

**City Council Work Session  
September 23, 2024**

The City Council of the City of Elizabeth City met in Work Session on Monday, September 23<sup>rd</sup>, 2024 in Council Chambers, located on the 2<sup>nd</sup> floor of the Municipal Administration Building, 306 E. Colonial Avenue, Elizabeth City, NC.

MEMBERS PRESENT: Mayor Kirk Rivers  
Mayor Pro Tem Kem Spence  
Councilman Johnson Biggs  
Councilman Joseph Peel  
Councilwoman Rose Whitehurst (*Arrived at 5:38 p.m.*)  
Councilwoman Katherine Felton  
Councilman Ronnie Morris  
Councilman Johnnie Walton

MEMBERS ABSENT: Councilman Javis Gibbs

OTHERS PRESENT: City Manager Montre' Freeman  
City Attorney Bill Morgan  
Chief of Staff Monica Cole  
Deputy Finance Director Brian Lewis  
Interim Chief of Police James Avens  
Electric Superintendent Donnell White  
Interim Human Resources Director Anna Spence  
Development Services Director Reggie Goodson  
Parks and Recreation Director Sean Clark  
Grants Administrator Jon Hawley  
Fire Chief Chris Carver  
Assistant Fire Chief Thomas Brooks  
ECDI Director Debbie Malenfant  
IT Director Matthew Simpson  
IT Systems Analyst Pedro Holley II  
City Clerk April Onley

Mayor Rivers called the Work Session to order at 5:32 p.m. Mayor Pro Tem Spence provided the invocation, after which Councilman Peel led the Pledge of Allegiance.

**1. Agenda Adjustments and Approval:**

Mayor Rivers asked the Council's pleasure on the prepared agenda.

**Motion to approve the agenda as presented was made by Mayor Pro Tem Kem Spence, seconded by Councilwoman Katherine Felton. Those voting in favor of the motion were: Biggs, Peel, Spence, Felton, Morris and Walton. Against: None. Motion carried.**

**2. Committee Reports / Updates:**

**a. Public Utilities Committee (*Walton, Biggs, Spence*);**

**i. Presentation / Discussion – County Water;**

Councilman Walton stated that this presentation was a surprise to him and he wished there had been more communication about it coming forward. This fell under the purview of Public Utilities and this should not be the first time he was hearing about it. Councilman Biggs recalled that the topic was discussed during the last Public Utilities Committee meeting, and they did go over it in detail. Councilman Walton inquired whether any discussion with the County had happened since that time. Manager Freeman relayed that both he and staff had met with the County prior to this meeting. Previously, there was a discussion about the rates on Halstead, during which time the County's study and the

water contract were referenced; however, they were lacking certain details the completion of the study would now provide. Councilman Walton asked if these conversations with the County happened since the last meeting. Manager Freeman replied that they did not; these discussions happened prior to the last meeting.

Manager Freeman introduced Pasquotank County Manager Sparty Hammett, Patrick Lewis, Senior Engineer of American Engineering and David Smithson, Public Utilities Director for Pasquotank County. There have been great discussions about the work that would be happening out on Halstead. The County's engineers conducted a recent study and they were prepared to present the findings to the City.

Mr. Smithson explained that the County currently sells water to the City for roughly 341 customers, but has not been under contract since 2016. Due to changes in regulations, the County hired American Engineering to perform a study to ensure fairness for all involved parties.

Mr. Lewis stated that their study culminated in the suggestion of three options. Option #1 would require that Elizabeth City run a 12-inch water main to service the customers on Halstead. The main would be total about two-and-a-half miles in length.

Option #2 - The boundary between Pasquotank and Elizabeth City would be delineated at the existing Pasquotank water meter on the transmission main. There would be a reserve capacity charge that would need to be put in place and a new agreement drafted. They estimate a cost of about \$600,000 to put meters on the existing mains that connect to the customers, plus a one-time fee of about \$1,852,000 for reserve capacity. From that point on, the City would service those water customers. If a new water main needed to be constructed, a new meter would be installed at that time. The money in Option #2 might have other meter fees associated with it based on future land use.

Option #3- Elizabeth City conveys existing Halstead Corridor water mains to Pasquotank County and the customers become Pasquotank County water customers and all servicing moves over to the County. There is no cost associated with that for the City. In the future, any additional water mains for development would need to be approved by the County, and they would be owned and operated by the County.

Mayor Rivers asked what rate the City would pay the County on Option #2. County Manager Hammett replied that it would remain at the same \$7.77 per 1,000 gallons. Mayor Rivers asked if the City took Option #3, what the rate charge to the customers would be at that point. Manager Hammett explained that with Option #3, there would be an \$18 base rate and then a charge of \$6 per 1,000 gallons. The County would have been slightly lower before the City's recent base rate increase, and would be significantly lower now. Councilman Walton was concerned that Option #3 takes Elizabeth City out of the equation entirely. Mr. Lewis confirmed that it did, and those customers would become County water customers, leaving Elizabeth City with no reason to service those mains. He pointed out that Option #2 also has additional fees that will occur in the future, so there will be ongoing metering fees there. Councilman Walton said he understood that, but we'd still have some connection with the system though.

Mr. Lewis noted that there are four water mains right now, one with a master meter and the other three would need master meters installed. The transmission main that services the meter is the responsibility of the County.

Mayor Pro Tem Spence inquired if there might be a scenario with Option #3 where if the City did turn it over to the County, could we eventually come back and take it over again. Mr. Lewis replied that if something like that were ever to happen, there would have to be an agreement between Elizabeth City and the County, and Option #2 would also have to occur at that time as well.

Councilman Biggs asked if the total water customer count right now is 341 on Halstead. Manager Hammett confirmed that was correct, but there are many more to come.

Councilman Peel noticed that the write-up from the County provided a recommendation to pursue Option #3. He asked Manager Freeman if that was his recommendation or just the County's. Manager Freeman advised that Option #3 was not his recommendation. He could not discuss his recommendation in open session, but he would like to discuss it in closed session.

Councilman Walton stated that he would like to hear from the City's experts on this. What does Director Bell think? Director Bell concurred that we do have a lot to consider. If we decide to keep the service under the City, we have to look at the costs associated with running new lines. Councilman Walton asked Director Bell if he had any specific thoughts or opinions he'd like to share on the options. Director Bell felt that the City needed to do internal work on each of the options to determine which makes the most sense. Right now, we don't have enough information to make a decision. Councilman Walton opined that the County has been very diligent with their process, and we are caught behind the eight ball. Director Bell agreed that the County is ahead of the game, but the City can try to put a foot forward. Councilman Walton suggested we do that quickly so we can make a logical decision.

Councilman Peel asked if there was a timeline. Manager Hammett replied that the County does not really have a timeline, but it's important to remember we can't approve any new projects in the territory until there is an agreement in place. A 2009 letter said all three agreements had to be in place going forward. We have been in contact with the State about this and they were firm about this. If a line is already there, that's okay, but if we have to do something involving a new line or something requiring approval by the State, we can't do that. We have a couple of apartment projects waiting right now. They aren't pushing on us too hard, but they've been pending for about a year. The County can work with the City on any of these options. We just need an agreement in place. We will work with you on whatever you choose.

Councilman Biggs felt the Council needed to have a really good understanding of where the pricing is on this district, what it looks like for the 341 customers out in that district. I am not in favor of turning over control of anything, but at the same time, I also don't want to add an undue tax, which is what this would ultimately be. If you look at the \$2.4 million for Option #2 and you divide it by 341, that is about \$7,200 per customer. Even if you break it down over five years, it's still excessive and it's not covering additional growth. At what point in time would we pay for additional mains? What are we at capacity wise versus when we would have to entertain those discussions?

Mr. Lewis advised that we are at about 75% right now, so  $\frac{3}{4}$  to topping out on the original agreement. Honestly, we can only answer how much more can be connected based on a use model. I can conjecture and be wrong, but you would have to do an engineering analysis to make sure there's availability on your existing mains.

Councilman Biggs noted that not only would the City need to look at the requisite \$2.4 million, but also find even more than that because we are knocking on the door of topping out on the agreement. We know the amount of growth that's coming to Halstead, but maybe you wait and entertain that when the time comes.

Councilman Peel encouraged the Council to remember that this is not the only area growing. We have growth going on in other places and we will have demands on the existing system. It seems to me that the determination of the well capacity is critically important. I know years ago that there was a study performed and there's not much other water in the County except where we are now. Director Bell confirmed that was his understanding as well, and he wasn't sure if we could add more wells. Councilman Peel agreed with Councilman Walton's earlier sentiment that this would be information the Council would need, ASAP.

Manager Freeman stated that he and Director Bell have identified five questions that they would need to get to the bottom of before they could advise the Council of anything. They need some other data in order to bring a real recommendation forward. In other words, we need to do the work, whatever that may be.

Mr. Lewis reminded the Council that if Option #3 were taken, any new development would have to work with Pasquotank County to secure water with their plant, so it would not be on the City to do that.

Councilman Walton believed this was an important first step. The two entities are working in the best interest of the citizens and we need to collaborate even more. This is the first step, but there are others that need to be taken if we intend to look out for the growth. I know the manager has to bring information back to the Council on this, but I would like to have some meetings with the County again for updates because what we do together

helps the citizens of the city. He thanked the County for presenting and hoped they would be able to get together as a whole soon.

**ii. Consideration – Authorization to Apply for AIA Programs;**

Manager Freeman explained that some time ago, the Assessment Management Plan was adopted, which has now expired. The plan created a roadmap for us to handle some of our capital needs. We want to apply for a grant of up to \$300,000, but there is an up to \$30,000 match required from the City if we were to go forward. If the Council feels this is prudent, it would need to go forward for an official vote this evening.

Councilman Biggs asked where the \$30,000 match would come from. Manager Freeman replied that staff found a few different possibilities. We would likely pull from Public Utilities, across various lines. The most the match would be is \$30,000. The price of the match ultimately depends on how much we are granted.

**Motion was made by Mayor Pro Tem Kem Spence, seconded by Councilman Johnson Biggs to authorize staff to apply for the Asset Inventory and Assessment grants in an amount not to exceed \$300,000; approve commitment of up to \$30,000 for required matching funds; adopt the enclosed grant resolutions; and authorize any required signatures. Those voting in favor of the motion were: Walton, Biggs, and Spence. Against: None. Motion carried unanimously by committee vote. The item was carried forward to the September 23, 2024 Regular Session for action by the full Council.**

**b. Community Development Committee (*Whitehurst, Felton, Walton*);**

The Community Development Committee had no items for discussion.

**c. Public Safety Committee (*Spence, Peel, Felton*);**

**i. Discussion / Consideration – Boat Purchase;**

Chief Carver stated that he'd discussed this item with his committee the previous week and was encouraged to bring it forward for consideration. In the past, the Fire Department had the opportunity to purchase a surplus boat from the NC Wildlife Commission. These surplus boats are hard to get because it's very competitive and they go quickly. He would like to get the Council's authorization to spend up to \$5,000 if he received word that one became available, as it would be unlikely that there would be time to bring it back to another meeting before it was gone. The Fire Department has been running more and more calls on the water. Their needs are increasing and now with the new dinner boat, this would give them the proper capabilities to provide adequate help. They had two water rescues within one hour at Waterfront Park last month. Their current boat will only allow for launch in perfect weather, which isn't often.

Mayor Pro Tem Spence shared that after Chief Carver explained the Fire Department's need to him during their meeting, he felt that if we can get a boat for \$5,000, it is necessary. Chief Carver noted that several other areas have received one, including Hertford and Bethel., and they've all worked out well. If we can get the boat itself, even if it needs a motor, we can work around that.

Councilwoman Felton stated that they agreed during their meeting that this is needed, particularly for the price. Depending on the shape of the boat, we might have to get some minor repairs done, but it's worth it. Mayor Rivers asked if there are ever boats that go for more than \$5,000. Chief Carver replied that the going rate is \$3,500 to \$5,000, and he was going to look at one tomorrow. Mayor Rivers wondered if they should authorize a higher limit, maybe up to \$10,000 just in case so it doesn't have to come back? Anything is better than paying full price and the better condition something is in, the more you may have to pay. We need a good boat. Councilman Peel pointed out that these are good boats. They are solid and if you can get one of these for \$5,000 with a trailer, that is a

deal. Chief Carver agreed because generally a boat with a trailer and no electronics whatsoever often ran between \$80,000 and \$90,000.

**Motion was made by Councilman Joseph Peel, seconded by Councilwoman Katherine Felton to authorize committing up to \$10,000 in funding for the acquisition of a boat for the Fire Department. Those voting in favor of the motion were: Peel, Spence and Felton. Against: None. Motion carried unanimously by committee vote. The item was carried forward to the September 23, 2024 Regular Session for action by the full Council.**

**d. Parks and Recreation Committee (*Gibbs, Morris, Whitehurst*);**

**i. Update / Consideration – Harbor Town Cruises;**

Director Malenfant reminded the Council of the previous improvements proposed by Harbor Towns Cruises in January of 2024, which were subsequently approved. In May, the Council authorized Harbor Towns and AR Chesson to begin the design and permitting process. The team is now at the point where they are ready to submit the CAMA permit to get approval for the improvements. During the initial operations, it was determined that the conditions at the waterfront for some of the boats sometimes makes it unsafe for pedestrians to get on and off the boats. Harbor Towns is proposing increases to the size of the dock area. In certain weather conditions, the boats are often pushed against the docks. With the boats being parallel to the docks, it also obstructs the view of the waterway for citizens who are utilizing the park. The Harbor Towns Cruises team is proposing some additional boat docking options. Part of the CAMA permit, if approved, will include additional pilings in the area. One suggestion included up to four additional pilings to allow the ferryboats to dock on the sides of the existing pier, plus adding a docking option south of that toward the existing boat launch for the dinner boat to be docked. These are the new primary options for docking. Mr. Thomson mentioned that Mayor Rivers addressed the issues with the view and the boarding safety, so they wanted to emphasize those items. The new docking is also closer to the parking lot, so trucks will not have to be brought across the grass for deliveries.

Director Malenfant continued that the docking move would require new electric and water service, four pilings, and installation of cleats, which will be put in by AR Chesson. They will work in coordination with the City's Electric Department and any other departments who need to be involved to ensure they do not hinder or affect any ongoing events. CAMA will evaluate where the existing boat ramp is and the water flow to determine if what is being proposed will or will not impede existing boat traffic. They will be the final decision makers.

Councilman Peel asked how close that was to the existing boat ramp. Mr. Morris of AR Chesson replied that they would be maybe 30 or 40 feet from the side of the ramp. Councilman Biggs was concerned that would be much too close. Now we're starting to impede the general public's traffic for one singular interest, and I'm not trying to downplay the ferry boats. I use that ramp frequently in the summer time and there are numerous boats trying to get in or out of the water. There is a heavy flow of traffic on that ramp. Once you get into that flow, if you don't know exactly what you're doing it gets a bit challenging. If you have now also have to navigate around a dinner boat and a pier and everything else, you might have some trouble.

Mr. Thomson believed that it could certainly be moved another 30 feet north.

Councilman Peel opined that some of the people he'd seen trying to navigate that ramp, he would not want his ferry boat near them. He would be worried the ferry would get damaged. You get some wind running through there and even if you have experience, there is not a lot of room for error. It's a tight course.

Mayor Rivers asked for clarification on the issue with the loading and unloading. With where they are docked now for the loading and unloading, what's the primary issue? Mr. Thomson explained that Harbor Towns worked with the City to get here as fast as they could on these boats. They used the existing facilities because of the timeline of the

permits. Because of that, it meant they used facilities made for other boats and simply altered the pilings for the Harbor Towns boat, which is slightly bigger. The pilings are about two-and-a-half feet off the dock and the gangway for the boat has to be stepped down to. What we want is, if this isn't approved, to remove the current pilings and make some closer to the concrete wall. With the other boat, we noticed some rocking and rolling when the south wind is in. By changing over to the side when the wind is up, we don't have as much side-to-side action. If we could be on the other side, there's simply less wind because it's around the corner. He understood the concerns and advised that Harbor Towns was prepared to do whatever the Council suggests or requests.

Mayor Rivers verified the main thing for the people getting on and off the boat was the safety. The secondary concern was being docked overnight. Mr. Thomson added that the boat would only be stored there maybe 10 days a month. Mayor Rivers noted that people were very excited about the boat, and he had seen many people going out and taking pictures. Mr. Thomson reminded everyone that they would be doing cruises on the 28<sup>th</sup> and 29<sup>th</sup> as well.

Councilman Biggs asked if they wanted to widen the pier where they were proposing to put the gazebo, Mr. Thomson noted that particular portion had already been approved, but instead of having the boat parallel to the bulkhead, they wanted it facing out. Councilman Biggs did not feel that would be a problem at all. Mr. Thomson pointed out that if the other were a problem, his next suggestion would be to bring in pilings on the north side of the pier. One of the issues with this particular area is there are cut-off pilings for about 80 feet. Councilman Biggs wondered if CAMA would allow you to go down with material to create a type of seawall there to dockside against the existing bulkhead. Then you could move your dinner boat down a bit. Mr. Thomson explained that he could only move it back about 50 feet in total. Councilman Biggs asked what the cost would be to replace the cut-off pilings there. Is it expensive? Mr. Thomson replied that it was pricey, but they wanted to ensure that it was done right. Councilman Biggs said he was open to any options, but he felt that the closer you get to the boat ramp, the more issues you may have.

Mr. Morris asked Councilman Biggs if he felt 50 feet would be adequate if they started further down. Councilman Biggs thought that it was still really close. The map makes it look like there's more waterway than there really is. If you have both boats here at the same time, it's going to be hard to navigate when you start stacking everything in the area. Mr. Thomson reminded him that one boat would take up less space because it will be turned to face a different direction. He could put it on the north side of the pier. Councilman Biggs inquired whether he wouldn't rather have it on the south side for more protection. Mr. Thomson replied that he would. He asked if the Council would then approve Harbor Towns removing the present pilings and putting new ones in close to the bulkhead. Director Malenfant pointed out that they would still have the dilemma of deliveries with that scenario. Councilman Biggs said he had been across the gangway as it sits now and it is not safe.

Mayor Rivers felt the item should be forwarded to the full Council for further discussion tonight so Harbor Towns and AR Chesson can have an answer and prepare to move forward. What is the timetable on the bathrooms? Mr. Thomson stated that the time to redraw the map itself is not very heavy, but it takes six months to get the permits from CAMA. Mr. Morris noted that they would not require CAMA for the restrooms. They hoped to have those completed this winter. The building plans are ready as far as the structural plans. Once we get the full plans ready, we'll go through the process. Mayor Rivers asked if this might be finished by April. He said he was only asking because we have a lot in March, April and May as far as events, and it would be nice to be not under construction at that time.

Councilman Biggs asked when Harbor Towns needed a final answer. Did they need it tonight? Mr. Thomson replied that it didn't have to be tonight necessarily. What matters is that it's part of an overall permit. From the time that we can tell Chris and AR Chesson exactly what it is we're doing, it's going to take six months for the permit. It's just one of those things. As far as we're concerned, the City can really give an answer whenever, but for CAMA, we have to have everything in place to start that six-month permitting clock. Mr. Morris noted that it would be great to have a decision tonight because everything else for CAMA is ready to go. Councilman Biggs said he had only asked because he felt it

might be beneficial for some of the Council to go on site and look at it to determine the best answer. Councilman Peel pointed out that they were told one of the things CAMA will look at are the issues raised by the Council. CANA may come back and say changes have to be made. Director Malenfant wondered if they could temporarily dock one of the boats there in order for the Council to get a visual idea. Councilman Biggs thought they might be able to go out and simply mark it off. Mayor Rivers said he was in favor of the north side idea. The bathrooms will be on that side with the walkways. The parking is across the street and that makes everything a direct shot. We will go ahead and carry it to the full Council tonight.

**Motion was made by Councilwoman Rose Whitehurst, seconded by Councilman Ronnie Morris to forward the Harbor Towns Cruises item to the full Council for further discussion. Those voting in favor of the motion were: Whitehurst and Morris. Against: None. Motion carried unanimously by committee vote. The item was carried forward to the September 23, 2024 Regular Session for action by the full Council.**

## **ii. Consideration – Pool Street Park Improvements / Revitalization;**

ECDI Director Malenfant shared that in January 2020, the Council was presented with a plan for upgrading Pool Street Park, but nothing was done at that time. The park's current construction is dated and limits its potential uses. The numerous large trees in the park are overwhelming the space. The tree root bases have displaced pavers, creating hazards and fragmented the space, limiting the type of activities that can be held at the park. They have had landscapers and local arborists try to determine if they could save the trees. The original recommendation was to remove all the trees; however, they may be able to keep the large live Oak at the south end of the park and remove the others. The roots have damaged the walkway and it is very uneven overall.

ECDI Downtown, the Parks and Recreation Department and Grants Administrator Jon Hawley have been working on a concept for redesigning the park into a community space to drive tourism. It will be an open space, and the majority of the brick pavers will be removed. There will be excavation of up to eight inches, lighting replacement, electrical work, fountain repair or replacement and hauling and disposal of signage and benches. They have done some shade analysis and the park itself only gets about two hours of direct sunlight. The fountain in honor of Miles Clark will remain, but may be modified, but they will work with the Miles Clark Foundation closely on that piece. The estimated cost for the project is \$260,000. They propose to fund the project with \$55,000 from the City through tourism dollars, \$55,000 from the County (also tourism dollars) and Visit Elizabeth City, ECDI (already committed), private contributors (about \$30,000 so far) and some grants. If everyone agrees and to the expected amounts, there will be about a \$40,000 gap in funding, which can be filled with other grants and private contributions. Future upkeep will remain under the Parks and Recreation Department. They will need the Council to approve the proposed concept and authorize that ECDI take the lead on the project, as well as approve a request of \$55,000 from the City's tourism funds. Additionally, the Council will need to support ECDI asking Pasquotank County to collaborate on the project as the park abuts one of their buildings and request \$55,000 in from the County's tourism funds as well. They will also submit a request of \$55,000 to Visit Elizabeth City and apply for the T-Mobile grant and any other potential grants as they can find them.

Councilman Walton inquired how much funding in total would be requested from TDA. Director Malenfant stated that between all sources, requests would total \$165,000. Councilman Walton felt that was a significant amount of money. Mayor Rivers asked if a final price for the complete project was submitted. Director Malenfant replied that they received a quote of about \$220,000, and the addition of the benches, lighting, etc. brought the estimate to about \$260,000. Mayor Rivers asked if anyone had contacted the Miles Clark Foundation about potential funding. Director Malenfant stated that they could and they would, but this is the first step.

Councilman Morris believed this project needed to be explored, as the park is rife with trip hazards. We probably need to put caution tape down because it is terrible over there right now. Mayor Rivers asked if the Committee would like to forward the item to the full Council

to consider this evening. The City owns the park, and with all the partners coming in and offering assistance, it makes sense to approve it.

**Motion was made by Councilman Ronnie Morris to forward consideration of the Pool Street Park Improvements / Revitalization to the full Council for consideration.**

Councilman Walton encouraged everyone to look into TDA's policies because if you don't adhere to those policies, things won't go through. He added that those were just his thoughts on the matter, however and they should do what they felt was right. Director Malenfant assured Councilman Walton that they had carefully reviewed the TDA policy for funding and were building their application around what was allowable. Space making was included in the policy, but if it were turned down, they would either shelve the project again or check into other available funding.

**The motion was seconded by Councilwoman Rose Whitehurst. Those voting in favor of the motion were: Whitehurst and Morris. Against: None. Motion carried unanimously by committee vote. The item was carried forward to the September 23, 2024 Regular Session for action by the full Council.**

**iii. Update – NC Amateur Sports Coastal Ride;**

Director Malenfant stated that this was just an informational item. The NC Amateur Sports organization has chosen Elizabeth City for their Spring Coastal Ride. We are estimating 600 riders will stay in hotels, about 500 will camp outdoors, and then about 150 will stay in RVs. We are still evaluating where those vehicles will be parked. The participants will arrive on Thursday, ride on Friday and Saturday, and depart by Sunday afternoon by 4:00 p.m. The average age of the riders is between 45 and 65. They don't require much from the City beyond the usage of some parks. They do ask for their host city to host a Friday night social for the cyclists, and ECDI voted to host and fund that event. They will bring in local caterers and visit local restaurants. They bring in their own showers, but may need assistance with water or electrical hookups. They are a very organized group. They will go through the special event permitting process to make sure their specific needs are covered since they will be using some parks. They are not asking for any sort of Council action, but a consensus in support would be appreciated.

Councilman Walton noted that this event was one of the things to which he had given his blessing. It is not like there won't be a cost because all services have a cost. The Police Department, Fire Department, all of that has costs. It's a good event though and it will benefit the city. This will definitely put heads in beds and that is what TDA is about. Director Malenfant added that she had neglected to say that the initial contact with this organization was through Visit Elizabeth City and they did provide them with funds to help offset the cost of bringing this event here.

**Consensus was given by both the Parks and Rec Committee and the Council that they were in support of this event.**

**e. Finance (All);**

The Finance Committee had no items for discussion.

**f. Planning Committee (Peel, Walton, Biggs)**

**i. Consideration – Call for a Public Hearing – CZ 01-24;**

Director Goodson explained that this is a request for a call for a public hearing for 35 acres on Weeksville Road for conditional reuse rezoning. The applicants have limited their use for 248 units. Land use recommends industrial zoning, but we get very few requests for that any longer. Staff did look at that and recommended approval since we no longer receive those. Another reason is because ECSU and Coast Guard Base Management have been asking for more housing near their facilities and this is located

between them. One problem presented was from Scott Hinton, who said the Coast Guard was conducting a study that may end up in the construction of another runway. This particular site is in the area where accidents may happen more frequently. The report has not yet been released and we do not have a timeline for when it will be released. The Planning Commission considered that and recommended denial; however, staff recommends approval.

Councilman Peel stated that he'd talked with Commander Koski and Scott Hinton and he believed the report in question was in. This site is in the accident area, but so is Pelican Pointe and a bunch of other things. All that really means is that the people have to sign a statement that they know they are in that zone. The people in Pelican Pointe do that now. It could be a little more dangerous due to planes coming over them, but planes are coming over many of us. He did not think it was a big issue.

Councilman Biggs asked that whenever the site plan came forward, that a lot of emphasis was put around stormwater. The flow for that goes down past Dollar General and Weeksville Road and we're going to have to address that at some point. He didn't want to move too far without looking at that. Director Goodson pointed out that during the TRC meetings when the site plan was considered, they would discuss that because they have had comments from farmers about that. Councilman Biggs worried that even downstream, it was clogged.

**Motion was made by Councilman Johnson Biggs, seconded by Councilman Johnnie Walton to carry the item forward to the full Council for consideration. Those voting in favor of the motion were: Biggs, Peel and Walton. Against: None. Motion carried unanimously by committee vote. The item was carried forward to the September 23, 2024 Regular Session for action by the full Council.**

**ii. Update / Discussion – Amendments to Policy Sections III and V;**

Mayor Rivers asked that in the interest of time, this item be moved forward to the Regular Session.

**3. Adjournment:**

There being no further business to be discussed, Mayor Rivers declared the meeting adjourned at 6:55 p.m.

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E. Kirk Rivers  
Mayor

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April D. Onley  
City Clerk, NCCMC