

MINUTES

The Town of Manteo Board of Commissioners held their Regular session in the Manteo Town Hall meeting room on November 2, 2016 at 6:30 p.m.

The following members were present: Mayor Jamie Daniels
Commissioner Darrell Collins
Commissioner Nancy Peele
Commissioner Martha Wickre
Commissioner Richie Burke
Commissioner Christine Walker (arrived 7:11pm)

The following members were absent: Commissioner Hannon Fry

Also present at the meeting were: Town Manger Kermit Skinner
Asst. Town Mgr. /Finance Shannon Twiddy
Town Attorney Wyatt Booth
Town Clerk Becky Breiholz
Planner Erin Burke

Mayor Daniels called the meeting to order 6:35 pm followed by a moment of silent meditation and the Pledge of Allegiance.

SUBJECT: Adoption of Agenda as presented or amended-Mayor Daniels amended the agenda to add a revision of Budget Amendment #3 on the consent agenda and add Resolution 2016-07 to appoint a designee for Hurricane Matthew to the consent agenda. Commissioner Wickre requested that her item a report on wayfinding be placed on the January agenda.

MOTION: Commissioner Burke seconded by Commissioner Wickre to approve the agenda as amended was approved by the following vote: Ayes: Commissioners Burke, Collins, Wickre and Peele. Noes: None. Absent: Fry and Walker

SUBJECT: Adoption of the items on the Consent Agenda as presented or amended.

MOTION: Commissioner Collins seconded by Commissioner Peele to approve the consent agenda as amended was approved by the following vote: Ayes: Commissioners Burke, Collins, Wickre and Peele. Noes: None. Absent: Fry and Walker

SUBJECT: Approval of Minutes of Regular October 5, 2016, Recessed October 19, 2016, amendments to the Records Retention Schedule by the N.C. Division of Archives and Budget Amendment #3.

MOTION: Commissioner Collins seconded by Commissioner Peele to approve the items on the consent agenda was approved by the following vote: Ayes: Commissioners Burke, Collins, Wickre and Peele. Noes: None. Absent: Fry and Walker

PUBLIC COMMENTS -

Richard Welch-resident of Manteo, came before the Board to make an appeal regarding the buffers around the High School and that something be done about them. His comments were written and will be made a part of the minutes.

MAYOR'S AGENDA

SUBJECT: Discussion and consideration of appointment to the Planning Board-Member Bebe Woody resigned from the Planning Board and this appointment would be to fill her unexpired term until January 2018. This has been tabled from several meetings. Mayor Daniels asked for a motion to open up the nominations.

MOTION: Commissioner Burke seconded by Commissioner Collins to open the floor for nominations to fill the unexpired term of Member Bebe Woody on the Planning Board was approved by the following vote: Ayes: Commissioners Burke, Collins, Wickre and Peele. Noes: None. Absent: Fry and Walker.

Mayor Daniels asked that the motion be withdrawn and this item be placed later on the agenda and Commissioner Burke and Collins withdrew the motion and second.

COMMISSIONER'S AGENDA

SUBJECT: Wayfinding report by Commissioner Wickre-this was removed from the agenda by Commissioner Wickre and placed on the January 2017 agenda.

TOWN ATTORNEY

SUBJECT: Discussion and consideration of newspaper rack ordinance-This item has been discussed at previous meetings and Mr. Booth presented a draft ordinance to the Board, but would like to send it to the owners of the newspaper/magazine boxes to get their response regarding this. He will also change the standards for the box in the ordinance. He would like to present this at the Board's January Agenda.

On another issue Mr. Booth commented that he represents Bodie-Noell the owner and developer of Marshes Light and they are selling the property to SAGA Construction and the new owners will need the permission of the Board to assign the conditional use permit. He has

invited their attorney Crouse Gray to come to the Board's mid-month meeting and then the Board can make their decision at the December meeting.

PLANNER'S AGENDA

SUBJECT: Report on CRS-Flood Maps-The State of North Carolina and FEMA have produced preliminary flood maps to be considered and adopted over the next 12 months to a year. The maps are now a complete digital program, no longer requiring paper maps to be stored and interpreted for the public. Staff and the general public now have the ability to go online and see their flood zone by visiting ncfloodmaps.com

Staff has reviewed the new website and the proposed maps and has some concerns which should be addressed. Those concerns focus on the functionality of the website and the modeling used to produce the maps.

The "Search by Address" feature is inaccurate. This feature should allow staff and the general public to search for a property by address. Unfortunately the system is nearly always inaccurate and provides an incorrect map reading. Staff recommends not using this feature, but rather zooming to the location on the map and then selecting the house. Sometimes this will require using the Dare County GIS mapping to locate the property prior to searching and selecting a property on the flood maps.

Secondly, and perhaps of greater concern, is the actual modeling. The new maps reduce the base flood elevation (BFE), or lowest height you can build at, to four feet on Queen Elizabeth Avenue. The new maps would also allow for slab-on-grade construction in areas like Marshes Light and all properties east of Croatan Avenue, and east of Lord Essex from Budleigh to Agona.

When speaking with the state staff learned that the modeling did not include storms like Irene or Arthur. The Coastal Models used to develop these maps also do not include any considerations for rainfall. The maps also do not include more recent storms like Matthew and Hermine.

Lastly, the new maps remove any properties from the VE Zones in the Town of Manteo. VE zones account for flooding associated with wave action. Properties in VE Zones must be built to a higher standard. While the Town does not have a lot of properties affected by wave action, a majority of the damage sustained during Hurricane Matthew came from wave action on the east side of Pirates Cove due to sustained Category One winds.

The State of North Carolina will be conducting public meetings in the month of January. Mrs. Burke commented that appeals need to be based on facts so a surveyor and engineer would need to be hired for the actual facts of flooding in our area. The new maps will remove the VE zone in Pirates Cove which is based on wave action and no rainfall is taken into consideration.

At 5 minutes recess was taken at 7:11 pm and Commissioner Walker arrived at that time. During the recess Mayor Daniels presented Town Planner Erin Burke who is leaving with a cake to wish her well on her new job with the City of Williamsburg.

SUBJECT: Discussion and consideration of appointment to the Planning Board-Member Bebe Woody resigned from the Planning Board and this appointment would be to fill her unexpired term until January 2018. This has been tabled from several meetings. Mayor Daniels asked for a motion to open up the nominations.

MOTION: Commissioner Burke seconded by Commissioner Wickre to open the floor for nominations to fill the unexpired term of Member Bebe Woody of January 2018 on the Planning Board was approved by the following vote: Ayes: Commissioners Burke, Walker, Collins, Wickre and Peele. Noes: None. Absent: Fry

Commissioner Burke nominated Grizelle Fearing. There were no other nominations.

MOTION: Commissioner Walker seconded by Commissioner Burke to close the nominations was approved by the following vote: Ayes: Commissioners Burke, Walker, Collins, Wickre and Peele. Noes: None. Absent: Fry

MOTION: Commissioner Burke seconded by Commissioner Peele to appoint Grizelle Fearing to the Planning Board to fill the unexpired term of Bebe Woody until January 2018 was approved by the following vote: Ayes: Commissioners Burke, Walker, Collins, Wickre and Peele. Noes: None. Absent: Fry

COMMISSIONERS CONCERNS AND COMMENTS

Commissioner Burke would like the Board to look into doing something about Mr. Welch's problem about the high school buffer. Mr. Booth commented that if the Board wants to make a change to the conditional use permit it would need to go to the Planning Board for their recommendations and then come back to the Commissioners for approval. Consensus of the Board of Commissioners is to ask the Planning Board to consider amending the language of the conditional use permit regarding the buffers. Commissioner Burke also commended the water and sewer department when a water main broke at Pirates Cove and what a great job Josh O'Brien did. He also wanted to commend the Police Department for their fine work during Halloween. Commissioner Burke also remarked that he did not approve of the blocking off of the streets by the Coastal Church during Halloween and Commissioner Wickre commented that she and Mr. Skinner met with them twice before the event and they did not approve the closing of the streets as they had them blocked. The Board asked that Town Manager Kermit Skinner and Commissioner Wickre meet with the church and discuss with them what they liked and did not like.

Commissioner Wickre reminded the Board about upcoming marathon event and invited all to the Marathon reception November 11 at Pamlico Jack's. Commissioner Wickre would also like the Chief of Police Vance Haskett to prepare an action plan based on Mr. Jarvies report. Town Manager Kermit Skinner and Town Attorney Wyatt Booth will work with Chief Haskett internally on the plan.

Commissioner Collins reminded everyone of the re-dedication of the Etheridge cemetery at the Aquarium on Saturday, November 5 at 1:00 pm.

Commissioner Walker asked about the renaming of the street by the high school and Mr. Skinner commented that Commissioner Fry is absent but hopefully will have report on this when he returns. Commissioner Walker also commented about the vandalism at the Magnolia Market restrooms again and Mr. Skinner stated that we had a good video and that they are trying to identify the perpetrators from the video, he will forward them the link to see if they might know who they are.

MOTION: Commissioner Walker seconded by Commissioner Collins to recess at 8:10 pm until November 16, 2016 at 4 pm was approved by the following vote: Ayes: Commissioners Walker, Collins, Wickre, Peele and Burke. Noes: Absent: Fry.

This the 2nd day of November 2016.

ATTEST:

Jamie Daniels, Mayor

Becky Breiholz, Town Clerk