

MINUTES

The Town of Manteo Board of Commissioners held their Regular session in the Manteo Town Hall meeting room, January 4, 2006 at 7:30 p.m.

The following members were present: Mayor-John Wilson, IV
Commissioner Lee Tugwell
Commissioner David Farrow
Commissioner Edward Etheridge
Commissioner H.A. Creef, Jr.
Commissioner Hannon Fry
Commissioner Darrell Collins

The following member(s) were absent: None

Also present at the meeting were: Town Manager-Kermit Skinner
Finance Officer- Shannon Twiddy
Town Clerk-Becky Breiholz
Town Attorney-Daniel Khoury
Planner Erin Burke
Planning Board Chair Bill Parker

Mayor Wilson called the Regular meeting to order at 7:30 p.m. followed by the Pledge of Allegiance.

SUBJECT: Administer Oath of Office Town Clerk Becky Breiholz administered the oath of office to Board appointed Commissioner Darrell Collins replacing his mother Commissioner Dellerva Collins

SUBJECT: Adoption of agenda as presented or amended

MOTION: Commissioner Tugwell seconded by Commissioner Creef to approve the agenda as presented was approved by the following vote: Ayes: Commissioners Farrow, Collins, Etheridge, Tugwell, Fry and Creef. Noes: None. Absent: None

SUBJECT: Consent Agenda

MOTION: Commissioner Tugwell seconded by Commissioner Etheridge to approve the consent agenda was approved by the following vote: Ayes: Commissioners Farrow, Etheridge, Tugwell, Collins, Fry and Creef. Noes: None. Absent: None

MOTION: Commissioner Tugwell seconded by Commissioner Etheridge to approve the minutes of December 7, 2005 was approved by the following vote: Ayes: Commissioners Farrow, Etheridge, Collins, Tugwell, Fry and Creef. Noes: None. Absent: None

MOTION: Commissioner Tugwell seconded by Commissioner Etheridge to approve the minutes of December 14, 2005 was approved by the following vote: Ayes: Commissioners Farrow, Collins, Etheridge, Tugwell, Fry and Creef. Noes: None. Absent: None

MOTION: Commissioner Tugwell seconded by Commissioner Etheridge to approve dues and subscriptions for Building Inspector \$180.00 ICC and AACE was approved by the following vote: Ayes: Commissioners Farrow, Etheridge, Collins, Tugwell, Fry and Creef. Noes: None. Absent: None

PUBLIC COMMENTS

Jack Wood, Manteo resident thanked the Board for the removal of the septic tank truck from the town hall parking lot and would like an ordinance adopted so this will not happen again; other concerns he has are speeding on Budleigh Street, the cleaning of the streets and he would like to see a senior citizen center built in Manteo.

(TOWN MANAGER AGENDA)

SUBJECT: Planner-request from Planning Board for a moratorium on annexation. Planner Erin Burke gave the Board a handout received from the Green Engineering about the usage of our water and sewer system. Ms. Burke commented that at the December 13, 2005 Planning Board meeting there was a discussion concerning sewer and the capabilities of the Waste Water Treatment Plant and until we can get the answers to the capacity questions they would like to recommend to the BOC that they create a moratorium for 90 days but to exempt plans that have been under review by them. Ms. Burke listed the questions that the Planning Board would like answered: 1) what is the actual usage in use of the sewer plant; 2) what is the maximum usage when all properties are developed in the town; 3) what is the expansion cost vs. the increase in capacity; 4) what are the options the Town has for expansion of the plant. Mayor Wilson commented this is something that the Board has been trying to get the answers for from our Engineer and that we have entered into contracts with the engineer to get those answers. Mayor Wilson commented that if it is the will of the Board this could be handled by a motion that we have no interest in accepting applications for annexations for properties outside of town until such time as we have the answers to these questions and know what our capacity is. He thinks there are two projects that we have been working with the developers which are the Lindsey Bowser property which the Planning Board has already reviewed a sketch plan and the Dare County CDC community development project for affordable housing. Commissioner Tugwell understands the notion of a moratorium but does not feel one is necessary, he believes most the questions have been answered. In 2005 our average daily flow was 285,000 gallons a day and we actually are operating our plant at less than 50% capacity and he does not think the water capacity is in jeopardy. Commissioner Tugwell also commented that annexation is at the discretion of this Board and should only come after a review of our capacity so we do have a built in mechanism to take the projects as they come. Mayor Wilson also thinks about the payoff date for paying off the plant and fear we do not have enough capacity to continue growth at this rate and not use up that capacity before the plant is paid for. His experience is that every time we build a new plant the citizen's sewer rate has doubled and not sure that our Town citizens can afford their sewer rates to double for the benefit of development outside the current corporate limits of the Town. Mayor Wilson commented that until we have the answers, agree on those answers and confidence in those answers we should hold on to what we have.

MOTION: Commissioner Creef seconded by Commissioner Etheridge to not consider future annexations outside of the Town of Manteo until we have answers about the capacity of the sewer plant exempting the two projects already in progress (Bowser property and Dare County CDC) was approved by the following vote: Ayes: Commissioners Farrow, Etheridge, Fry, and Creef. Noes: Commissioner Tugwell. Absent: None

(OLD BUSINESS)

SUBJECT: Appointment to the Board of Adjustment to fill the unexpired term of Jack Gregory and appointment of Chairman. Commissioner Farrow nominated Joe Jordan of Pirates Cove; Commissioner Etheridge nominated Gus Ganitzki-Commissioners Creef, Etheridge and Collins voted in favor of Mr. Ganitzki; Joe Jordan-Commissioner Farrow, Tugwell, Fry voted in favor of Mr. Jordan. Mayor Wilson broke the tie voting for Joe Jordan. Mayor Wilson named John Bo Ross of chairman

SUBJECT: Cemetery Report-Town Manager Kermit Skinner commented that we had some back fill and crushed stone from the water and sewer project and are in the process of moving that.

SUBJECT; Report Lucy's Corner/4 corners-Report Cook House Pea Island – Mayor Wilson still waiting for a price from the non profit group for the moving of it; Commissioner Collins commented that he talked to the non profit group and they have a verbal commitment with a housing moving company for \$8,000. Mayor Wilson asked they get us a written contract so that we can put it on the agenda and discuss it, if we can get it by next Wednesday afternoon we can discuss it then; if not in February.

SUBJECT: Report Roanoke Transportation Plan and Way Finding- . There will be a meeting January 11th at 2:00 of the Way Finding to discuss the use of kiosks and if the others buy the idea; If the others are willing to go ahead and since this Board approved them last month we will apply for a grant with the Tourist Bureau to buy them.

SUBJECT: Report Green Engineering on various Town projects- to be discussed at the workshop

SUBJECT: Report Wireless internet-Dominion Power has said no to allow placing of the wireless apparatus on their poles, the Power Company thinks it is a safety hazard to have someone climb those poles.

SUBJECT: Report Special Events- will meet next week.

SUBJECT: Report on grants: Clean Water Trust Fund Grant- Ms. Burke will report on that next week at the mid month. Tourist Bureau grant-Boat ramp enhancement – still waiting on the CAMA permit. The Board would like staff to look for a contractor to do the work.

COMMISSIONER'S AGENDA

Commissioner Etheridge welcomed Commissioner Darrell Collins to the Board and that they miss his mother.

There being no further business to come before the Board or other persons to be heard a motion by Commissioner Fry seconded by Commissioner Creef the meeting was recessed 8:00 pm until Wednesday, January 11, 2006 at 4:00 p.m. and approved by the following vote: Ayes: Commissioner Fry, Collins, Tugwell, Farrow, Etheridge, and Creef. Noes: None. Absent: None.

This the 4th day of January, 2006

Mayor John Wilson

ATTEST:

Town Clerk Becky Breiholz