

Town of Swansboro
Board of Commissioners
July 10, 2023, Regular Meeting Minutes

In attendance: Mayor John Davis, Mayor Pro Tem Frank Tursi, Commissioner Pat Turner, Commissioner Larry Philpott, Commissioner Jeffrey Conaway, and Commissioner PJ Pugliese.

Call to Order/Opening Prayer/Pledge

The meeting was called to order at 5:30 pm. Mayor Davis led the Pledge of Allegiance.

Public Comment

Citizens were offered an opportunity to address the Board regarding items listed on the agenda. No comments were given.

Adoption of Agenda and Consent Items

On a motion by Commissioner Philpott, seconded by Commissioner Turner, the agenda and the below consent item was approved unanimously.

- Text Amendment/Town Code Chapter 74 Schedule V. One Way Streets and Chapter 75 Parking Schedules; Ordinance 2023-O8

Appointments/Recognitions/Presentations

Employee Introduction

Deputy Clerk Cuadro Introduced Linda Stegall who joined administrative service as the Permit tech. Linda bring with her 30 years of administrative experience.

Employee Recognitions

Police Chief Dwayne Taylor Presented the Advanced Law Enforcement Certification to Lieutenant Ben Brim and Detective Jeremy McNeil.

Parks & Recreation Month Proclamation

Mayor John Davis presented Parks and Recreation Director Stanley and her department with a proclamation designating July as the Parks and Recreation Month. Director Stanley shared that the Parks and Recreation Department's success was contributed to the staff, community partners and volunteers as well as funding opportunities that had been obtained.

Waterfront Plan Presentation

Commissioner Philpott reviewed a presentation to refresh the board on the Waterfront Plan *attached herein*.

The board provided the following comments:

- The plan Does not reflect the current reality and needs to be more in line with the Land Use plan.
- Reactivate the Waterfront access development plan committee.
- Look into what can be budgeted or research grants.
- The vision is to see the Waterfront Plan Continue

The board would like to review and look at the Waterfront plan again as a project in the next few months.

Business Non-Consent

EOC/PSB Feasibility Report

Ernie Olds and Brice Reid with Becker and Morgan addressed the board and reviewed that the final draft feasibility study was presented to the Emergency Operations Center committee on June 21, 2023. The Committee made some suggested clarification points that Becker Morgan incorporated. The study included four options *herein attached*, that captured space needs in differing ways. In all options the EOC would be designed as a highly secure and hardened facility capable of resisting Category 4 hurricane conditions. Staff recommends Option C or D as both provide opportunity for the preferred drive-through bays and allows for the existing building to be re-purposed in the future for another use.

The budget summary for the 4 options were as follows:

- Option A – \$4.2M in building construction, renovation and demolition costs, 13,658 usable square footage. Site improvements of \$500,000; additional/potential costs of \$374,000 and soft cost of \$535,000. Total budget range (+/- 15%) = \$5.4M to \$7.3M.
- Option B – \$8.8M in building construction, renovation, demolition, and temporary quarters costs, 14,788 usable square footage. Site improvements of \$500,000; additional/potential costs of \$533,000 and soft cost of \$908,000. Total budget range (+/- 15%) = \$9.2M to \$12.4M.
- Option C – \$8.7M in building construction, renovation and demolition costs, 14,788 usable square footage. Site improvements of \$750,000; additional/potential costs of \$376,000 and soft cost of \$917,000. Total budget range (+/- 15%) = \$9.3M to \$12.6M.
- Option D – \$8.8M in building construction and renovation costs, 14,788 usable square footage. Site improvements of \$1,500,000; additional/potential costs of \$376,000 and soft cost of \$1.01M. Total budget range (+/- 15%) = \$9.9M to \$13.4M. Note, the budget summary does not include land acquisition.

In response to inquiries from the Board the following details were clarified:

- Option A was realistic for the available funds of \$6 million, but the apparatus would be least protected with that option.
- The proposed building was only a place holder and would be further defined once a decision was made and the project moved forward, and design of the facility takes 6 to 8 months.
- During a storm of category 3 or higher certain apparatuses are not used and responses are altered, and some may be moved to a location that's safer.
- If the board chose to move forward with Option C, it would provide room to grow and be useful to the Town of 20 to 30 years.

The board discussed the construction options and the possibility of obtaining more funding as they all exceeded the amount of funds received. By consensus the board directed Manager Webb to draft a letter with gratitude to the state representative George Cleveland, requesting more funds to complete the project.

Future Agenda Topics

Future agenda items were shared for visibility and comment. In addition, an opportunity was provided for the Board to introduce items of interest and subsequent direction for placement on future agendas. The following items were added for future review.

- Social District Consideration to be discussed again at a future board meeting for festivals and concerts with a different map for the area that the one originally proposed previously.

Public Comment

Citizens were offered an opportunity to address the Board regarding items not listed on the agenda. No comments were given.

Board Comments

Commissioners thanked the staff, EOC committee, and consultants for all their work with the feasibility study.

Mayor Davis shared that the July 3 Celebration was outstanding and thanked the staff. One concern was a crosswalk and would like to have one for future festivals and events possible at Baptist church and fire station. Regarding the duck situation, Mayor Davis would like to get the wildlife involved to help the town. Tank shared details he discovered with wildlife habitat. They will be contacting him to come together with a plan and assist the town on what our options were.

In response to an inquiry from the board, Fire Chief Randall shared that a mock stand-up of the EOC at the United Methodist Church was planned in the coming weeks.

Closed Session

On a motion by Commissioner Turner, seconded by Commissioner Philpott the board enter closed session at 7:58 pm pursuant to NCGS 143-318.11 (a) (3) to allow the Town Attorney to provide updates on legal matters under the attorney-client privilege and (5) regarding property acquisition.

Pursuant to a motion duly made in and seconded in closed session the board returned to open session.

Adjournment

On a motion by Commissioner Pugliese, seconded by Commissioner Turner, the meeting adjourned at 9:03 pm.