

**MINUTES OF THE MASTER DEVELOPMENT PLAN MEETING
OF SEPTEMBER 15, 2008 OF THE TOWN COUNCIL
TOWN OF CAROLINA BEACH**

September 15, 2008

The Town Council of the Town of Carolina Beach met in a special session for the Master Development Plan public hearing on September 15, 2008 at 8:00 a.m. in the Council Chambers at the Municipal Administration Building, 1121 N. Lake Park Blvd., Carolina Beach, North Carolina. The following were present: Mayor Joel Macon; Mayor Pro Tem (MPT) Dan Wilcox; Councilman Gilbert and Councilwoman Efird. Also present were the Town Manager Tim Owens and the Town Clerk Lynn Prusa. Councilman Jerry Johnson was absent.

Mayor Macon called the meeting to order and turned it over to the Town Manager.

Tim Owens said the intent of this meeting is to talk about the Master Development Plan and its implementation. Some of the things talked about in the plan are streetscapes, parking improvements and streetscapes on Cape Fear; parking improvements on west side of Cape Fear; streetscape on Harper; parking improvements on Harper; Streetscape on Lake Park; Aquarium pier; parking deck; Environmental Education Center; grants; master developer recruitment; marina; extended Boardwalk on the oceanfront; lake improvements; and Master Development Implementation Committee. These are some of the things he will review and, hopefully, get some direction.

STREETSCAPES

The first thing he would like to talk about is streetscapes. Streetscapes, particularly on Lake Park are very important. They are getting ready to repave Lake Park Blvd. and it will probably be done in the spring so they need to decide if they want to do a streetscape or push that away. He would hate to repave and then have to go back and have to re-stripe. We have already started surveying. He talked to DOT and they said if the town wants to change the number of lanes or the type of traffic configuration they will need to have a traffic engineer look at it. He has had preliminary contact with Wilbur Smith because of their experience. The downside to streetscapes is that it will affect parking. He looked at the parking in front of The Dive and there are six spaces there and they would be reduced down to three at best, probably more like two. Each parallel parking space is about 22 feet and each pull in space is about 9-10 feet. It would drastically reduce parking on Lake Park.

MPT Wilcox asked how many regular parking spaces we have along that. Mr. Owens said they could find out. Brenda has information on a map that he can get and see how many it would affect. Once you push some of that parking off Lake Park, where is it going to go after that? That is the negative part of streetscapes and is some of the stuff Wilbur Smith will be looking at.

Councilman Gilbert said they had already looked at it. This is when they proposed pushing it on Cape Fear and Harper some years back. That is when Council or someone gave direction to Engineering Services to come up with those Cape Fear and Harper plans. This probably bridges three Councils.

Mayor Macon said he would think they have already done some preliminary work for this study here that they wouldn't need to repeat. Mr. Owens said if that is the case then all they would need to do is look at the traffic counts which they have probably done in some of the preliminary stuff here.

Mayor Macon said what he thinks they need to do is work this into what the master plan has and come to a conclusion on that.

Mr. Owens said the other part of this is whether they want to go ahead and hire Peter J. Smith to do design development documents at the same time. Their price to do design development documents is \$65,000. That will take preliminary drawings to a little more refined drawings to include type of materials, streetlights, street furniture, etc.

Councilman Gilbert asked if there is any benefit of putting an RFP out? Is there any difference in getting a local agency compared to Peter J. Smith?

Mr. Owens said there probably is no difference, his concern would be the time because they are up against the repaving portion of this.

Mayor Macon said that in discussion with other council members he thinks this is probably the single most important aspect of really seriously changing the downtown and creating pedestrian atmosphere. The extension of those sidewalks is huge. Increased foot traffic is huge and they should move forward as quickly as possible. They are also at an excellent point in time to enter into an interlocal agreement with the county. We just need to get this to a point and get some numbers so that we move forward and go to them. Not to mention that the striping could be done but we could come behind them and do the improvements. He asked how Progress Energy fits into this.

Mr. Owens said they have given him some estimates on what they would do on Cape Fear. At some point we will have to get them to look at Lake Park if we want to go underground with the utilities and that will be an expensive proposition. He would think most of their utilities will be in the sidewalks. They have not had a chance to look at Lake Park.

Mayor Macon said he has thought about it a lot and doesn't think there is any question about Harper and Cape Fear up to Third, because you are going to lose your parking, and then connect them in between on Lake Park Blvd.

Councilman Gilbert said, talking about streetscaping which would include going underground with utilities. If we are looking at the opportunity of financing/funding with the county we should go for what we want instead of doing it piecemeal. We are

responsible for making sure the streetscapes are attractive and make people want to stop. It is paramount.

MPT Wilcox asked if we have looked at the power lines running down Lake Park Blvd. to see how many businesses/buildings tee off of those lines because putting those lines underground, you're going to have drop lines all along there because of those businesses that are using those lines. They still have to get power or those have to be converted to underground power at pretty substantial expense for those individual buildings. We don't really know what that is.

Mr. Owens said he talked to Sid Livingston and he looked at Cape Fear and he said if we wanted to do any kind of big, long term planning then it would cost to do that design work. If that is the way they want to go he can get him to set that up and you've got the cable company to deal with and the phone company. Cape Fear is a little easier because there are only a few businesses there.

MPT Wilcox said it is not just us or our expense. Some of these expenses fall on all those businesses that run along there too because the service runs along their property. He is for doing it. It is a private and public process and we need to look at how it affects those businesses and residences and we have that in the planning. Mr. Owens agreed.

Councilman Gilbert said we are in the preplanning and if it is a big impact on the private sector it will come out in the planning/engineering.

Mr. Owens said he is trying to find out what is most important to Council and then go forward, ask Progress Energy the cost of the design for whatever area Council wants. He has quotes for Cape Fear. The other part, in talking with Dan Cumbo from NCDOT, from a striping perspective, it would be easier to do whatever sections we want to do.

Mayor Macon said as far as the striping goes, 35 or 45 mph might be the way to go with a turn lane in the center that way the traffic doesn't get held up.

MPT Wilcox said they looked at different options about putting landscaping lanes down the center that had turn lanes built into them at each of the intersections. Which plan are they talking about?

Mr. Owens showed a commercial street and said striping would be similar to that with two lanes and a turn lane and maybe come back later and build a median.

Councilman Gilbert said page 2-15 of the North End Traffic and Circulation Study answered MPT Wilcox's questions. Councilman Johnson noticed that the map was wrong. He said they marked this up but he couldn't find his original reviews. They talked about one of these options. The top one has the parallel parking that Peter J. Smith was talking about with the center turn lane. He does not remember which of the two they decided on.

MPT Wilcox said that part of that discussion was the bike lane between the car lane and parking and that being the most efficient but also having safety issues.

Councilman Gilbert said that to determine which one is best is to get Wilbur Smith and Peter J. Smith together and decide which is the most effective and efficient. If you do your traffic studies at the peak of people trying to get out of here as well as the peak of people coming here after 11:00, coming to the beach and turning left on Winner. Looking at the traffic numbers, he doesn't know if they did it at peak. Let's tell them what we would like it to look like and, if it is effective and efficient, then we get it. Otherwise, we look at traffic flows and make it more efficient.

MPT Wilcox said that part of the reason for doing this is the beautification project and part of it to make the traffic more efficient. He really likes the idea of having some greenery down the center of the road. We may end up with having a more efficient road system but not much beautification. Mr. Owens said the goal is to get to this scenario with the CBD having a central median.

Councilman Gilbert said the biggest thing with Lake Park is that it is at capacity. The Dow Road widening was supposed to facilitate taking some of the strain off of that. So if Dow Road doesn't happen, he would caution you to look at the intersections in Wilmington that are well above capacity and look at the efficiency and effectiveness of that. Trees and greenery are great but the idea is to make it effective, efficient, nice enough to pull over but if you are queued up to the bridge and want to get from point A to point B, you are less likely to stop. Let's decide on a concept and let these guys figure out where we can have a balance between greenery and efficiency.

Mayor Macon said that he didn't know that a turning lane down the center might facilitate that with just a little bit of greenery. We are different than Wilmington. We have a lot more foot traffic here and they can cross the street safely. He feels we should move forward with Wilbur Smith and Peter J. Smith.

Mr. Owens said we will need a budget to do that. He is estimating a preliminary budget of \$125,000 to \$150,000. The finance officer can probably bring a reimbursement agreement to the next meeting. The Peter J. Smith portion is \$65,000. He is not sure what the Wilbur Smith project will be. He thinks their original study was \$25,000 so it shouldn't be too bad. He will make sure they don't duplicate work done previously. The other part is that we will be doing the surveying and there is some other data that needs to be gathered that wasn't gathered the first time. This really doesn't include anything that Progress may have to do or any of the other utilities. They will need to come back out and look at these areas. What he is hearing is the main portion of Lake Park, Cape Fear and Harper and on up to Third Street.

Councilwoman Efird said there is a \$100,000 grant we can use.

Mr. Owens said yes, we're going to talk about that. Not to do the initial planning but we can use it to implement the Cape Fear portion of it. He said he does need more than this for the \$125,000.

MPT Wilcox said he thought the purpose of this meeting was to give direction.

Mr. Owens said Councilman Johnson was concerned that he wasn't going to be here to vote on anything.

Councilman Gilbert asked if Mr. Owens had a conversation with Councilman Johnson and he said yes. Councilman Gilbert said Councilman Johnson called him and said he was not going to be at the meeting and he said he talked to you, Mr. Owens, and you indicated that we weren't really voting on anything. We were just giving nods and directions. Mr. Owens said he was misquoted that he does need a budget ... MPT Wilcox asked if they could nod on it without the budget. Mr. Owens said there is \$25,000 left for preplanning but he really needs a budget.

Councilwoman Efird said we need to go ahead and do something. What is the point of having meetings and not do anything.

Mr. Owens said \$125,000 from the General Fund fund balance to start preplanning some of these streetscapes is what he will need.

Note for the record: Councilman Gilbert called Councilman Johnson by telephone and he was included in the conversation as an active participant in deliberating on the following action item concerning a possible budget appropriation for streetscaping as presented by the town manager:

Councilman Gilbert called Councilman Johnson and said they are talking about budget appropriations for streetscaping for \$125,000 and asked if he was in agreement with giving the town manager the okay on some of these budget appropriations. Was there anything here that he would find problematic. Councilman Gilbert said they were not getting into finite details, just giving direction to Mr. Owens and appropriate the funds he needs to go forward with some of that planning. He put Councilman Johnson on the speaker.

Councilman Johnson asked what the \$125,000 would be used for.

Mr. Owens said \$65,000 would be for Peter J. Smith for the design concept plans and he is not sure what the fee for Wilbur Smith would be but he is saying about \$20,000 for the striping portion and then any leftover would be for surveys and possibly to get Progress Energy started on the underground utility aspect of it.

MPT Wilcox said it is not just about striping, you have to come up with the design and address all the traffic issues before you come up with the design and know how you are going to stripe it.

Mr. Owens said Peter J. Smith is going to do the design portion of it along with Wilbur Smith so he is guessing \$80,000-\$85,000 for that part of it. The rest of it would be for surveys, get more information and then hopefully he can get some quotes from Progress Energy.

Councilman Johnson asked what they were using Progress Energy for.

Mr. Owens said if they want to go underground with the utilities. He said they could probably do an estimation of cost but a lot of times they want you to do the up front engineering. He is not sure what they will ask the town to do. They did an estimation of cost for Cape Fear for us as a favor.

Councilman Johnson said they needed to go ahead and move forward. He didn't realize it would cost so much for the design.

Mayor Macon said it's not just the striping, we are actually going to move forward because we have an opportunity to enter into an interlocal agreement with the county to fund the portion of streetscape improvements that we want to do on Harper, 421 and Cape Fear. Without the design we can't go to them and ask them for the agreement. If we have any possible chance of moving forward with our Master Plan and beginning the streetscaping, we have to get this information down.

Mr. Owens said that DOT wants more from a traffic engineer that shows true counts, current counts and that type of data.

Councilman Johnson asked if this information is going to be forwarded to the public so they can understand why we are spending this money because it seems like it is doubling up or will to a lot of people.

Mayor Macon said that Will, with the Island Gazette, is sitting right here.

MPT Wilcox said that everything now is conceptual.

Mayor Macon said that Councilman Johnson is talking about the traffic study that was originally done.

Mr. Owens said he hoped they won't have to do a whole lot more to this study than they have already done to get DOT comfortable.

Mayor Macon said that all they might have to do is update some traffic counts maybe do some modeling based on the design the two of them work out because they are going to have to work together to finalize the details and put the design in place.

Councilman Johnson said okay.

Councilman Gilbert asked the town manager if there is anything else they need to vote on. Mr. Owens said no.

Councilman Gilbert asked Councilman Johnson if he would like for them to call him if there is.

Councilman Johnson said if this was something they have to do, they have to do it. His concern is that the public understands why we're having to do it.

Mayor Macon said he thinks they are at a point that the public expects this and we are doing a disservice if we don't because otherwise we waste all the money we have spent to do the Master Plan. Councilman Gilbert agreed and said this is the implementation portion of it.

Councilwoman Efird said it is time to go forward if we are ever going to do anything.

MPT Wilcox made a motion to set a budget of \$125,000 from the General Fund fund balance to begin streetscape improvement, engineering and design work. MOTION CARRIED UNANIMOUSLY. Note for the record: Councilman Johnson was not included in the vote since he was disconnected from the speaker phone at the time the motion was made and the vote was taken. He was however in general agreement.

There was some discussion about whether Councilman Johnson was included in the vote. Councilman Gilbert asked Will for his opinion.

Will said that Councilman Johnson gave you a consensus on record, but you don't need him in order for it to pass anyway – no offense.

Councilman Gilbert made a motion to excuse Councilman Johnson from the meeting for anything future in the meeting. MOTION CARRIED UNANIMOUSLY.

Mr. Owens said that will get us started. He will talk to Wilbur Smith and Peter J. Smith and also Progress Energy, as well as DOT and tell them we are in this process and let them know. He will also request them to check on how many parking spaces we are going to lose.

Councilman Gilbert said he is pretty confident they already did that, and may not have presented those numbers.

MPT Wilcox asked if Progress Energy will be taking a look at the individual drops and areas that are paved, cutting stuff up and causing disruption.

Mr. Owens said they could look at how other places have done it.

Councilman Gilbert said he thinks Little Washington went underground in their main street area and might have some information.

Mr. Owens said, regarding Cape Fear, they have just solved a bunch of that. The surveying will be done. He does have some cost estimates on the underground utilities and the design documents for the CBD will be done in conjunction with everything else, as well as the Wilbur Smith part of this. We have to decide if Cape Fear is the first one we want to implement. We have \$100,000 from a CAMA grant that will get us 19 extra parking spaces on Cape Fear. This project I think will be about \$750,000 and that's if you go underground with utilities. He's hoping he is wrong, that is a conservative guess. We have some utilities we need to replace in there. There is a stormwater line, sewer line, and water line that needs to be replaced.

Councilwoman Efird asked which one will cause the most problems between Harper and Cape Fear.

Mr. Owens said a portion of Cape Fear will be the easiest plus we have a \$100,000 grant for it. He can bring something back to the October meeting and it can be voted on then. The sidewalks will probably not be as wide as on Lake Park but there is parallel parking there and central parking in the middle. We will green up that area some by using design concepts. He said the \$65,000 for Peter J. Smith covers everything - Harper, Cape Fear and Lake Park.

Councilman Gilbert said he has received some feedback with concerns about parallel parking but other than that there has been nothing else. He said that he received some input on indigenous plantings and things that might be more successful.

MPT Wilcox asked if Peter J. Smith is doing the design for that, and what is the \$125,000 for?

Mr. Owens said \$65,000 for Peter J. Smith's portion of it and engineering for Wilbur Smith. He will be bringing a reimbursement agreement back to the October meeting if you decide you want to go forward with it and it will more details on what it will cost to go underground. Cape Fear seems like what you want to go with first.

Mayor Macon said if someone is throwing in \$100,000 with it, let's do it. The additional funds it will take to do it is part of the interlocal agreement and that is the most important thing that we need to concentrate on. We have a very nice window of opportunity to move forward with that interlocal agreement and that the vote would be favorable to that agreement but they need detail and information. He asked if we have any timetables from Peter J. Smith?

Mr. Owens said probably right before the beginning of the year. They are going out for bids. He will call them today to get started. He has talked to them and they know the narrow window that we have and said it shouldn't be any problem. The end of this calendar year for Wilbur Smith and Peter J. Smith.

PARKING IMPROVEMENTS ON THE WEST SIDE OF CAPE FEAR

MPT Wilcox asked when the improvements on Lake Park taking place?

Mr. Owens said the resurfacing would be done around March, bids in December and construction around March.

MPT Wilcox said, depending on how these designs come back, if there is going to be medians that we at least get some water up there before we start resurfacing the street. Even if it is buried and it's GPS so we know where it is.

Mr. Owens said he will find out about the water line. There is probably water already under there. He will talk to Brian Cox about that. The problem might be permitting and getting new lines put in. The repaving is wonderful and is needed but it is not at a very good time. The west side of Cape Fear is good if you are cutting your parking by 1/3rd, at least on Lake Park is what you will be dealing with if you're going parallel.

MPT Wilcox asked where the tractor trailers used for deliveries would go.

Mr. Owens said Raleigh Avenue. He is sure they will still be able to stack some but mainly Raleigh.

Councilman Gilbert said that on the west side right now you get deliveries to Sea Merchants and probably some other ones. On the east side they just park in the center. That parking probably won't be full all the time and they will probably take advantage of some of that parking and keep doing what they are doing. So we're going to give the nod to go forward on that. There was a public safety issue, if you remember why, there was a discussion not to go forward on the west side of Cape Fear.

Mr. Owens said the concern was more with the east side of Cape Fear Blvd. He spoke to the fire chief and they talked about designing it so that they would make sure that the fire truck can make that turn.

Harper

Mr. Owens said basically what Peter J. Smith will be doing and Wilbur Smith to a lesser degree is looking at Harper and parking. We need to decide whether to do parallel parking on the east side of Harper and, eventually decide what to do with the intersection of Canal and Harper. We'll probably get Wilbur Smith to make a recommendation that. We also need to decide whether we want to improve parking on the west side of Harper. He asked for Council's thoughts about Harper.

MPT Wilcox asked if most of the design part of what Peter J. Smith started doing and part of the \$125,000?

Mayor Macon said he thought all of this is included in Peter J. Smith design work.

Mr. Owens said he thought so. They did look at the west side of Harper. He has had some concerns from residents along Harper too.

MPT Wilcox said the best way to address their concerns is to get a design recommendation and show them the design and have a dialogue.

Mayor Macon said if we have to designate a few of those parking spaces for folks who don't have parking, just put resident parking and put their address on it.

Mr. Owens said either that or just do the center lanes and leave the outer lanes for parallel parking. There are a lot of folks on Harper who have very little parking.

Mayor Macon said you are going to have the same problem on Cape Fear but what you do is designate.

Councilman Gilbert said he agreed with MPT Wilcox and said to go forward because we need that parking if we are taking away the parking on Lake Park.

Mr. Owens said once we have a design we can have a public hearing on all of it. We've talked about the streetscapes on Lake Park.

AQUARIUM PIER

Mr. Owens said we have talked a little bit about the aquarium pier and our hopes to maybe bring them into town. He thinks Council is on board with that. He has talked to Donna Moffit and the normal, everyday use of the pier and more parking would be better for them. The concern is the events. They are going to have a small conference space and she will need at least 150 spaces for that and that is where it gets a little bit more difficult as far as implementation goes. It can be close, the closer the better. She would like to have 150 spaces close by wherever we choose to look at the place for the pier. The other alternative would be some kind of shuttle system for those events.

MPT Wilcox said before we start worrying about location of parking, we need to site the pier. In order to do that we need to get some design drawings of where it's coming over, how high it will be, etc. to know whether the parking is going to be in close proximity or not. He understands that (1) Harper is not feasible and she doesn't want it to be in the (2) center of the boardwalk so it looks like it is headed to (3) Cape Fear. We need someone to come down and site it and give us something to work with. It will also tell us what properties would be affected. We also need to address vehicle access. He said Donna Moffit has expressed the fact that that one was not feasible and she doesn't like the other one so the question is do we spend money on all three or do we see if one works first and then if that doesn't work then look for another location?

Councilman Gilbert asked if the town manager is asking for direction to figure out what it takes because you will have to do surveys, cost analysis on acquiring if there is any public or private property you have to obtain. You can't go forward with number 2, can you?

MPT Wilcox said all three sites could technically be secured but if you come in at the center where the arcade is, you are going to have to take those buildings out so it will cost to purchase those buildings and then you can't get the trucks in there. So it sounded like the only two feasible ones were Harper and Cape Fear. In order to do Harper, you would have to buy all of those building down around that one row of Harper in order to have wide enough access because of the gazebo area. That is the only thing that lends that area.

Councilman Gilbert asked the town manager is asking them to do a feasibility study on our three sites?

Mr. Owens said yes, that would be a logical method. Cape Fear, center of the boardwalk, Harper and as an outlier, would probably be the Arcadius property which is probably not as good an option with the redevelopment of downtown. Cape Fear is probably the biggest draw to Donna Moffit because of the large right-of-way and there is already parking there and the view down Cape Fear. The Mayor said we paid to do a lot of studying and I don't think we have to pay to do another study for something that seems to be common sense to me.

Someone asked to take a short break. **Mayor Macon made a motion to take a 5 minute recess. MOTION CARRIED UNANIMOUSLY.**

Mayor Macon made a motion to return to open session. MOTION CARRIED UNANIMOUSLY.

Councilman Gilbert said he thinks we need contingencies. He would say to give staff the direction to look at the feasibility of the three or four primary sites and then come back to us after they have done that. He doesn't think there is any tremendous amount of cost on this with respect to staff looking at the feasibility and the stakeholders that are involved and from a planning purpose he thinks the town manager and planning director can look at it. That is what he would recommend right now.

Mr. Owens said that in the meantime he can talk to BMS and get some estimates and bring it back in October.

MPT Wilcox said he has no problem looking at other locations but the Master Plan has identified as this being in the downtown area and he thinks they need some consensus about whether this is an area that is best suited for downtown or something at the north end across from Harbor Master's. Look at sites where we feel it is best suited for economic purposes. An area where there can be a lot of foot traffic.

PARKING DECK

Mr. Owens said he has given them some drawings. He has not gotten the final product from Goodwin and Associates. There are two different designs that are more feasible. They looked at several things, (1) building over Myrtle Grove Avenue and extending it from the property line where the parking is now all the way over to the property line behind Bank of America which was probably not as favorable and probably not as good use of space either. There are two different designs. There are two different kinds of ramps which he reviewed. Both would hold around 400 cars. The designs were discussed.

Councilman Gilbert asked if this parking deck would be close enough for Donna Moffit's desired location for the pier for her needs. Mr. Owens said yes it would if they ran shuttle service and for the everyday user. For special events, such as weddings, in the evening, it would not be.

Councilman Gilbert asked if this was the best site. We have a CUP for Arcadius for a parking deck on our fisherman's lot, that permit is still active. Also, on the Park Place side of it, those folks are still vested for a parking deck on Hamlet. So there are these sites but we don't have one where the pier is going, seems like that would be the ideal location if that is where the pier goes.

Mr. Owens said he thinks there are some outs in both of those CUP's, that the town could come to some terms.

Councilman Gilbert said if we are here to talk about the Master Plan and we don't know if we can actually build or not on the former town hall site, it seems that would be something we need to know.

Mr. Owens said he is pretty certain we can. This is a conceptual plan. He is fairly certain this is not a FEMA lot and that it was a buyout.

Councilman Gilbert said that is what he told them last time. He would like definitive answer on whether we can build on the lot.

Mayor Macon said what spurred this even being looked at is that for a couple of years there have been complaints about waiving parking, that we have parking problems. Council voted 5-0 to build a parking deck. Staff has looked at this. We already own the property and it is in the CBD and in between the boardwalk and the marina. It is common sense.

Councilwoman Efird agreed and if we go somewhere else, we will have to buy the property plus the cost.

Councilman Gilbert said he is not saying don't build the parking deck here but he thinks we can help facilitate the Master Plan to look at multi-use. If we are going to spend \$8

million, lets really look at the cultural aspect and the multi-use aspect and make sure everyone can use it instead of just a parking deck. He gave the example of a parking deck in Roanoke, Virginia which is in the downtown area which includes a multi-storey cultural center, a parking deck and the market that surrounds it. He gave several other examples that also include retail uses.

MPT Wilcox said it is \$8 million to build a parking deck, not anything else.

Mayor Macon said to Councilman Gilbert that if he wants to do something different or build a cultural center then go forward and seek the feasibility and bring some information back to them. Council wants to pursue our streetscapes, Council has given that direction. Now he is going to lead and go forward with finding financing and everything he needs to do to make that happen as the leader of this Council. If Council voted to do a parking deck, he is sorry he doesn't like what they have come up with by staff and common sense, but that is what it is. He pointed out the parking deck with four levels where two levels could be added on. He said those two levels that could be added on could be cultural centers and if there is interest. He asked if Councilman Gilbert is talking about the town building leaseable space that they will get into the rental business?

Councilman Gilbert said he thinks they are being shortsighted with public funds, with public land and that it could be better served to the entire community. He does not remember when they voted on the parking deck that it was to be built there, he could be wrong.

MPT Wilcox said they talked about pursuing a parking deck. When he looks at pursuing a parking deck and the cost of this deck, one of the immediate considerations seems to be how to pay for it and how to have the least amount of burden on the citizens as possible. That is a huge factor. At least it is income producing and it also services the business community which has a spin-off factor to increase the tax base and all of those things actually work in favor of our citizens and their tax rate. When we start adding cultural centers and whatever, there is a cost to that and there is no offset to that he can see with regard to income except for the taxpayers paying for it. He would be curious to know if the taxpayers would rather pay \$16 million for a facility rather than \$8 million knowing that they are bearing the brunt of that burden. It is not the message he has been getting from the public.

Mr. Owens said there a several things there. One, this is probably not the most ideal location if the pier is going on Cape Fear but it probably will work. He has not gotten that clear direction from Donna Moffit but they are not there yet. It is a good location when you are starting to look at this core area, and it is adjacent to the core area. The cost of putting a parking deck on property we own is a lot cheaper than going out and buying land. The cost is there. We are getting ready to eliminate a lot of parking on Lake Park. Is it beneficial to that? Maybe not a beneficial as it would be in that core area. There are a lot of different elements. If we eliminate parking at the marina, it is pretty beneficial. It has its pros and cons with regard to location. Can you add additional space? Maybe, he doesn't think we are there yet. A library would probably be a good

use there, office space for the chamber or some other entity would probably be a pretty good use. Definitely a bath house facility because it is in the CBD and it is right there near the beach. If we never do anything, this could be beneficial to recruiting a master developer. Maybe a master developer comes in and says he would be willing to do this, buy all this property and redevelop if the town does this. If that is the worst case scenario; he doesn't think this is lost.

Gary Ferguson said the multiple use would benefit us, the Hilton and everybody else and maybe we should look at it more broadly. Maybe give it back to the architect. They talked about the farmer's market concept. From a planner's point, he thinks it is a great idea.

Mayor Macon suggested he and Councilman Gilbert work on bringing back something to Council.

Mr. Owens said they have had a lot of discussion and brought this back to Council for consideration. He is not above exploring Roanoke to see what they did and how they did it and will talk to them. It would be wonderful if they could recruit that type of thing but we are not there yet. He can see the parking deck and all the streetscapes being a key to recruiting a master developer.

Mayor Macon said we are in a time crunch because the pier is involved. If we haven't made a commitment to provide her with the parking she is going to need, the pier is not even a concept. It boils down to whether we want the pier or not, for him. It is a CBD parking issue and a pier issue.

Councilman Gilbert made a motion to bring this parking deck discussion to the October 7, 2008 meeting and ask Donna Moffit to attend and have a discussion about what would be more desirous than others. He said Donna doesn't need to come to the meeting but put it on the agenda for more discussion and with the public.

MPT Wilcox said he thinks that is premature and that we need to get the fact finding done before we bring it to the public. He has a problem not being able to provide enough information to them to really know what they are looking at or to make a decision or opinion on.

Councilman Gilbert withdrew his motion.

Mayor Macon said that Council voted to pursue a parking deck; staff looked at different sites, and this is the site that we own and is the most economically feasible. If it is thinking big picture enough then we will look at the big picture of it and that is the direction they have been given.

Mr. Owens said he and the Mayor will talk to Donna Moffit a little more about location and also look at the examples for Roanoke and he and the Planning Director will think about other options.

ENVIRONMENTAL EDUCATION CENTER

Mayor Macon said that we still have not heard back from our grants but they have a meeting later on this month with folks from UNCW.

Mr. Owens said, with regard to grants and appropriations, that Ted pulled together a bunch of grants that could be applied to the pier, acquiring land and wherever that pier may go but we are not there yet as far as acquisition. So we have identified some grant money but there is nothing there yet to apply for. There is a park grant coming up in November and we need to get to a point where we know what we are applying for. The other opportunity would be Marlow and Company and they will seek federal appropriations but at a cost of about \$45,000.

MPT Wilcox said we need someone to investigate all the potential grants that are available to our town whether they be for parks and recreation, waterfront, pier related, highway related - every possible grant opportunity that is available, when we would have to have that grant prepared and submitted, details, etc. At what point in time can we get something like that?

Mr. Owens said that is something we are getting close to. We have identified a lot of different grants. We are getting a timetable and timelines. The problem is that you have to have a project otherwise you cannot apply for a grant.

MPT Wilcox said if you knew you had funds then you could get behind it. He asked why private companies can identify all the grants but we can't. He feels we have missed a lot of grant opportunities.

Councilman Gilbert said that since we are a League member that they may have these services and can look at what the availability is.

Mayor Macon said we also have our consultant who is supposed to be working on that kind of stuff too and this should be a concerted effort to search this.

Mr. Owens said he thinks he has identified most of the public grants but he does not know about the federal grants or private grants. He will find anybody who can tell us what grants are out there for whatever projects that are even remotely close.

MPT Wilcox asked if the Main Street guy had a list of places and could we get a master list? Mr. Owens said yes.

MASTER DEVELOPER RECRUITMENT

Mr. Owens said we are focusing on the engineering parts of the ground stuff but, as far as the actual redevelopment of the downtown - you can build all this stuff, parking deck,

streetscapes, etc. and then hope for people to come or we can run this thing in parallel course.

Mayor Macon said we have met with various property owners that are players in the scheme of the town, the larger property owners, with the exception of the Federal Point folks. Everyone is very interested and hoping everything will progress as planned. We need to set a meeting to meet with possible master plan developers and property owners that are affected by the CBD and have a big workshop. There is enough going forward with the streetscaping and the other concepts to inform them of what we are trying to do.

Councilman Gilbert asked where the list is of the master developer candidates?

MPT Wilcox said that everybody that is in the industry that they can think of that maybe has come to us in the past for a project, they were going to try to put a list together and invite them.

Councilman Gilbert asked if they are talking about just local people or others such as outside people that have never been here that can see the potential.

Mayor Macon said we are trying to collect names of possible candidates and get them to Alan. We need a meeting to sit down and show them what we are thinking and where we are trying to head and to see what their interest is.

MPT Wilcox suggested talking to Peter J. Smith and get a list from them. They should know of people who specialize in this.

Councilman Gilbert said it would then be okay to have that person start the discussions with the private property owners.

MPT Wilcox suggested have the town manager talk to Peter J. Smith and bring this back to Council at the next meeting.

Mr. Owens said he is not sure how good Peter J. Smith will be in the recruitment process but there are some other folks. Mayor Macon said he thinks we should contact anybody that we possibly can to get names of folks who do this type of work and maybe send them a packet which would include this with an invitation to meet.

Councilman Gilbert said as important as it is to have a master developer candidate, it is as important to have a group of folks down there that preliminarily are talking. A facilitator is probably warranted as early as you can do it.

MPT Wilcox agreed but it has to be someone who has done this before that knows what options are available so they can have a legitimate discussion about it.

Mr. Owens said if there is a firm that does recruitment and does facilitation, it would be to his benefit to have that person do it because it is way out of his realm. He will start

with Peter J. Smith and also with planners from towns who have gone through this process.

Mr. Owens said you find one good firm that can work towards a master development plan standpoint and give an estimate as to what they think it might take to purchase those properties and give an overview as to what is out there. Then you have the same purpose you've got to be meeting with these property owners as well.

Mayor Macon feels it is being overcomplicated way too much. They have the concept. Those people met, they were at those meetings and the one particular person you are concerned about was at those meetings. The decision has been made on the master plan. What are we going to do to implement this plan. Let's do what we have to do to attract a master developer, to get somebody down here to start looking at this. Let's meet with the business owners and property owners that are in that area so we can tell them where we are at, an informational meeting. There will be questions that we will not have answers to and he doesn't have a problem saying we don't know. He would like to have a meeting as soon as possible with a list of things we are doing such as the streetscape, parking issues and possible solutions, etc. and an update on where we are in the master development planning process.

Council agreed to hold a Master Development Plan informational meeting on November 6, 2008 at 7:00 p.m. with property owners and business owners. Advertise it as informational meeting, not a public hearing, and take flyers around to businesses.

MARINA EXPANSION

Mr. Owens said there has been nothing done on the expansion of the marina and if they want to move forward with this some preplanning would have to take place with an estimated cost of \$25,000.

Mayor Macon said he feels they should move forward with trying to get a grant to do the whole project which would include the Blackburn site as well as the other two parcels.

Mr. Owens said his concept would be to hire someone to do a survey and get a design and layout. It probably wouldn't include the Blackburn or the two parcels Bigley owns along Lake Park. That may be an alternate concept but it wouldn't include those.

MPT Wilcox said the idea of expanding the marina and it not being a part of the streetscape is much less appealing to him. He was excited about moving the water out to the street and it becoming a part of that entrance appeal.

Mr. Owens said it would be easier to get a grant if you had a concept. Right now he doesn't know how many slips you can get there, what is permitted.

Mayor Macon said to bring it up at the next Council meeting with Councilman Johnson in attendance and discuss it then.

EXTENDED BOARDWALK

Mayor Macon said what they are talking about doing is having a boardwalk that would run from the marina to the lake. This is a lower priority item.

Mr. Owens said the streetscape is the highest priority right now.

Mayor Macon said the three top priorities are streetscape improvements, parking and the pier.

LAKE IMPROVEMENTS

Mayor Macon said he has received comments saying it is really nice but need to increase the beautification with plantings and trees and maybe the Island Women could look at the lake with that concept in mind.

MASTER DEVELOPMENT PLAN IMPLEMENTATION COMMITTEE

Mr. Owens said if they want to do an implementation committee he would recommend 10 people or so with a variety of different people. Some of their charges could be plan promotion, seeking grants, state and federal appropriations, business recruitment, looking at priorities and helping to implement them, consider following main street principals. We have not advertised for this committee but if Council wishes to do so, we can go forward with that.

Councilman Gilbert said we could look at professionals in the community to recruit to come in and help with the cause.

Mayor Macon made a motion to advertise for a Master Development Plan Implementation Committee with 11 members and staff as liaison. MOTION CARRIED UNANIMOUSLY. The appointments to be considered in November and members should have some stake in the island. Advertise in the Star News and Island Gazette and send letters to the business owners in the CBD.

LAND USE PLAN

Mr. Owens said the CAMA staff feels that we didn't advertise correctly, and we feel we did. We need to have an authorized public hearing for October 17, 2008 at 6:30 p.m. and re-advertising for the November CRC meeting. The public hearing is to readopt the LUP. If CRC hears it and agrees that we did everything and we will know by the end of September. So this meeting is contingent on what they do.

MPT Wilcox made a motion to hold a public hearing on October 17, 2008 at 6:30 p.m. to approve the Land Use Plan. MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

There being no further business, **Councilwoman Efirm made a motion to adjourn.**
MOTION CARRIED UNANIMOUSLY.

Respectfully submitted,

Lynn N. Prusa
Town Clerk

Approved: _____