



MINUTES
TOWN OF SUNSET BEACH
Regular Called Meeting, Public Hearing & Work Session
August 6, 2007
6:45 p.m.

Members Present

Mayor Ron Klein
Councilman Ron Watts
Councilman Carl Bazemore
Councilman Lou DeVita
Councilman Len Steiner

Members Absent

Councilman Bob Bobinski

Others Present

Linda Fluegel, Town Administrator
Mike Isenberg, Town Attorney
Kim Cochran, Town Clerk

6:45 PM Work Session

The town administrator had a multiple items to be added to the agenda.

1. Add the appointment of the ETJ Planning Board member.
2. The Council to consider waiving the ABC Board's Town contribution for five years and waive permit fees during construction of their new building.
3. Set the date for interviews for two (2) members of the Planning Board –2 positions were up.
4. Fluegel gave a report on the ditch across from the Methodist Church on Hwy #904. The Dept. of Transportation stated they would contact the developer to re-work the ditch. It had to have more space for emergencies. Developer requested to work without a guardrail.
5. Fluegel reported that the proposed survey around Twin Lakes would cost approximately \$10,000 and a survey of the easement portion only on Shoreline Dr. would cost approximately \$1,500. There was absolutely no public access around the lakes. Every property was lot line to lot line and there weren't any easements. Even if the town was given the lakes there would be no access except on Shoreline Dr.

6. She informed them House Bill #508 for State Health Insurance had passed and was effective August 1, 2007. This insurance would significantly save the town money.
7. Requested Council officially and publicly set the date for the informational meeting planned with residents on desired qualities of a new administrator. Council set date for August 14th at 7:00 pm.
8. Requested Council call for an Executive Session at the end of this meeting to hear what Town Attorney Mike Isenberg had learned about the town's proposed purchase of property for a boat ramp.

7:03 pm. TOWN COUNCIL MEETING

1 & 2. CALL TO ORDER AND PLEDGE.

Mayor Klein called the meeting to order and led the Council in the pledge of allegiance.

3. MINUTES OF REGULAR CALLED MEETING JULY 2nd, 2007.

Motion by Bazemore to adopt minutes as presented. Seconded by DeVita, Motion Carried.

4. PUBLIC HEARING:

a. Resolution to Annex the Regency

Comments:

M. Daniel Stanaland, stated what he perceived to be an unusual situation. After many objections, his main concerns were unclear titling of the property and a multitude of CAMA violations.

b. Re-Zoning of Maples and Oyster Bay Clubhouse

No Comments.

5. REPORTS:

a. Administrator – Fluegel introduced Lynn Strandquist, with the Town Celebration Committee, whom was here to give her monthly report. See Report which is hereby incorporated by reference and made part of these minutes.

b. Police-see report attached.

c. Fire Department – See report attached.

d. Public Works: See report attached.

e. Building Inspections: see report attached

Inspector Jeff Curtis informed the Council that in May, after many complaints about 1840 Beach, Dr SW, he obtained a warrant to search the property. He stated people were living in campers, which was not allowed by Code, no potable water nor bathroom facilities. There was trash, wood, junk and a multitude of other safety and health hazards. Mr. Curtis provided council with pictures. He informed them of the two letters mailed to Mr. Stanaland, one which was never returned and the other returned by certified mail unopened. Mr. Curtis requested direction from council on what steps they wished him to take to get the owner to clean up this property.

Council inquired of the town attorney what their rights were. Isenberg explained they could bring forth a civil action to have this property cleaned up.

Motion by Steiner to institute a civil action against Mr. Stanaland, Seconded by Bazemore. Motion carried.

6. NEW BUSINESS:

a. Reschedule Septembers Council Meeting due to Labor Day.

Motion by Steiner to move the Council meeting to September 10th, Seconded by Watts. Motion carried.

b. Planning Board Recommendations:

i. Final plat of Cane Break Villas (info only)

ii. Amendment to Sign Ordinance #151.112

Motion by Watts to call for a public hearing Sept. 10th, 2007. Seconded by DeVita. Motion carried.

c. Amendment to #130.10 Digging of Holes on Beach Strand

After much discussion, Council declined to adopt said amendment. They felt it would be more appropriate to have code enforcement give instruction to fill in hazardous holes to those that leave them on the beach.

Motion by Watts not to adopt, seconded by Bazemore. Motion carried.

d. Deed of Dedication and Acceptance of Streets in Cobblestone Village.

Fluegel confirmed it met state and town requirements.

Motion by Steiner to accept dedication of streets, Seconded by Bazemore. Motion carried.

e. Appointment of ETJ Planning Board Member

Motion by Bazemore to appoint Gene Allen to the Board, Seconded by Watts. Motion carried.

f. ABC Board contributions

Motion by Bazemore to allow the ABC Board to waive town contributions for 5 years and waive permit fees for their new construction. Seconded by Steiner. Motion carried .

g. Set interviews for the appointment of two Planning Board Members.

Council set interview date for Tuesday, Sept. 4th at 3:00 pm.

h. Twin Lakes Survey

Motion by Bazemore to do a complete survey of the lakes themselves. Motion died for lack of second.

Motion by Watts to survey the frontage of Shoreline Dr. W only for future easements. Seconded by Steiner. There was discussion of a letter of intent between the town and the owner, which Isenberg confirmed they could get but would be worthless unless a monetary amount was given which would make it contractual. Council instructed Fluegel to contact owner and see what could be worked out
Mayor called the motion, Motion carried unanimously.

Mayor Klein formally announced the informational meeting being held August 14th at 7:00 pm here at Town Hall to get input from residents on what qualities they felt were needed in an administrator. This meeting was to be used for their information when they compile the administrator's position profile.

7. OLD BUSINESS:

a. Resolution to Annex Regency

Motion by Steiner to annex the Regency, Seconded by Bazemore. Motion carried.

b. Re-Zone Maples and Oyster Bay Clubhouses

Motion by Bazemore to rezone Maples & Oyster Bay Clubhouses, Seconded by Steiner, Motion carried

8. PUBLIC COMMENTS:

Mayor Klein announced Sunset Beach had been formally accepted and written about as a NC Birding Trail. There were a couple of books that would be at the front desk for anyone to look at until more could be printed.

Peter Scott, 1214 Main St., stated the island had what he felt was a severe problem with fireworks. He stated it was getting worse each year and people were setting them off in the middle of the night. As dry as it was, there was an extreme likelihood of something catching fire. He felt the police dept. needed to publicly emphasize their prohibition.

Chief Massey stood and gave a brief description of the efforts the police dept. had gone to, to stop fireworks, such as flyers that were put out and the stopping of cars on the causeway to inform people of the prohibition of them. She stated they had confiscated over 10,000 worth this year alone.

Charles Nern, 647 Oyster Bay, commended the police dept. for being proactive in dealing with fireworks. He stated he had witnessed firsthand the action the police took this summer trying to stop people from shooting them off.

M. Daniel Stanaland spoke again on what he felt was the impact his family had in the development of Sunset Beach. He stated he was disappointed in Council as there was no sewage collection on the island or clean catch basins for stormwater. He stated he had a better plan to clean up the estuaries and offered to meet with Council anytime they wanted if they were interested. Mayor Klein had to interrupt Mr. Stanaland as he was past his time limit.

Ann Pulanski, Schuyler Dr. spoke on how it felt to be living near what she called "a city dump". The Stanaland property was a health and fire hazard and felt it was bringing down other house values.

After no further comments, Motion by Bazemore to go into closed session to instruct staff concerning the position to be taken on behalf of the council in negotiating the price and other material terms of a proposed contract for the acquisition of the Peed property at 310 Sunset Blvd. S. Seconded by Watts. Motion carried

Council returned from closed session at 8:40 pm.

Motion by Bazemore to return to open session after discussing in closed session the position to be taken on behalf of the council in negotiating the price and other material terms of a proposed contract for the acquisition of the Peed property at 310 Sunset Blvd. and a personnel issue, Seconded by DeVita. Motion carried.

After no further action, the meeting adjourned.

Adopted this _____ of September, 2007.

Attest:

TOWN OF SUNSET BEACH

Kim Cochran, Town Clerk

Mayor Ron Klein

