

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

**Tuesday, December 11, 2018**

The Honorable Council of the Town of Morehead City met in Regular Session on Tuesday, December 11, 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 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; Planning Director Sandi Watkins; Parks and Recreation Director Craig Lands; Fire Chief Jamie Fulk; Police Officers Ethan Born and Elizabeth Chaanine; and City Clerk Cathy Campbell.

OTHERS: Elise Clouser of the Carteret News Times; Lisa Rueh of Downtown Morehead City Inc.; Arnold Horst and Ryan Kling of ReachGlobal Crisis Response; Pastor Bryan Hart of One Harbor Church and Lucine Beauchard.

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.

**CONSENT AGENDA**

Mayor Jones then reviewed the Consent Agenda. Councilmember Taylor made a motion **to approve the Consent Agenda as presented.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

Included within the Consent Agenda were the following approvals:

- A. Approve the Minutes of the November 13, 2018 Regular Town Council Meeting.
- B. Accept the Finance Director Reports, Tax Collector Reports, and Notice of Ad Valorem Tax Overpayments in the amount of \$611.06 for the month of December 2018.
- C. Approve the Requests for Refunds of Overpayment of Ad Valorem Taxes in the amount of \$1,748.09 for November 2018.
- D. Approval of Amendment to Contract to Audit Accounts (to be submitted to the LGC)

- E. Adopt FY 2018-19 Budget Ordinance Amendment 2019-FIVE
- F. Approve Annual Certification of Firemen for 2019 for North Carolina State Firemen's Association.
- G. Adopt Resolution 2018-R-68 Accepting the October 1, 2016 Records Retention and Disposition Schedule Amendments and Agency Term Policies As Presented and Allowed by the North Carolina Department of Cultural Resources.
- H. Adopt 2019 Fee Schedule
- I. Adopt Memorandum of Understanding for K-9/Therapy Dog to Establish Personnel Policy.

*Resolution 2018-R-68 is attached to and made a part of these minutes herein by reference.  
Budget Ordinance Amendment 2019-FIVE is part of Ordinance Book #8 in the Clerk's office.*

**PUBLIC HEARINGS:**

**Consider UDO Amendment to Add of Crisis Response Ministry Center**

Planning Director Sandi Watkins appeared before the Town Council to present the request received from ReachGlobal Crisis Response to amend the Unified Development Ordinance by adding a definition for "Crisis Response Ministry Center" to Article 2-2, to add the use as a permitted use under Article 11 in the CD (Downtown Commercial) District, DB (Downtown Business) District, and IC (Institutional Campus) District, and to add parking requirement for the proposed use under Subsection 20-3.2.

ReachGlobal Crisis Response serves alongside local church partners to help with clean-up and rebuilding in the wake of crises and they are in need of a facility to serve as a crisis response ministry center from which to base their operations. The proposed use does not currently fit within the existing uses under the UDO, and therefore, a text amendment is needed in order to establish the proposed use.

The Crisis Response Center will serve as a base for long-term recovery efforts by providing lodging for short-term work teams, office space, and a place to store supplies. The request was made to authorize the centers within Commercial districts due to the mixed use of the facilities.

Recognizing that the request is in the public interest, consistent with the CAMA Land Use Plan Vision Statement as well as the land use and development policies, the Planning Board, at its November 20, 2018 meeting, approved by majority vote to recommend approval of the request with clarification to the last sentence in the definition. Clarification was made and is a part of the proposed ordinance.

In accordance with NCGS 160A-31, notice of this public hearing was published in The Carteret News Times for two consecutive weeks, Friday, November 30, 2018 and Friday, December 7, 2018.

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 ordinance amendment.

#### PUBLIC COMMENTS

**Cliff Harvell, of Disaster Response Superintendent for First United Methodist Church:** Mr. Harvell shared that the United Methodist Disaster Response team is also looking for a long-term housing center in Carteret County for disaster recovery teams. The centers not only provide housing but also a place for needs assessment, counseling, and administrative tasks. The work teams provide tangible support for those who do not qualify for insurance or FEMA reimbursements and cannot afford to hire contractors to repair their homes or businesses. He expressed his support of an ordinance that would provide for non-profits recovery groups.

**Arnold Horst of ReachGlobal:** Mr. Horst stated that the proposed site is a former civic group lodge and would be modified to suit their needs. It will serve as office space for ReachGlobal as well as provide a place to house and feed work teams. The teams come in to work for one week blocks.

**Pastor Bryan Hart of One Harbor Church:** Pastor Hart provided a brief description of the type of work ReachGlobal is providing, and stated that it is expected to take up to two (2) years to address the needs of our community. The church has been hosting the group, but is seeking a long-term solution.

**Lucine Beauchard, 221 Lands End Rd. Morehead City:** Ms. Beauchard stepped forward as a member of the Planning Board to share that she had recommended, during their meeting, to add Crisis Response Ministry Centers as a special use based on the potential for long-term storage of materials.

#### COUNCIL COMMENTS

There was much discussion as to whether to allow Crisis Response Ministry Centers as a permitted or special use request in order to be efficient while also protecting the interest of surrounding properties. City Attorney Derek Taylor cautioned Council not to look at the request based on one applicant and location, but as a zoning change that will apply to all future requests.

Permitted Use - Board review is not required. Staff will approve or deny requests based on compliance with criteria outlined in the ordinance.

Special Use - Requests must be reviewed by the Board of Adjustment as part of a quasi-judicial hearing. The Board of Adjustment will evaluate individual requests based on allowable uses for the proposed location

as well as the five (5) standards outlined in the North Carolina General Statutes. The Board of Adjustment may apply additional conditions if deemed necessary for safety or in the best interest of surrounding properties. During this type of hearing only qualified (those affected by the request) may be heard, and they carry the burden of providing proof of their claim.

Councilmember Walker made a motion to **adopt and order affix to the Code of Ordinances, Ordinance 2018-O-22, amending the Unified Development Ordinance by Adding a Definition for “Crisis Response Ministry Center” to Article 2-2, to Add the use as a Special Use Under Article 11 in the CD, DB, and IC Districts, and to Add Parking Requirements for the Proposed Use Under Subsection 20-3.2, and Resolution 2018-R-67 of Plan Consistency in Accordance with NCGS 160A-383.** Councilmember Warrender seconded and the motion carried unanimously. (5-0)

### **NEW BUSINESS:**

#### **Consider Fire Department Requests for Fire Station #3**

Fire Chief Jamie Fulk shall appear before the Town Council to present recommendations for addressing the damage incurred to Fire/EMS Station #3 during Hurricane Florence. The current damage estimate is approximately \$230,000.00. In order to maintain current fire insurance ratings for citizens, the City must re-establish a station in the Wildwood District. Chief Fulk reminded Council that this is not the first time this station has experienced water damage as it sits lower than the highway and neighboring properties.

He recommended that a temporary structure be placed on Station #3 property for staff to work from. This would allow staff to return to their own facility with sleeping, shower, and kitchen privileges. Fire/EMS apparatus will be stored in the existing three bays once the roof is repaired.

Furthermore, Chief Fulk asked Council to provide direction regarding the Department’s Growth and Direction Plan and whether it would be more advantageous to the City to begin the planning phase for a new Fire/EMS Station #3 rather than investing money and time into a facility that would be vacated in less than six years. The New Fire/EMS Station #3 project is currently scheduled to begin in 2021, with full implementation in the FY 2023-2024 budget year.

Based on this information, Council is asked to consider moving forward with the following:

- Provide temporary housing for fire station #3 staff and apparatus.
- Search for new fire station property in western portion of the city, which will allow us to keep or improve our current fire insurance rating.
- Begin discussions with architects.
- Develop an exit strategy that includes leaving the Wildwood Corporation and fire station.

Councilmember McCann made a motion to secure temporary housing for Station #3 staff and apparatus up to \$65,000; however, the motion was withdrawn having never received a second. After further discussion, Council agreed by consensus, and instructed Chief Fulk to move forward with identifying options and obtaining quotes to be presented at a future meeting for consideration.

### **Consider Adoption of Ordinance 2018-O-23 to Permit Golf Carts Within Town Limits**

City Manager Ryan Eggleston presented Ordinance 2018-O-23 for adoption consideration. The purpose of the ordinance is to promote the health, safety and welfare of golf cart drivers, passengers, and the general public, and to ensure the operation of golf carts within the city comply with applicable state laws and town regulations. Under this ordinance, all golf carts must be permitted, and display a valid and current annual town registration decal before they can be operated on city streets and alleyways. Usage will be restricted to daylight hours and fair weather when visibility is at a maximum, unless golf carts have additional safety measures on them.

Councilmember Taylor made a motion to adopt and order affix to the Code of Ordinances, Ordinance 2018-O-23, adding Article IX to Chapter 30 Traffic and Motor Vehicles, to permit the use of golf carts within the town limits of Morehead City. Councilmember Walker seconded and the motion carried unanimously. (5-0)

### **Governing Board Appointments**

Board of Adjustment: One In-City seat on the Board of Adjustment is vacant. The Planning Committee recommends that In-City Alternate Katrina Smith be appointed to serve as an In-City Regular member until the expiration date of the vacant seat, August 27, 2019; and to appoint Judson Walton to fulfill Ms. Smith's In-City Alternate term to expire August 27, 2019.

Highway 70 Corridor Commission: At the August 14, 2018 Town Council meeting, Council appointed City Manager Ryan Eggleston to serve on the Highway 70 Corridor Commission until December 31, 2018 when previous City Manager David Whitlow's term was due to expire. At this time, Council is asked to reappoint Mr. Eggleston to the position for a one-year term to begin January 1, 2019 and expire on December 31, 2019, or appoint another representative.

Councilmember Taylor made a motion to appoint Katrina Smith to fulfill the Board of Adjustment vacant In-City Regular member term to expire on August 27, 2019, and appoint Judson Walton to fulfill Katrina Smith's In-City Alternate member term to expire on August 27, 2019; and to appoint City Manager Ryan Eggleston to serve on the Highway 70 Corridor Commission for a one-year term beginning January 1, 2019 and expiring on December 31, 2019. Councilmember Walker seconded and the motion carried unanimously. (5-0)

### **Award 6<sup>th</sup> Street Waterfront Dock Rehabilitation Bid**

City Manager Ryan Eggleston presented Arendell Engineers' bid tabulation and recommendation to award the 6<sup>th</sup> Street Waterfront Dock Rehabilitation bid to DOT Construction Inc. in the amount of \$220,332.00. He shared that two (2) bids were received. The low bidder was DOT Construction Inc. with a Lump Sum Base bid of \$210,492.00 adding Alternate 1 at \$9,840.00 to modify electrical box adjacent to dock. It is the City's hope and expectation that the \$210, 492 will be reimbursed by FEMA. Project completion is targeted for March 2019, prior to tourist season.

Councilmember Ballou made a motion to award the 6<sup>th</sup> Street Waterfront Dock Rehabilitation bid to DOT Construction Inc. in the amount of \$220,332.00. Councilmember McCann seconded and the motion carried unanimously. (5-0)

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

Mr. Eggleston stated that he and his family greatly enjoyed their first Morehead City Christmas parade and tree lighting ceremony.

He provided a brief update on the following:

- Hurricane Florence cleanup continues, and the Planning Department continues to process damage repair permits on a steady basis.
- TD Eure has demolished the damage to the 10<sup>th</sup> Street Dock and Mr. Eggleston agreed to provide Council with more information tomorrow.

In regard to reducing the volume of stored documents, Mr. Eggleston reported that staff is working diligently to scan permanent documents. A Record Storage Sub-Committee is re-evaluating current storage needs and available options. The pace at which documents are scanned will intensify as the move to the new building draws closer with the goal of minimizing stored paper records. Mr. Eggleston agreed to provide a report on the scanning progress at the April Town Council meeting.

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

There were none.

### **COUNCIL REQUESTS/COMMENTS**

Councilmember Warrender wished everyone a Merry Christmas and Happy New Year!

Councilmember Taylor wished everyone season's greetings and thanked those present for coming.

Councilmember Walker also wished everyone a Merry Christmas and Happy New Year!

Councilmember Ballou thanked staff and volunteers for all they do to carry out daily city business and for their assistance in executing special events such as the Christmas Parade.

Councilmember McCann echoed the prior comments and reminded all to be safe in their travels and celebrations.

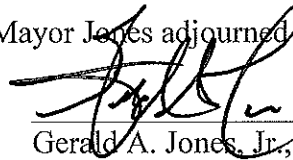
Mayor Jones thanked Lisa Ruch of Downtown Morehead City Inc. for her wisdom to reschedule the tree lighting ceremony. The rescheduled event was very nice and the weather was perfect.

**APPROVE AND SEAL CLOSED SESSION MINUTES**

Councilmember Taylor moved **to Approve and Seal the minutes of the November 13, 2018 Closed Session meeting as presented.** Councilmember Walker seconded and the motion carried unanimously (5-0).

**ADJOURNMENT**

There being no other business to discuss, Mayor Jones adjourned the meeting 7:26 p.m.

  
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Gerald A. Jones, Jr., Mayor

Attest:   
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Cathy Campbell, City Clerk

