public hearing was published in The Carteret News Times once, Wednesday, August 1, 2018, as well as being posted on the bulletin boards in City Hall and the Municipal Building.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the proposed annexation request to step forward.

### **PUBLIC COMMENTS**

There were none.

### **COUNCIL COMMENTS**

There were none.

Councilmember Taylor made a motion to **adopt and order affix to the Code of Ordinances Ordinance 2018-O-12 approving voluntary contiguous annexation request from David Horton for 5043 Business Drive, PIN #636601271962000 (portion of), 5258 acres, zoned CH (Highway Commercial) District.** Councilmember McCann seconded and the motion carried unanimously. (5-0)

*Ordinance 2018-O-12 is part of Ordinance Book #8 in the Clerk's office.*

**Consider Lois Willis Matthews Annexation Request**

Senior Planner Sandi Watkins presented voluntary contiguous annexation request submitted on behalf of Lois Willis Matthews for 3140 Bridges Street, (PIN # 637615649907000). The parcel contains 4.46 acres and is zoned RMF (Residential Multifamily District). This site is not part of a subdivision, and therefore will not fragment a subdivision.

The current tax value of the property is \$144,713. Based on a 35-cent tax rate, \$506.50 in tax revenues would be generated.

Water and sewer will be accessed from Bridges Street. All costs associated with extending the water/sewer service to the newly annexed property will be the responsibility of the owner.

In accordance with NCGS 160A-31, notice of this public hearing was published in the Carteret News Times once, Wednesday, August 1, 2018, as well as being posted on the bulletin boards in City Hall and the Municipal Building.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the proposed annexation request to step forward.

**PUBLIC COMMENTS**

There were none.

**COUNCIL COMMENTS**

There were none.

Councilmember Taylor made a motion **to adopt and order affix to the Code of Ordinances Ordinance 2018-O-13 approving voluntary contiguous annexation request for Lois Willis Matthews, 3140 Bridges Street, PIN #637615649907, 4.46 acres, zoned RMF (Residential Multifamily) District.** Councilmember McCann seconded and the motion carried unanimously. (5-0)

*Ordinance 2018-O-13 is part of Ordinance Book #8 in the Clerk's office.*

**Consider Carteret Community Theatre Rezoning Request**

Senior Planner Sandi Watkins presented Carteret Community Theatre's request to rezone the southern portion of 1311 Arendell Street (Tax PIN #638618416364000) from R5 (Residential District) to CD (Downtown Commercial District) and asked Council to consider adoption of Ordinance 2018-O-14. The northern portion of the parcel is currently zoned Downtown Commercial.

Surrounding zoning includes retail and parking across Arendell Street to the north, single family residential across Evans Street and South 14<sup>th</sup> Street with a commercial building to the east. The property is in Neighborhood 1 of the CAMA Land Use Plan and is classified as Downtown Mixed Use.

The proposed rezoning request is consistent with the adopted land use and adoption of the ordinance is reasonable in the public interest as it furthers the goals and objectives of the plan. Therefore, the Planning Board, at its July 17, 2018 meeting agreed, by majority vote (5-1) to recommend approval of the rezoning request as recorded in Planning Resolution 2018-0008 to the Town Council for consideration.

In accordance with NCGS 160A-364, this public hearing was published in the Carteret County News Times on August 3<sup>rd</sup> and 10<sup>th</sup>, and notices were posted on the bulletin boards in City Hall, the Municipal Building and at the property site. A copy of the notice was also mailed to property owners within 300 feet of the subject property.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the proposed rezoning request to step forward.

#### PUBLIC COMMENTS

**Lee Dixon, Architect with Coastal Architecture:** Mr. Dixon stated that the Theatre is asking for some cleaning up of the City zoning as this small piece of property falls under two different zoning districts. This change is needed in order for the Theatre to move forward with future plans, which include improvements to the concession stand and décor throughout the building as well as improvements for stage safety.

**Caroline Evans, President of the Carteret Community Theatre:** Ms. Evans reminded the Council that the Theatre has served the area continuously since 1948. She asked Council to approve the zoning request so that the Theatre can continue its mission of serving the cultural, educational, and artistic needs of the community.

**Brian Burnham, Carteret Community Theatre Vice President and Technical Manager:** Mr. Burnham shared that that the zoning concern came to light during a recent production that required more costumes than space could accommodate. Trailers were rented to place at the back of the building only to find out that zoning did not allow for it to be placed on the property. Rezoning will allow them to move forward with improving the building and prevent the loss of their prior investments.

**Jessie Allen, 913 Evans and 203 S. 10<sup>th</sup> Street:** Ms. Allen spoke in support of the Theatre saying that she is happy to deal with occasional parking challenges for events and businesses, such as the Theatre, who bring value to the community.

#### COUNCIL COMMENTS

There were none.

Councilmember Walker made a motion **to adopt Ordinance 2018-O-14 approving request to rezone 1311 Arendell Street (Tax PIN #638618416364000) from CD (Downtown Commercial District) and R5S (Single- Family Residential District) to CD District, and Resolution 2018-R-52 approving plan consistency in accordance with G.S. 160A-383 for a map amendment.** Councilmember Ballou seconded and the motion carried unanimously. (5-0)

*Ordinance 2018-O-14 is part of Ordinance Book #8 in the Clerk's office. Resolution 2018-R-52 is attached and made a part of these minutes.*

**Consider City-Initiated UDO Amendment to Establish Requirements for Platting Townhouse Developments and Make Clerical Corrections**

Senior Planner Sandi Watkins presented City-initiated request to amend Subsection 2-2.82 and Section 4-30 and to add Subsection 12-1.1(F) of the Unified Development Ordinance (UDO) to adjust and establish requirements for platting townhouse developments in the Commercial and Downtown Business districts and to make clerical corrections, and Resolution 2018-R-53 of Plan Consistency. Townhouse developments are classified under the definition of Multifamily as was added as a special use earlier this year. Final plat approvals must be approved by the Planning Board.

Ms. Watkins advised that the Planning Board, at its July 17, 2018 meeting unanimously agreed to recommend approval of the amendment as recorded in Planning Resolution 2018-0009 to the Town Council for consideration as it is consistent with the adopted land use plan and is therefore, reasonable and in the public interest as it furthers the goals and objectives of the plan.

In accordance with NCGS 160A-364, this public hearing was published in the Carteret County News Times on August 3<sup>rd</sup> and 10<sup>th</sup>, and notices were posted on the bulletin boards in City Hall and the Municipal Building.

At this time, Mayor Jones opened the public hearing inviting anyone who would like to speak in favor of or in opposition to the UDO amendment request to step forward.

**PUBLIC COMMENTS**

There were none.

**COUNCIL COMMENTS**

There were none.

Councilmember McCann made a motion **to adopt and order affix to the Code of Ordinances Ordinance 2018-O-15 approving City-Initiated request to amend Subsection 2-2.82 and Section 4-30 and to add Subsection 12-1.1(F) of the Unified Development Ordinance to adjust and establish requirements for platting townhouse developments and to make clerical corrections, and Resolution 2018-R-53 of Plan Consistency in accordance with NCGS 160A-383.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)



*Ordinance 2018-O-15 is part of Ordinance Book #8 in the Clerk's office. Resolution 2018-R-53 is attached and made a part of these minutes.*

**NEW BUSINESS:**

**Consider Sketch and Preliminary Plat Approval for Happy Gardens**

Senior Planner Sandi Watkins appeared, once again, before the Town Council to present a request from The Cullipher Group, on behalf of Happy Gardens, LLC, for Sketch and Preliminary Plat Approval for Property Located at 5043 Business Drive (Tax PIN # 636601271962000).

The total area of the tract is 10.25 acres and the property is zoned CH (Highway Commercial District). Surrounding zoning includes CH across Business Drive to the north, Industrial (I) to the south, and a combination of CH and R15M (Single-Family Residential/Manufactured Home District) to the east and west. There is currently a single-family dwelling on the tract and the remainder of the property has been utilized for agricultural uses.

Setbacks meet Town requirements. Twenty-foot (20') drainage easements are proposed along the rear of lots 5A and 5B. Ten-foot (10') landscape strips are shown along the front of each lot. Ten-foot (10') Screens Type B are shown along the western property lines of Lots 5A and 5C and along the eastern property line of Lot 5C where the lots abut R15M-zoned property.

The smallest of the three lots is 11,452.53 SF. There is no minimum lot size requirement in the CH district; however, the UDO requires that lots less than 15,000 SF tie into water and sewer. An annexation application has been submitted to the Town for Lots 5A and 5B, and approval should be granted contingent upon approval of the annexation request.

Because no land disturbing activity (streets, water/sewer infrastructure, etc.) is occurring as part of the subdivision, state stormwater, sedimentation and erosion control, etc., are not required; however, any applicable permits will be required as part of the Building Permit application process. According to the survey, there are no wetlands or CAMA areas located on the site. No recreation fee is required because this is a commercial subdivision.

On July 17, 2018, the Planning Board voted unanimously to recommend approval of the request.

Councilmember Ballou made a motion **to approve request from The Cullipher Group, on behalf of Happy Gardens, LLC, for Sketch and Preliminary Plat approval for property located at 5043 Business Drive (Tax PIN # 636601271962000).** Councilmember Walker seconded and the motion carried unanimously. (5-0)

**Consider Sketch and Preliminary Plat Approval for Elijah's Landing**

Senior Planner Sandi Watkins presented request from Keith Walker of ECCDI, on behalf of Lois Willis Matthews, for Sketch and Preliminary Plat Approval for Elijah's Landing Apartments located at 3140 and 3200 Bridges Street (Tax PIN #s 637615648235000 and 637615649907000).

The total area of the tract is 12.76 acres with approximately 1.72 acres being shown as wetlands and the remainder as uplands. The property is zoned RMF (Residential Multifamily) district and there is an existing building on the site. If developed with multifamily, a proposed development would be subject to comprehensive review and approval by the Planning Board.

The subdivision is proposed to be served by Town water and sewer. The southern half of Tract 1 (southernmost lot) is currently in the corporate limits; an annexation request has been submitted for the remainder of Tract 1. Tract 2 (northernmost lot) is proposed to remain in the Extraterritorial Jurisdiction (ETJ).

The property will have access from Bridges Street. In addition, a ninety-foot (90') extension of Sylvia Lane is proposed to connect the property from Commerce Avenue from the west. A five-foot (5') sidewalk is to be constructed alongside the extension and there is an existing five-foot (5') sidewalk along Bridges Street which is proposed to remain. A ten-foot utility easement is shown along the front property line with an additional 20' sewer easement shown through the property.

Any applicable state and federal approvals, including state sedimentation and erosion control, stormwater, NCDOT permits, and CAMA permits will be required as part of the building permit application submittal.

On July 17, 2018, the Planning Board voted unanimously to recommend approval of the request contingent upon approval of the annexation request.

Annexation being previously approved in this meeting, Councilmember Taylor made a motion to approve request from Keith Walker of ECCDI, on behalf of Lois Willis Matthews, for Sketch and Preliminary Plat approval for Elijah's Landing Apartments located at 3140 and 3200 Bridges Street (Tax PIN #s 637615648235000 and 637615649907000). Councilmember Walker seconded and the motion carried unanimously. (5-0)

### **Consider Advertisement of RFP for Stormwater Services**

City Manager Ryan Eggleston and Public Services Director Daniel Williams appeared before the Town Council seeking approval to advertise Request for Proposals (RFP) for stormwater services and development of a Comprehensive Stormwater Management Master Plan. Mr. Williams shared that while staff was working through the process it became clear that the subject matter is very complex and that the City would greatly benefit from the assistance of a subject expert.

Planning Committee reviewed the proposal at their July 26, 2018 meeting and agreed it should be presented to Council for approval.

Councilmember Taylor made a motion **to approve advertisement Request for Proposals (RFP) for Stormwater Services.** Councilmember Ballou seconded and the motion carried unanimously. (5-0)

**Governing Body Appointments:** *Planning Board, Board of Adjustment and Highway 70 Corridor Commission*

City Manager Ryan Eggleston appeared before the Town Council to present governing board appointment recommendations for the Planning Board, Board of Adjustment and the Highway 70 Corridor Commission.

He advised that the Planning Board In-City member terms for Tom Outlaw, Tom Saunders, and Sally Lumpkin, as well as the Extraterritorial (ETJ) member term for Ronetta Gaskill will expire on August 15, 2018. All of these members are eligible and have expressed an interest in continuing to serve.

The Board of Adjustment ETJ member term for Tripp Mudge expires on August 27, 2018. Mr. Mudge has fulfilled three consecutive terms and is therefore, not eligible for reappointment. The most senior ETJ Alternate Terry Senich is willing to serve in this position and is recommended for appointment. Staff was asked to reach out to Trey McCarther to determine his interest in serving in the ETJ Alternate seat being vacated by Mr. Senich. Mr. McCarther recently sought a position on the Planning Board, but has also served on the Board of Adjustment in the past.

Councilmember Taylor made a motion to **reappoint Tom Outlaw, Tom Saunders, and Sally Lumpkin to serve as In-City members of the Morehead City Planning Board for three-year terms beginning 8/15/2018 and terminating on 8/15/2021; and to forward a recommendation to the Carteret County Board of Commissioners to reappoint Ronetta Gaskill to serve as an Extraterritorial member of the Morehead City Planning Board for a three-year term beginning 8/15/2018 and terminating on 8/15/2021; and to appoint Terry Senich to serve as an Extraterritorial member of the Morehead City Board of Adjustment for a three-year term beginning 8/27/18 and terminating on 8/27/2021.** Councilmember McCann seconded and the motion carried unanimously. (5-0)

County Clerk Rachel Hammer has requested that City Manager Ryan Eggleston be appointed to serve on the Highway 70 Corridor Commission to fulfill the unexpired term of previous city manager, David Whitlow. The current term will expire on December 31, 2018, at which time Council may desire to reappoint Mr. Eggleston or appoint another representative. At this time Councilmember Ballou made a motion to **appoint City Manager Ryan Eggleston to fulfill the unexpired term of David Whitlow on the Highway 70 Corridor Commission to expire December 31, 2018.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

## **Consider Facility Space Lease at Recreation Building**

City Manager Ryan Eggleston and Parks and Recreation Director Craig Lands appeared before the Town Council to present Chosen Generation Christian Academy's request to lease space within the Recreation Center. Mr. Lands advised that Chosen Generation Christian Academy has been located in the Friendship Center of the New Life Assembly of God Church on Friendly Road. In the spring, the school director contacted the Morehead City Parks and Recreation Department about the possibility of relocating the school to the Recreation Center for the 2018-19 school year. After meeting with the school director to discuss their needs, it was apparent that the Recreation Center could accommodate the school in the back hallway of the Recreation Center, as was done previously with Carteret Christian Academy and Tiller Middle School.

The lease opportunity was discussed with Interim City Manager Ralph Clark and at the April 26, 2018 Public Works Committee Meeting. The school has completed all requirements with the State to begin in the fall. The lease agreement approval is the last item needed to finalize the process.

When asked if any changes would be required to the facility to accommodate the school, Mr. Lands stated that the rooms need to be painted and fire doors must be installed as was identified during the fire inspection. It was noted that these fire doors would be required regardless of whether or not the school is established at the center.

Councilmember Warrender made a motion **to approve facility lease with Chosen Generation Christian Academy in accordance with the proposed lease agreement in the amount of \$1,000 per month beginning September 5, 2018 and expiring May 24, 2019.** Councilmember Taylor seconded and the motion carried unanimously. (5-0)

### **CITY MANAGER'S REPORT:**

Mr. Eggleston had no additional items to report.

### **CITIZEN REQUESTS/COMMENTS (2 Minute Time Limit)**

**Amy Suggs of Downtown Morehead City Inc.:** Ms. Suggs thanked Mayor Jones, Council, Manager Eggleston and citizens of Morehead City for their assistance in hosting The Main Street Managers Association meeting last week. All the participants were very pleased.

**Lee Hinson, Chairman of Downtown Morehead City Inc.:** Mr. Hinson echoed Ms. Suggs comments and shared that several of the attendants made reservations before leaving to return for the Seafood Festival and New Year's Celebration.

### **COUNCIL REQUESTS/COMMENTS**

Mayor Jones reminded everyone of the Martin Luther King, Jr. Park dedication to be held at 6:00 on Tuesday, August 21, 2018.

**APPROVE AND RELEASE CLOSED SESSION MINUTES**

Councilmember Ballou moved **to Approve and Release the minutes of the July 10, 2018 Closed Session meeting as presented.** Councilmember Taylor seconded and the motion carried unanimously (5-0).

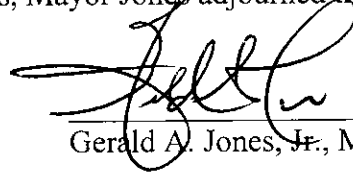
**CLOSED SESSION PER 143-318.11(a)(3) TO CONSULT WITH ATTORNEY AND PER 143-318.11(a)(6) TO DISCUSS PERSONNEL MATTERS**

Councilmember Ballou made a motion **to enter into Closed Session at 7:49 p.m. per NCGS 143.318.11(a)(3) to consult with the City Attorney and NCGS 143.318.11(a)(6) to discuss personnel matters.** Councilmember McCann seconded and the motion carried unanimously (5-0).

Councilmember Taylor moved **to return to OPEN SESSION at 8:59 p.m.** Councilmember Warrender seconded and the motion carried unanimously (5-0).

**ADJOURNMENT**

There being no other business to discuss, Mayor Jones adjourned the meeting 9:00 p.m.



Gerald A. Jones, Jr., Mayor

Attest:   
Cathy Campbell, City Clerk

