



Town of Beaufort, NC

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Town of Beaufort Board of Commissioners Work Session Meeting 4:00 PM Monday, May 24, 2021 - Virtual Minutes

Call To Order

Mayor Newton called the meeting to order

Roll Call

Allen Coleman called roll

PRESENT

Mayor Everette Newton

Commissioner Charles McDonald

Commissioner Sharon Harker

Commissioner Ann Carter

Commissioner Marianna Hollinshed

Commissioner John Hagle

Agenda Approval

Commissioner Hagle made motion to approve agenda, motion carried unanimously

Public Comment

Dick DeButts, 320 Orange Street, Beaufort - DeButts commented on what a great job River and Associates has done on the work at Orange and Cedar Streets and how professional the whole experience has been.

Project Updates:

Greg Meshaw: USDA funding applications are complete and have moved onto funded utility project. Now we are into the actual work to put together a project for water, sewer and storm water line replacements. Surveying has started.

We are negotiating with the contractor regarding Marsh Street to instead of doing the sealcoating to actually edge mill the street and then resurface it with asphalt. We are basically negotiating a potentially reduced price to do the asphalt overlay subject to us actually having the funding available to do that.

Turner Street is almost complete from the part that we originally built out from Front Street to Fishtown what is remaining to be done is plantings, the pavement markings for the parking spaces and the numbering and then clean up. Next phase, which is up the street a ways headed north, we're doing the raised crosswalk, we've already taken out the old concrete apron. Then we're going to be creating a marked loading zone with curbing of where that apron was.

NC DOT is now coming to Town, they're going to be mobilizing into the area beginning next Tuesday to start the stormwater replacement work along Cedar Street.

Wastewater asset inventory assessment that's been ongoing now for a while you may recall it is paid in large part by a grant we received. Evaluation was done of all lines even those not covered under the grant. Project should be up in about a month.

Flooding on Charles Street. Ditches have been cleaned and pipes have been flushed. Next step is to go across Lennoxville Rd there is underground stormwater piping that goes from Lennoxville to Front St where there have been joints that have failed.

Town hall is open. We will be doing landscaping and curb improvements.

Questions:

Commissioner Harker: The ramp at Pine and Live Oak is not lined up with the other ramp is that something that's going to be looked at?

Greg: We decided to tie to the ramp as NCDOT recently constructed it because that is an NCDOT ramp and we did not have an encroachment agreement in place to go out and tear up their stuff.

Commissioner McDonald: What do you mean by covering in reference to that ditch on Charles?

Greg: Ground cover, we're going to try to get some vegetation to grow there to help keep it from eroding away.

Budget Public Hearing

1. FY 2022 Budget Public Hearing

Commissioner Hagle: Made a motion to open the public hearing.

Motion approved unanimously

Bucky Oliver, 2401 Front Street: Today I focus only on the sales tax and utility revenue. I challenge the commissioners to personally and as a group, take the time to review this and other areas mentioned in your review of the budget.

Vic Fasolino, 1913 Front Street: I'd like to point out that the budget that you're about to approve is not just the budget, but it's also the five-year plan, because they go together, we're taking in an unexpected amount of revenue, sales tax to the general fund. I would like to hear is for the commissioners to pull apart the budget. Bring up any item that's on their plate, discuss it in around of discussion and vote on it.

Logan Louis, 900 Cedar Street: Board of Commissioners should use some of the \$1.3 million American Rescue Plan money that the town is receiving to help Beaufort residents, not businesses that are behind on their utility bills due to the hardship caused by the pandemic.

Weymouth Tillet, 105 Third St: I believe that results speak volumes. I believe this town is headed in the right direction. The town manager has my full support, support the hiring of an HR officer, and I support the budget as presented by staff.

Commissioner Hagle: Motion to close Public Hearing.

Motion approved unanimously

Items for Discussion and Consideration

1. Minutes

Allen Coleman: The board consider the March 11, March 12, March 22, April 8 and April 22 of the BOC meeting minutes at the June 14 meeting and consider placing them under consent.

Mayor Newton: What is the pleasure of the Board?

Approved Unanimously

2. Voluntary Annexation Request - 186 Chadwick Road

Allen: The property is currently zoned residential contiguous, and it's located approximately 60 feet from the town of Beaufort city limits. The town clerk completed that certificate at this time just asking the board to approve a resolution to hold a public hearing at the June 14 meeting and consider this request at that time.

No Questions

Mayor Newton: Will this be added for public hearing for June 14th meeting?

Approved Unanimously

3. Voluntary Annexation Request - 190 Chadwick Road

Coleman: The property is zoned residential is contiguous and located again about 50 feet outside of the Town limits. I am recommending that the board set a public hearing for the June 14 meeting to discuss the request at that time.

Commissioner McDonald: Have the other lots been offered by the Town to be annexed?

Colman: If the board votes to schedule this item for public hearing, we have the adjoining property owners within 100 feet that will receive a notification that a public hearing is taking place

Mayor Newton: Will this be added for public hearing for June 14th meeting?

Approved Unanimously

4. Text Amendment to meet Statutory Changes Per 160-D to the Land Development Ordinance, Subdivision Ordinance, and the Town Code of Ordinances; Case No. 21-13

Kyle Garner, Planning Director : The Planning Board unanimously recommends that the Town Attorney's review the proposed changes to make sure they are consistent with 160D and to ensure that they are legal. Review before scheduling a public hearing or continue with the proposal as written and schedule a public hearing for June 14, 2021.

Commissioner Harker: Is this a time sensitive item? Will a delay cause us not to hit that mark?

Garner: July 1st. There is the possibility if the attorneys could work it, and the board would agree to it that a public hearing might be held on June 28.

Commissioner Hagle: Did the planning board have any specific concerns or just generally because it's such a long document and difficult to understand some of the parts?

Kyle: Yes, there are very specific concerns. They would rather have the attorney go over it and make sure there is no chance of a lawsuit in the future.

Mayor Newton: Do we have a consensus on whether to go to the attorney or go directly to public hearing?

Approved Unanimously to go to attorney.

5. Site Plan for East Port II Apartments and Sewer Allocation Request; Case No 21-14

Garner: The applicant wishes to construct three multi-family buildings that will contain 48 total units and a total square footage of 31,948 square feet and use approximately 13,920 gallons per day of sewer allocation.

No Questions

Approved unanimously to go June agenda

6. Modify/Revise the Existing Planned Unit Development (PUD) for Front Street Village; Case No. 21-16

Kyle: Requesting to schedule a public hearing in June for the regular meeting. This would be the final request for this plan unit development.

No questions

Mayor Newton: Do we want to go to public hearing at the next meeting?

Approved Unanimously

7. 2022 Triathlon

Rachel Johnson, Parks & Events Coordinator: We have a request for the event to be rescheduled to May 14, 2022 as it was approved for 2020. They have added a request to close the Craven Street parking lot for the one day.

Mayor Newton: This is the half triathlon?

Johnson: Yes

Commissioner Hagle: They will be coordinating traffic and the streets won't be closed?

Rachel: No, they are not closed. And they also bring in a private company to help with lanes and cones. Middle Lane is the road that they're requesting to be closed. Everything being requested was already reviewed in 2020.

Mayor Newton: Consent to put it on discussion and consideration

Approved Unanimously

8. Start the Summer Block Party

Johnson: The Beaufort Development Association is asking for approval or denial of this event tonight as the date is coming up very quickly as they're looking at June 18. They're asking for the closure of Middle Lane and an alcohol waiver.

Commissioner Hagle: Only concern is security and closing the street.

Johnson: Both chiefs have already reviewed the proposed plan and there is a requirement when there's alcohol on town property for officers to be present.

Mayor Newton: What is the pleasure of the board?

Commissioner Harker: Motion made for approval

Approved Unanimously

9. Dining on the Docks - Sip & Stroll

Johnson: Beaufort Food and Wine would like to do a two-day event with the use of John Newton Park and the West parking lot with an alcohol waiver, October 7th and 8th.

Commissioner Harker: They aren't strolling and sipping with their alcohol?

Johnson: That would be up to the Board on guidelines. They are requesting an alcohol waiver for the park and parking lot.

Commissioner Carter: Are they going from the park and parking lot to businesses for dinner? Is there going to be a tent? Dinner Thursday is going to be at the site?

Johnson: Friday night would be the Sip and Stroll portion. We can make the requirement that they cannot leave that area with the drink. They would prefer not to have a tent but may need to do so based on weather. The dinner Thursday is in the parking lot.

Mayor Newton: Consent to put it on discussion and consideration

Approved unanimously

10. Topsail Park Public Art

Johnson: Request approval be granted from the BOC for the Garden Club to move forward with the Topsail Public Art Donation project as presented.

Mayor Newton: This will come back through once the final design is complete for approval?

Rachel: Yes

Commissioner McDonald: What does it actually represent?

Mayor Newton: There was also a proposal maybe to put up a display that talked about the Menhaden Fishing Industry as well, that would kind of better communicate what the artwork is all about.

Victoria Sullivan: The storyboards will really educate and enlighten the community visitors for the history of Beaufort.

Commissioner Hollinshed: I urge doing this post haste because we will have new design standards coming in for the historic area, and I have been told that public art will soon have to be approved.

Mayor Newton: Consent to move forward with statue as presented.

Approved Unanimously

11. April 2021 Financial Report-Notes

Christi Wood, Finance Director: The distribution amount received in May is \$136,463.

No Questions

12. FY 2021 Budget Amendment No. 11

Wood: This amendment requests General Fund Balance appropriation for the increase in the cost of the Comingled Processing Charges, charged by GFL to dispose of recyclables, \$64,000 for residential and \$13,000 for WBD

Mayor Newton: How do we make sure we're not being overcharged?

Wood: We do receive weight tickets from GFL when the trucks go to the landfill.

Commissioner Carter: Is this going to vary from month to month?

Wood: The rate of \$131 per ton doesn't change but the amount of tons will vary.

Commissioner Hagle: Could we get clarification as to what caused the increase.

Wood: Yes. Norma is always willing to talk with us, and I know they use to get credits that they could pass along and that is no longer the case.

Mayor Newton: Motion for discussion and consideration

Commissioners vote 4-1 for consent to approve

Mayor Newton: Because its not unanimous this will be put on discussion and consideration

13. Appointment to the Volunteer Historic Preservation Commission (HPC)

Coleman: Recommends the Board consider appointing an applicant to the vacant Historic Preservation Commission position at the June 14 meeting. This position is a partial term expiring January 31, 2022.

No Questions

Mayor Newton: Does anyone take exception with putting this on the agenda for the June meeting?

No Exceptions

14. Appointments to the Volunteer Beaufort Harbor and Waterways Master Plan Advisory Committee

Coleman: Recommend the Board consider appointing six applicants to serve on the new Beaufort Harbor and Waterways Master Plan Advisory Committee and designate the ex officio Commissioner member at the June 14 meeting. The official appointment would be effective after the June 14, 2021 BOC Regular Meeting.

Commissioner Hollinshed: Recommends changing it to 10 instead of 6.

Commissioner Harker: 10 would be better than having an alternate.

Commissioner Carter: I'm not convinced 10 is best but I'm not opposed to it.

Commissioner Hagle: Why not 8? It's a good compromise.

Mayor Newton: Lets vote on 8

Approved unanimously

Mayor/Commissioner Comments

Commissioner Harker: Everyone is doing a great job.

Commissioner Carter: I have one concern. There is an excessive amount of boats in the water and where are our no wake signs. We need to increase police presence on the water.

Commissioner Hagle: Appreciate all comments from the citizens. Concerned with cost increase. Everyone is doing a great job and showing improvement.

Commissioner McDonald: I haven't really heard anything concrete about what we're doing on Pine Street. What we're going to do on Mulberry Street and some parts of Lennoxville Road. We need to pay attention to our citizens.

Commissioner Hollinshed: Emphasize traffic concern on the creek.

Adjourn

Mayor Newton: Motion to Adjourn

Commissioner Hagle made motion to adjourn

Motion approved unanimously.

Mayor

Deputy Clerk