



County of Dare

P.O. Box 1000 | Manteo, NC 27954

MINUTES

DARE COUNTY BOARD OF COMMISSIONERS MEETING

Dare County Administration Building, Manteo, NC

9:00 a.m., November 4, 2019

Commissioners present: Chairman Robert Woodard, Vice-Chairman Wally Overman, Steve House, Jim Tobin, Danny Couch, Ervin Bateman

Commissioner absent: Rob Ross

Others present: County Manager/Attorney, Robert Outten
Deputy County Manager/Finance Director, David Clawson
Master Public Information Officer, Dorothy Hester
Clerk to the Board, Cheryl C. Anby

A full and complete account of the entire Board of Commissioners meeting is archived on a video that is available for viewing on the Dare County website www.darenc.com.

At 9:02 a.m. Chairman Woodard called to order the regularly scheduled meeting with appropriate prior public notice having been given. He invited Rev. Tom Wilson to share a prayer, and then he led the Pledge of Allegiance to the flag.

ITEM 1 – OPENING REMARKS – CHAIRMAN’S UPDATE

Following is a brief outline of the items mentioned by Chairman Woodard during his opening remarks, which can be viewed in their entirety in a video on the Dare County website.

- He met with Dr. Michelle Flynn Osborne, the Chief Deputy Commissioner for the NC Department of Insurance in an event concerning the insurance rate situations for residences. He met again with Dr. Osborne and staff and would be bringing a public hearing for feedback at a later date.
- He attended a meeting where Dr. Davies presented the 2019 Health & Human Services Community Assessment Report. She would be providing more information to the Board.
- Met with Dean Sweeney, from the COA, and Ronnie Sloan, of Outer Banks Hospital, to talk about partnering on some long-term goals with our facilities at the COA. He had a conference call with COA architect to review our architectural preferences and demolition of the old structures may begin by December.
- He thanked Vice-Chairman, Commissioner Ross and County Manager for attending the Raleigh conference to continue the networking on “essential” housing issues for the County. He reiterated the Board’s commitment provide essential housing for citizens.
- Reminded everyone to vote tomorrow.

ITEM 2 – PRESENTATION OF COUNTY SERVICE PINS

- 1) Bernice Jardel received a 10-year pin from Hollie Meekins.
- 2) Carol Saunders received a 35-year pin from David Clawson, Finance Director.

ITEM 3 – EMPLOYEE OF THE MONTH – November, 2019

Bob Bostain, Dare County's HVAC technician, received the Employee of the Month award from Shanna Fullmer who described how Mr. Bostain was an asset to the County and his department. Some co-workers described him as a "great guy with a positive outlook". Ms. Fullmer noted his dedication with reflection of one particular occasion when Mr. Bostain diagnosed problems while he was supposed to be on vacation.

ITEM 4 – RECOGNIZING NORTH REVERSE OSMOSIS PLANT OPERATOR, CHRIS WARD

Pat Irwin announced Chris Ward, who is assigned to the North Reverse Osmosis Plant in Kill Devil Hills, had received the C-Well Certified Operator of the Year Award from the North Carolina Waterworks Operators Association. Mr. Irwin noted Mr. Ward had demonstrated outstanding ability and expertise with the KDH plant. Mr. Outten added it was a significant achievement for Mr. Ward to be recognized with this state-wide award.

ITEM 5 – PUBLIC COMMENTS

At 9:26 a.m. the Manager outlined the procedure for making public comments in Manteo and via the video link to the Fessenden Center Annex in Buxton. Following is a summary of all citizen remarks, which can be viewed in their entirety in a video on the County website:

The following comments were made in Manteo:

1. Charles Parker, a resident of Kill Devil Hills, spoke regarding the proposed purchase of Pamlico Jacks by the Outer Banks Visitor's Bureau. He felt the numbers presented by the consultant did not "add up". They project in five years there would be 128 events at the center, which is two and a half events a week.

The following comments were made in Buxton:

2. Virginia Elhoff read a letter from Kyle Perry, President of Brigands' Bay Homeowners Association, regarding the homeowners' concerns regarding the lack of fire hydrants in their subdivision. Treasure Court had five more houses built and if a fire began the proper number of hydrants needed to be installed. She added water pressure was also a concern.

The County Manager closed Public Comments at 9:36 a.m.

RECESS: 10:05 a.m. – 10:16 a.m. (technical difficulties with presentations of Items 6 & 7)

ITEM 6 – DC DEPARTMENT OF HEALTH AND HUMAN SERVICES PUBLIC HEALTH DIV.- CHALK ABOUT MENTAL HEALTH INITIATIVE FOR SUICIDE PREVENTION

Dr. Sheila Davies, Rebecca Woods and Kelly Nettnin presented an update on the Chalk Talk program. Dr. Davies shared the video which reflected various "chalk talk" messages. Kelly Nettnin, Public Information Officer, spoke about the Breaking Through Task Force, thanked the Board for their support noting they were able to complete the entire campaign for under \$100. Next year they hope to include additional activities and are in the process of establishing a website, "breakthestigmaobx.com". Rebecca Woods shared the subject of

mental health was historically an uncomfortable issue although it was the 11th leading source of death in North Carolina and the 8th in Dare County. The project made a difference and the conversations need to continue to provide education to both adults and children.

ITEM 7 – DARE COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES SOCIAL SERVICE DIVISION – VETERANS’ AFFAIRS UPDATE ON VETERANS’ PROGRAM

Patty O’Sullivan, Chairman of the Dare County Veteran’s Advisory Board, presented an update on the Veterans’ Programs. In her primary job, she meets with veterans and makes sure they get the services available. She has a local office, but she also meets veterans at their homes if necessary. This year she met with over 2,000 veterans with assistance in filing for healthcare enrollment, claims and other related issues.

ITEM 8 – PUBLIC HEARING: FINAL ASSESSMENT RESOLUTION, LESLIE LANE, AVON, NC

At 9:36 a.m. the Board held a Public Hearing to receive input concerning this agenda item. The Manager outlined the procedure for making public comments in Manteo and via the video link to the Fessenden Center Annex in Buxton. Following is a summary of all citizen remarks, which can be viewed in their entirety in a video on the County website:

The following comments were made in Manteo:

1. Larry Culpepper, owner of 4017 Leslie Lane, explained he currently had water through a spaghetti line. Originally he was told the cost of the water main was \$1136 with payments spread over ten years. The price was now projected as an additional \$4,000 and he was not willing to proceed. He had already paid the impact fee, which he understood covered the cost of infrastructure. He wanted to know why they did not have infrastructure for a water system connection.

The following comments were made in Buxton:

2. Jay Mastro, a resident of Leslie Lane explained he had paid the hookup fee for water. Initially the fee for this project was quoted around \$1,000, which he felt was reasonable. Now the quote for the project was \$5,000 for each owner, which was not practicable. He also noted there were also current water pressure issues and they lacked fire hydrants closer to the residents on Leslie Lane.
3. Zack Watson, also a resident Leslie Lane, was involved with the initial meeting reflecting a \$1,035 quote for the water line. The recent letter brought concerns with a higher quote. Dare County had taken over the water system some time ago and he felt the County had done a great job though upgrades were needed. He had been to other places in the County where spaghetti lines had been upgraded and he wanted to know if the cost had been passed on to citizens or absorbed by County.
4. Laurel Gropper, owner of several lots on Leslie Lane relayed she had received the quote of \$1,136 only to have a new estimate six months later. She questioned if there were grants available to have the line ran without making the homeowner wholly responsible. She noted the area also needed another fire hydrant.

The County Manager closed the Public Hearing at 9:47 a.m.

Chairman Woodard addressed Mr. Watson noting he had brought up some good concerns. The County Manager advised the water department ran on its own revenues and the funds generated paid for the expenses of making the water. He stated there were some subdivisions that chose to have wells when they were developed instead of placing infrastructure for water. He explained the initial estimate had been based on another project. The updated assessment was produced after open market bidding on the project had been done. Those who paid impact fees would not have to pay again. The Assessment would be amortized over seven years, as past projects. He summarized the options were to either (1) stop and not do the project if Leslie Lane owners objected; (2) move forward and put the water in; or (3) discuss subsidizing the project in part or whole. He made the suggestion the Board take action at this time to allow additional conversations with Pat Irwin and the Leslie Lane owners to discuss costs, timing and how to possibly make the project work. The consensus of the Board was to take no action at this time.

ITEM 9 – DARE COUNTY TOURISM BOARD REQUEST CONSENT EXPENDITURE FROM LONG TERM RESTRICTED FUND LINE ITEM 4525 (Att. # 1)

Lee Nettles, Executive Director of the Outer Banks Visitors Bureau, presented the request for the Board's consent to the expenditure from their long-term restricted fund for the purchase of the site known as Pamlico Jacks. The purchase would add to the available parking and allow the opportunity, per the consultant's recommendation, for indoor events, concerts, consumer shows, and other events. Commissioner Tobin commented the Tourism Board currently owned seven parcels with five adjacent to the site and two across the street. He had calculated a value of 7.39 million for those parcels. Mr. Nettles indicated this purchase brought the total to \$10 million for land ownership. Commissioner Tobin questioned the report's projection of a yearly loss of \$250,000. Mr. Nettles responded the project operating expenses would be covered by the Tourism Board and typically centers experienced a deficient until stabilized while they provide economic impact with increased direct and indirect spending. Commissioner Tobin questioned what plans had been made to return the investment previously made on the initial purchase of \$2.1 million. Mr. Nettles replied the Tourism Board had discussed the matter at length with intent to buy out the investment. Chairman Woodard inquired whether with the current parking issue if there were any plans to demolish the DQ to provide additional parking. The purchase provided sixty new parking spaces shared with the adventure course. The DQ was part of the rental contract.

Chairman Woodard commented the Advisory Board would be looking at the consultant's recommendations in follow-up meetings. Mr. Nettles explained 150 annual events would be scheduled in the next five years with the 30,000 square foot building subdivided to provide for multiple event spaces. The consultant's report recommends several options to include a hotel from the private sector, and the existing kitchen could be used for catered events.

MOTION

Vice-Chairman Overman motioned to consent to the expenditures totaling \$3,150,000 for Long Term Restricted Fund for the purchase of property located at 6708 S Croatan Hwy, Nags Head, NC, as additional use for The Soundside Event Site.

Commissioner Bateman seconded the motion.

VOTE: AYES unanimous

ITEM 10 – PRESENTATION OF THE 2020 SCHEDULES, STANDARDS, AND RULES FOR REAL PROPERTY APPRAISAL (Att. #2)

Greta Skeen, County Assessor, and Hosea Wilson, Assistant County Assessor provided the 2020 Schedules, Standards and Rules for Real Property Appraisal which is available for public inspection. It outlined the methods and procedures used for evaluation beginning January, 2020 and consisted of several years of market review and research. Mr. Wilson explained the Dare County Tax Department currently consisted of twelve employees, ten of whom were certified appraisers. He noted there were 43,500 designated properties in the County and 90% were residences. After public hearing on November 18, the schedules would be presented for adoption on December 2, 2019 with a thirty-day period of appeal. Commissioner Tobin mentioned several citizens had commented to him the reevaluation of their homes had already been done. Mr. Wilson advised the process began in 2017 and would continue up to January, 2020 with notices going out in February, 2020.

MOTION

Commissioner House motioned to set a Public Hearing for November 18, 2019 at 5:30 p.m. Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

ITEM 11 – CONSENT AGENDA

The Manager announced the items as they were visually displayed in the meeting room.

MOTION

Commissioner Tobin motioned to approve the Consent Agenda:

- 1) Approval of Minutes (10.21.19) **(Att. # 3)**

Commissioner House seconded the motion.

VOTE: AYES unanimous

ITEM 12 – BOARD APPOINTMENTS

- 1) Health and Human Services Board

Vice-Chairman Overman motioned to appoint Dr. Daniel L. Jones as Optometrist and to reappoint both Tim Shearin, for the at-large seat, and Dr. James Woodson, as dentist. Commissioner Bateman seconded the motion.

VOTE: AYES unanimous

- 2) Older Adult Services Advisory Council

Commissioner Tobin motioned to appoint Amber Jennings to fill the “Mainland” vacancy and to reappoint Lynne Bloomfield.

Vice-Chairman Overman seconded the motion.

VOTE: AYES unanimous

- 3) Upcoming Board Appointments

The upcoming Board appointments for December, 2019, January and February, 2020 were announced.

ITEM 13 – COMMISSIONERS’ BUSINESS & MANAGER’S/ATTORNEY’S BUSINESS

Commissioners and the County Manager frequently make extensive remarks, which can be viewed in their entirety in a video on the Dare County website. Following is a brief summary of the items mentioned by Commissioners during this segment:

Commissioner Tobin

- He attended the Older Adult Services Advisory Council meeting which went well.
- Went to quarterly MOA meeting in New Bern to discuss dredge site issues

Commissioner House

- He would be attending the Working Watermen's Commission meeting later in the month and would provide follow-up information.
- Attended the National Scenic Byways meeting which provided there were interesting things coming in the future and he would provide updates as available.
- He noted two items for a review of "today in history" (1) Fifty-two American diplomats and citizens were held hostage from U.S. Embassy in Tehran for 444 days beginning November 4, 1979; and (2) Veterans' Day history background

Vice-Chairman Overman

- He congratulated and thanked the Service Pin recipients, the Employee of the Month along with Chris Ward for their quality service to the County.
- The housing conference in Chapel Hill provided good information and one take away was the importance of the availability of tax credits to builders facilitating the construction of essential housing. The UNC School of Government has expertise with these projects and can be hired to help through the process.

Commissioner Bateman

- He went to the insurance meeting with Dr. Michelle Osborne and noted concern with the updated flood maps giving citizens the ability to drop their flood insurance policies to save money. He cautioned against this practice and requested that Dorothy Hester put out additional information on the website so the community would be more aware of the dangers in dropping their flood coverage.

County Manager Outten added the new flood maps did not take the stats from Hurricanes Hermine or Michael. In five years, when the maps are reviewed with this information added, those owners who cancelled their flood policies would become required to insure their properties again. They would not get the subsidized rate they had previously, but would have higher rates.

Commissioner Couch

- He attended the American Shoreline Beach conference in Myrtle Beach which provided technical information regarding coastal resiliency
- He would be attending the North Carolina BIWA (North Carolina Beach, Inlet and Waterway Association) meeting in Wrightsville Beach.
- The Cape Hatteras Anglers Club Tournament would be November 6-8 with 125 teams of six men each coming from all over the eastern seaboard.

MANAGER'S/ATTORNEY'S BUSINESS

Mr. Outten presented the Priority Dispatch Corporation agreement for Board approval and to allow the County Manager to execute the three-year term agreement for software used with the dispatch system.

MOTION

Commissioner Couch motioned to approve the execution of the Priority Dispatch Agreement by the County Manager.

Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

Mr. Outten mentioned the Monarch Beach Club of Dare, which provided programs for developmental and intellectual disabilities, needed to be move out of the old COA building in order to move forward with demolition. Monarch would be relocated to the old Kellogg building with a five-year lease to include a 90-day termination clause, in the event the County had a need for the building. The County would assume responsibility for maintenance and there would be a Public Hearing in November to bring the lease for approval. He needed the authority to move forward with the lease and to set the Public Hearing.

MOTION

Commissioner House motioned to move forward with the lease and set Public Hearing for relocation of the Monarch Beach Club of Dare to the old Kellogg Supply building with authority of County Manager to execute the final lease.

Vice-Chairman Overman and Commissioner Bateman seconded the motion.

VOTE: AYES unanimous

Mr. Outten explained Avon had been asking for a beach nourishment study and Southern Shores was also working on a project. Typically \$250,000 was allocated to the towns to perform these studies and he asked for authorization from the Board for the expenditure of \$250,000 to both Avon and Southern Shores for those final studies.

MOTION

Vice-Chairman Overman motioned to approve allocation of \$250,000 for each beach nourishment study in Avon and Southern Shores.

Commissioner House seconded the motion.

Vote: AYES unanimous

Mr. Outten noted the MOA between the State and Corps sets forth how money goes to the Corps and as we fund our share; our money goes to the State. The process typically took a month or more and in order to expedite, he asked for authorization to move funds out of the Oregon Inlet Management Funds to the State and Corps as they become needed, as long as he does not exceed limits.

MOTION

Vice-Chairman Overman motioned to authorize the County Manager to move funds from the Oregon Inlet Management Funds to the State and Corps as needed without exceeding limits.

Commissioner House seconded the motion.

Vote: AYES unanimous

County Manager mentioned the NC Government School had consultants for a fee and he had asked them to bring us a proposal and they could offer to: (1) provide advice on a long-term multiple-year housing plan (2) specific assessment of plans at Bowsertown (3) or the reactive approach where they provide consult as we do things on our own. They would send proposals and pricing and Vice-Chairman Overman and Commissioner Ross could make some recommendations after they are received.

Mr. Outten advised there was a Building Entry Agreement to be signed for installation of fiber optic line with CenturyLink at the Dare County Community Center. He requested authority to sign the agreement and easement.

MOTION

Commissioner Bateman motioned to authorize the County Manager to sign the Building Entry Agreement and Easement for the fiber optic contract with CenturyLink at the Dare County Community Center.

Commissioner Tobin seconded the motion.

VOTE: AYES unanimous

Dorothy Hester referenced there were updated flood maps and there would be a community meeting in March, 2020. More information may be accessed on the Dare County website and at obxfloodmaps.com. She also mentioned there was an updated video to help navigate the services available for the more than 4,000 veterans in the County.

At the conclusion of the meeting, Chairman Woodard asked for a motion to adjourn.

MOTION

Commissioner House motioned to adjourn the meeting.

Commissioner Couch seconded the motion.

VOTE: AYES unanimous


At 11:51 a.m., the Board of Commissioners adjourned until 5:00 p.m., November 18, 2019.



APPROVED:

Respectfully submitted,

By: 
Cheryl C. Anby, Clerk to the Board

By: 
Robert Woodard, Sr., Chairman
Dare County Board of Commissioners

Notes: Copies of attachments (Att.), contracts, presentations, and supporting material considered by the Board of Commissioners are on file in the office of the Clerk to the Board.

By consensus, the Board agreed to handle some agenda items out of sequential order to accommodate the time specific Public Hearing scheduled for 9:30 a.m. During the meeting, several agenda items involved public comment and each speaker's position has been summarized. Attempts have been made to accurately reflect the spelling of each name as spoken at the podium or based on the legibility of the sign-in sheet.