

TOWN OF BOGUE
COUNCIL MEETING
April 19, 2021

The Town Council of Bogue met Monday, April 19, 2021 at the Bogue Town Hall, 121 Chimney Branch Road.

Mayor Robert O'Chat called the meeting to order at 6:00 p.m.

After the Pledge of Allegiance, Mayor O'Chat led a prayer.

Council members present: Mayor O'Chat, Charlie Wilton, Richard Dougherty, David Padgett and Albert Taylor. Herbert Page was excused. Also present; Rhonda Murray, Cherry Point Community Plans/Liaison Officer, Justin Boner, Conservation Fund, Attorney Donna Boggs and Town Clerk Shawne Southard.

Agenda

Councilman Padgett made a motion to accept the agenda. Councilman Dougherty seconded. Motion passed unanimously.

Minutes

Councilman Wilton made a motion to approve the March 15, 2021 minutes as written. Councilman Dougherty seconded. Motion passed unanimously.

Citizen Comments

None

Public Hearing

Councilman Dougherty made a motion to go into the Public Hearing for the proposed town park. Councilman Taylor seconded. Motion passed unanimously. Justin Boner from The Conservation Fund was present to answer questions regarding the proposed park area. Mr. Boner stated he works with municipalities to acquire funds to create parks. He stated that the Conservation Fund got involved in working with Bogue because MCAS reached out to them regarding the property located on Bogue Loop Rd. and that he helped Emerald Isle with a 30 acre park in the past and was asked if they could help the Town of Bogue replicate that process. There is a tract of land for sale that is about 4 acres on Bogue Loop Rd. that the owners are interested in seeing made into a park; we then reached out to the neighbor parcels that account for about 7 more acres in hopes to purchase as well. The next step is how to pay for it. He stated the military has already committed some funding because of the proximity of the location to Bogue Field; this is about half the project funds needed. Parks and Recreation Trust Fund (PARTF) and NC Land and Water Fund are two sources where we can apply for grants. PARTF has a deadline of May 3, 2021 which is why we are having a Public Hearing as it's required before submitting the grant. Mayor O'Chat asked if everything goes right and the money is available who actually buys the properties? Mr. Boner stated the Conservation Fund would acquire the property and then convey a conservation easement of the entire property to the Department of Navy which would prevent dense development and set a height limit for anything on the site. Rhonda Murray stated that once the military gets the conservation easement they would deed the property over to the Town of Bogue. Mayor O'Chat asked once this all goes through, does the town have to do anything with the property immediately as our town has limited funds? Mr. Boner stated that there are no rules that anything has to happen to the property; there will be restrictions on what can and cannot go there. Councilman Taylor stated that a design plan would have to happen first. Councilman Dougherty stated he thinks it's a great idea. Attorney Boggs asked if the Humphrey's had been contacted regarding the sale of their property? Mr. Boner stated he spoke to a member of the family and they seemed receptive to selling it. Mayor O'Chat asked if the Rahilly's were receptive to selling? Mr. Boner stated that they were and that the Humphrey property excluded the front portion that has a mobile home located on it that is being rented out. Mr. Boner also stated that they were trying to touch the Croatan National Forest to connect the park to existing protective lands. Councilman Wilton likes the idea. Mayor O'Chat asked if buildings would be allowed? Ms. Murray stated only if they were for recreation; for example restrooms. Mr. Boner stated that the decision on the grant will not be decided until the fall. Mayor O'Chat stated the town is grateful for what both Mr. Boner and Ms. Murray are doing for our town. Councilman Padgett made a motion to come out of Public Hearing. Councilman Dougherty seconded. Motion passed unanimously.

Old Business

None

New Business

Mayor O'Chat stated that there is one spot open on the Planning Board for an alternate and the town received an application from Christopher Griffin. Councilman Padgett made a motion to approve Christopher Griffin for the alternate position on the planning board. Councilman Taylor seconded. Motion passed unanimously.

Mayor O'Chat stated that the Town is hosting a litter clean up Saturday, April 24. He was impressed that Highway 24 and Bogue Loop Rd. were cleaned up by DOT. Clerk Southard stated she purchased for \$93 reflective vests and gloves and is going to the DOT to pick up trash bags this week.

Mayor O'Chat brought up Wild Oak Dr. possibly becoming a town street. Clerk Southard wanted to have it on record where the town stands on this and if it goes forward for the Powell Bill Fund deadline. Mayor O'Chat stated that he did research on it; when the builder put the cul de sac in it wasn't to the specifications of the plan (the diameter of the cul de sac said 50 feet, but should be 100 feet), the builder then added 20 feet to the cul de sac making the diameter 70 feet; still not meeting the specifications for the town or for the fire department which says a cul de sac must be 96 feet in diameter. Councilman Taylor stated he went out to look at the street and one of the houses is built within 5 feet of the 20 foot drainage easement because of the added 20 feet of the cul de sac. The concern for the council is if the town took over the street we could be held liable for any drainage issues. Attorney Boggs stated that in the future a new buyer could come to the town claiming the town should have known drainage would be a problem. She also asked about Lot 1 that in the plats states it was not to be built on because of wetlands. Clerk Southard stated that in 2010 the county approved the building on Lot 1. With all this information the council will not be moving forward with Wild Oak Dr. at this time.

Closed Session

Councilman Padgett made a motion to go into closed session for the permitted purpose of §143-318.119(a)(6). Councilman Dougherty seconded. Motion passed unanimously.

Councilman Taylor made a motion to come out of closed session for the permitted purpose of §143-318.119(a)(6). Councilman Wilton seconded. Motion passed unanimously.

Department Reports

Finance: Mayor O'Chat stated total cash funds are \$532,645.49.

Budget: Mayor O'Chat stated that they would like to make an adjustment on the Budget for 2021-2022. Councilman Padgett made a motion to amend the budget for the town clerk's salary from \$33,000 to \$38,000. Councilman Taylor seconded. Motion passed unanimously. Attorney Boggs stated that payroll taxes might have to be adjusted. Clerk Southard stated she would adjust accordingly and a Public Hearing for the budget will be May 17. Mayor O'Chat stated that the street paving is budgeted for \$67,500, but that everything else is staying about the same. Clerk Southard thanked the council for the salary increase.

Clerk Southard stated the Town Hall had a new HVAC system installed today as the old system needed to be replaced. We had \$4,500 in Capital Outlay, I purchased a new desk and bookcase using Capital Outlay funds totaling \$1,361 leaving \$3,138; to cover the cost of the HVAC system of \$5,700. Councilman Padgett made a motion to move \$2,600 from Salaries (account 5770) to Capital Outlay (account 5100) to cover the cost of the new HVAC system. Councilman Dougherty seconded. Motion passed unanimously.

Clerk Southard also stated that the town will be getting around \$210,000 from the American Rescue Plan and we may be allowed to use that for roads; which would help the budget.

Planner: Clerk Southard stated that 1 permit was approved; 227 Barrington Ridge for an accessory building.

ILA: Councilman Dougherty stated that Chief Hunter said the budget was approved and that last month they received a lot of extra calls.

Streets: None

Emergency Manager: None

Town Hall: None

Events: None

Miscellaneous Reports/Announcements

Clerk Southard stated that the town sign on the western end of town was destroyed by an uninsured driver. Our insurance company is working on getting our \$500 deductible back. Clerk Southard has ordered a new sign.

Clerk Southard stated she will be mailing out two ordinance violation letters to 218 West Hilltop Dr. and 720 Bogue Loop Rd. because of residents' complaints. (see attached)

Adjournment

At 7:06 p.m. Councilman Padgett made a motion to adjourn. Councilman Taylor seconded. Motion passed unanimously.

_____ BOBBY O'CHAT, MAYOR

_____ SHAWNE SOUTHARD, TOWN CLERK