

MINUTES
OAK ISLAND TOWN COUNCIL
SPECIAL MEETING
MARCH 25, 2019 – 9 A.M.
COUNCIL CHAMBERS - OAK ISLAND TOWN HALL

Present: Mayor Brochure, Mayor Pro Tempore Winecoff, Council members John W. Bach, Sheila M. Bell, Charlie K. Blalock and Loman Scott, Town Manager David Kelly and Assistant Manager/Town Clerk Lisa P. Stites, MMC.

Mayor Brochure called the meeting to order at 4 p.m.

Consideration of Awarding and Approving Contract for paving: Mayor Brochure read from the agenda memo; the money for the project is in the budget from Powell Bill funding received. Councilor Bach asked how the streets to be paved were selected. Mr. Kelly said that a company evaluated all of the streets, and he explained the criteria used. The book with the company's report is available for review at Town Hall and in the Public Works building. Councilor Bach also asked about a charge for milling the butt joints; Mr. Kelly explained that process and confirmed that the sewer cuts on the streets to be paved will be repaired. Councilor Bach asked if funds had been held over a three-year period to go for a larger bid to get a consolidated impact for our dollars; Mr. Kelly said that was correct. Councilor Bach asked about a difference in the proposed prices; Finance Director David Hatten explained that the higher number was from the other proposal. Mr. Hatten also said the contract would be for 39 streets. Answering a question from Councilor Blalock, Mr. Kelly confirmed that the company would repair the sewer cuts on the streets included and that there would be a guarantee for the work. **Councilor Bell made a motion to award the bid for paving to Highland Paving in an amount not to exceed \$1,069,950 and to approve the contract, subject to approval by the Town Attorney. Mayor Pro Tempore Winecoff seconded the motion and it passed unanimously.**

Consideration of Proposals for 810 Ocean Drive: Mayor Brochure gave a summary of the proposals received. Mayor Brochure also said a third option was for the Town to operate it as an events center. Councilor Bach said that one of the bids is conditioned on a sprinkler system being installed and asked if there was currently a sprinkler system. Mr. Kelly said a sprinkler system would be required for the type of business that particular applicant had proposed. Councilor Bach asked if it was correct that a nightclub required a sprinkler and a restaurant did not; Mr. Kelly said that was correct. Mr. Kelly said that a restaurant at the Pier and a restaurant at 801 Ocean Drive would not be in direct competition with each other. Mayor Pro Tempore Winecoff said that he thinks the Town should make the most money as possible, and that he'd like to see that revenue go for maintenance of the building and for the beach. He said that most of what he has heard from residents is that they want an events center. He also said recent literature from the Chamber of Commerce indicated that destination weddings were a good business for our area. He said he was in favor of operating it as an events center and using it for Town functions. Councilor Scott said that he agreed, and that the money they were willing to pay was not enough. He said they could give it a year or two and see how it goes and make a different decision if needed. He also said he'd like to see a reduced rate for resident use. Mayor Brochure said that Southport charged resident and non-resident rates. She said that when she worked for the City of Southport, there was a waiting list two years out for the community center. Councilor Bach said that he thought neither of the bids would return the Town's investment and he had concerns about the proposed uses. He also wanted to see the Town pursue establishing an events center. Mayor Pro Tempore Winecoff said he'd also like to see costs tracked to see what the Town is spending on it. Councilor Bach said that he thought a business plan was needed. **Councilor Bell made a motion to direct staff to proceed with opening an events center at**

801 Ocean Drive to be managed by the Town. Councilor Scott seconded the motion. Councilor Bach made a motion to amend the motion to add that the Town is to produce a detailed business plan with detail and projected numbers. Councilor Bach clarified that he was asking staff to produce a detailed plan with staffing needs, advertising, etc. Mayor Pro Tempore Winecoff seconded the motion to amend and it passed unanimously. The amended motion passed unanimously.

Councilor Bell thanked those who submitted proposals. She said she knew they had put a lot of work into it but that the money just wasn't there.

Councilor Bach made a motion to adjourn at 4:17 p.m. Councilor Bell seconded the motion and it passed 4-1 with Councilors Bach, Bell, Blalock and Scott in favor and Mayor Pro Tempore Winecoff opposed.

Cin Brochure, Mayor

Attested: _____

Lisa P. Stites, MMC
Assistant Manager/Town Clerk

Clerk's Statement: Minutes are in compliance with the open meetings laws. The purpose of minutes per the open meetings laws is to provide a record of the actions taken by a Council or a Board and evidence that the actions were taken according to proper procedures. All actions of the Council are recorded in the official minutes. Not all portions of Town of Oak Island meetings are recorded verbatim in the official minutes, with general discussion items, reports, presentations, and public comments being paraphrased or summarized in many instances. Public comments in writing should be submitted to the clerk via hard copy, electronic mail, or other means so as to ensure an exact verbatim account. The Town of Oak Island provides full coverage of meetings on Government Channel 8 so that the Citizens and the Public may view and listen to the meetings in their entirety.