

MINUTES

The Town of Manteo Board of Commissioners held their Workshop session in the Manteo Town Hall meeting room November 20, 2002

The following members were present:

- Mayor Lee Tugwell
- Commissioner Dellerva Collins
- Commissioner David Farrow
- Commissioner Stuart Wescott
- Commissioner H.A. Creef, Jr.
- Commissioner John Wilson, IV
- Commissioner Edward Etheridge
- Commissioner Dellerva Collins

The following member(s) were absent:

Also present at the meeting were:

- Assistant Town Manager/Finance- Shannon Twiddy
- Town Clerk-Becky Breiholz
- Planner -Fred Featherstone

Mayor Tugwell called the workshop meeting to order at 7:00 p.m.

Adoption of Agenda as presented or amended as to action items

MOTION: Commissioner Wescott seconded by Commissioner Etheridge to approve the agenda as to action items was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wescott, Wilson and Creef. Noes: None. Absent: None

***SUBJECT:** Discussion and consideration of proposed zoning designation at midway with Public Hearing to be held on December 4, 2002. The proposed draft of Section 7.06 B-3 Midway Entrance District will be made a part of these minutes. Commissioner Wilson. Planning Chairman Bill Parker stated that with the construction of the new bridge our town will have a new entrance and knowing that the Planning Board has been working on a zoning classification for the midway area for a few years. The last time zoning was discussed it was delayed because felt that the properties in that area need to be a part of the Town and last month the Board satellite annexed 4 properties in that area. We have also addressed safe access to properties in that area. The Planning Board requests that you approve our proposed B3 Midway Entrance Zone as written and send it to Public Hearing December 4, 2002

MOTION: Commissioner Wilson seconded by Commissioner Creef to accept the proposal as presented and send it to public hearing for December 4, 2002 was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wescott, Wilson, Etheridge and Creef. Noes: None. Absent: None .

***SUBJECT:** Discussion and consideration of proposed text amendment to Section 38-1 “Use of Cartwright Park and Manteo Loitering Ordinance 30-11. Commissioner Farrow commented the Town Attorney wrote amendment for 30-11 and he would like for the Board to approve this amendment.

MOTION: Commissioner Farrow seconded by Commissioner Wilson to accept proposed text amendment 2002-09 to Section 30-11 was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wilson, Wescott, Etheridge and Creef. Noes: None. Absent: None

***SUBJECT:** Discussion and consideration of authorizing Mayor to execute Part A of revolving loan fund confirmation for water improvement project. This is the first step to obligate the state to contract with the Town \$558,000 in grant money, in order to start the grant process. We will then receive a contractual agreement back from the state where they guarantee that amount of money towards the project identified and then we would need to execute Part B.

MOTION: By Commissioner Wilson seconded by Commissioner Farrow to authorize the Mayor to execute Part A of the revolving loan fund confirmation for the water improvement project was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wilson, Etheridge, Wescott and Creef. Noes: None. Absent: None

***SUBJECT:** Discussion and consideration of improvements to Sound System. Mr. Wall with Media Wall set up a demonstration speaker system for the Board to get an idea of how the sound system would sound if improvements were done. Town Clerk Becky Breiholz gave the Board a brief history as to why the need for sound improvements because of complaints from the audience and the back ground noise and feed back that compromises the transcription of the minutes. Mr. Wall suggested that the audio be moved to the front, and to keep as much equipment we already have and to update the amplifier so that it would have an equalizer, to help keep the microphones from feeding back. Mr. Wall also suggested that the ideal situation would be if each person had a microphone. It would not take any additional wiring, Mr. Wall would use a routing system that would allow additional microphones to be plugged in and would not require any re-wiring or structural changes. Mr. Wall stated that the amplifier we now have would be replaced with a built in equalizer. We had previously received a quote from Mr. Wall but the Mayor suggested that we would like an amended proposal with the microphones and put on the agenda for December 4th meeting. Consensuses of the Board to get an amended price quote to include 4 new microphones and a router.

Commissioner Collins arrived at 7:25

SUBJECT: Discussion of allowing Island Queen River Boat to dock in the Town of Manteo. Commissioner Wilson introduced Mr. Mankedick who has a boat that he would like to talk to the Commissioners about and about the possibility of it being located in the Town. Mr. Mankedick came before the Board to inform them of an historical boat that he purchased it’s a stern wheeler and a historical boat. Mr. Mankedick and brought it down last year to run off Colington Road. Mr. Mankedick stated the boat started running in late June in Colington Creek and everyone who went on it was just delighted with it. He stated that this boat will not be in competition with the

other boats in Manteo Harbor, its not a destination boat but would be an ideal boat from a historical standpoint, it could offer relatively short rides back and forth to Ice Plant Island. Perhaps through some ingenuity you could encourage more parking on Ice Plant Island by offering free rides back and forth from the Festival Park dock. The Boat is might be looking for a new home and he wanted to bring it to the Boards attention. I'm not asking for anything tonight I just wanted to introduce myself, bring the boat to your attention and possibly come back at a later date with specifics. Mayor Tugwell commented that both sides of the gazebo docks that we own but do not lease that available for daily dockage free for anyone, and the east side of the sewer pier is available pier is available for daily dockage, the west side in an agreement with the Maritime History Museum and the platform that the lighthouse is to built on was built with embarkation and debarkation in mind, we have never created a policy for that, it was never intended that one person or vendor be the soul occupant of that. We had envisioned the possibility tour boats coming to drop their passengers off but it was not intended as a permanent facility that the Town would lease out to one vendor.

Angela Khoury commented that she attended the first NC College of Design with the Maritime Museum and they were talking about this kind of thing and the meeting focused on historical aspect of this and she asked Mr. Mankedick to come to one of those meeting.

Commissioner Wilson commented it would be nice if they worked with the Maritime Museum to possibly load or unload but not a permanent place to dock.

SUBJECT: Discussion of a 45 mile per hour speed limit at the midway section. Commissioner Wilson commented that after the new bridge opened a lot of people seem to miss the Manteo turnoff and he thinks a part of the problem is speed. Festival Park, Lost Colony, Elizabethan Gardens and the Aquarium have all complained to DOT about signage and a way to cause people not to miss the Manteo turn. Another issue seems to be the safety at Caimen Gardens and what is proposed to be built at that section in Midway, and he would like to know how the Board feels about asking DOT to lower that speed from 55 to 45 or even 40. Consensus of the Board is to reduce the speed limit to 45 mph. Ms. Twiddy commented that there is some state policies regarding jurisdiction and claiming jurisdiction because we do have incorporated limits along that highway and would like the Chief to explain. Chief D'Ambra commented that as of the last annexation we have taken jurisdiction of Russell Twiford Road, all along Highway 64 if your going out to Pirates Cove everything on the left hand side of the road is in the Town of Manteo, with the exception of a few parcels, it would only take an action by this board to regulate. Commissioner Wilson also commented that the other issue that ties into the speed limit is the redesign of that intersection. On December 12 there is a DOT workshop at the Manteo High School to present alternatives to that intersection, one of which is the flyover. If the speed limit is reduced to 45 there are other options, one of which is a round about. At the meeting on December 12 there is plan to be only one alternative as to what is there presented to the public which is the flyover, which is a multi-million dollar structure, it may be the answer but if we ask DOT to reduce the speed to 45 mph I would also like the Board to ask them to study and present to us the other alternative which is a roundabout so the public can see what is there today, what the flyover would be pros and cons and the roundabout pros and cons. Mr. Wilson passed around a photograph of the intersection what it looks like today and what it would look like with a roundabout. Commissioner Wilson would like to request if the Board agrees that 2 letters be

written this week as soon as possible; one letter to the Secretary of DOT Lynda Tippet with a copy to Deputy Secretary Gene Conti and copy to DOT board members Stan White and Nina Szlosberg, that the speed limit be reduced from 55 to 45 mph and that on December 12th when DOT holds it workshop here on alternatives for the midway intersection where they present pros and cons to a flyover that they also present a design for a roundabout that it can be considered and that a copy of that letter request to DOT be sent to Senator Basnight asking him to call the Secretary and support our request so it can be ready by December 12th, copies of the photographs showing existing intersection and the roundabout should be included with each letter. Consensus of the Board is to send the letters.

SUBJECT: Discussion of Building density. The draft proposed language for building densities with incentives will be made a part of these minutes. Commissioner Creef had asked that the Planning Board research the issue of densities Board's review. Chairman Parker stated that the recognition of the Shallowbag Bay Club being built at a density of 9 units per acre and that our ordinance allows up to 20 units per acre, and that we probably need to adjust the density for Planned Unit Developments. We also considered Roanoke Village which has a density of 7.5 units per acre, in that R-5 zone up to 8 units per acre are allowed for Planned Unit Developments. As the Planning Board worked on they incorporated standards for both free standing units and multi-family and multi-story, but it is important to remember that those proposed changes are for only Planned Unit Developments it does not affect anything else. The Planning Board is requesting that you move to set a public hearing for this amendment at the December 4, 2002 meeting. Since this was not an action item there was discussion whether this should not wait until the next meeting. Commissioner Wescott stated that the Board should abide by the rules they set out for the workshop.

MOTION: Commissioner Wilson to seconded by Commissioner Creef to suspend the rules was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wilson, Etheridge and Creef. Noes: Commissioner Wescott Absent: None

MOTION: Commissioner Wilson seconded by Commissioner Creef to send the proposed language for building densities for Planned Unit Developments for Public Hearing on December 4th, was approved by the following vote: Ayes: Commissioners Farrow, Collins, Wilson, Etheridge, Wescott, and Creef. Noes: None. Absent: None

INFORMAL BOARD DISCUSSION

Commissioner Etheridge gave the Board a report on his trip to Miami for the Coalition for Juvenile Justice and is made up of members from 50 states. Mr. Etheridge stated the coalition is trying to do something about juveniles committing murder and being tried as adults.

Commissioner Farrow would like to know the status of the cemetery fence, Mr. Featherstone commented that we have had a lot of rain and he has contact Mr. Cahoon and left a message but he is hoping that with good weather the fence will be completed in several weeks.

Commissioner Farrow asked about the status of the lighthouse and Mayor Tugwell commented that he is preparing a bidders list and will have the bidders list ready in the next couple of days.

Commissioner Wilson-asked the status of waste water use in restaurants, he knows the Board had asked for a study of the waste water use per chair. Ms. Twiddy, Finance Officer stated that it was completed and she had faxed it previously and she will fax it out in the morning. The College of Design is going to need a studio space and as they walked through Town with faculty members they identified several places that could work. Their choice was possibly use of the downstairs, fire truck bays of the old fire station. Mr. Wilson commented that he understands it is owned by folks who live in Ontario and wants to know if the Board thinks its worth pursuing to ask them if they would allow that use for 10 graduate students and 3 faculty members, three days a week every other week from January to May.

There being no further business to come before the Board or other persons to be heard a motion by Commissioner Farrow seconded by Commissioner Wescott meeting was adjourned at 8:30 p.m. and approved by the following vote: Ayes: Commissioner Wilson, Wescott, Farrow, Etheridge, Collins, and Creef. Noes: None. Absent: None

This the 20th day of November 2002.

Mayor Lee Tugwell

ATTEST:

Town Clerk Becky Breiholz