

**TOWN OF DUCK
TOWN COUNCIL
REGULAR MID MONTH MEETING
September 23, 2009**

The Town Council for the Town of Duck convened at the Town Park Amphitheater at 1:00 p.m. on Wednesday, September 23, 2009.

COUNCIL MEMBERS PRESENT: Mayor Neil Morrison; Mayor Pro Tempore Monica Thibodeau; Councilor Nancy Caviness; Councilor Bart Smith; and Councilor Dave Wessel.

COUNCIL MEMBERS ABSENT: None.

OTHERS PRESENT: Town Manager Christopher J. Layton; Director of Community Development Andy Garman; Police Chief Phillip Ferguson; Fire Chief Donna Black; VHB Project Manager Chris Dewitt; Tymoff & Moss Architect Barry Moss; North Carolina State Energy Office Utility Savings Program Manager Len Hoey; and Town Clerk Lori Kopec.

ABSENT: Town Attorney Robert Hobbs.

Mayor Morrison called the meeting to order at 1:02 p.m.

PRESENTATION/DISCUSSION OF TOWN HALL/MEETING HALL CONCEPTS

Town Manager Christopher Layton was recognized to speak. Town Manager Layton stated that staff had been working with Tymoff & Moss Architects and VHB, Inc. on Town Hall concepts and site plans over the last few years. He went on to give a short overview of the timeline of events for the Town Hall building to Council and the audience.

Mayor Morrison clarified that the roofline was different in the new concept as opposed to the older one. He added that he liked the new roofline better. Barry Moss of Tymoff & Moss was recognized to speak. Mr. Moss stated that the reason for moving the roofline allowed him to pull the stair and elevator forward and reduce the lobby to obtain more office space.

Town Manager Layton presented the latest Town Hall building concepts to Council and the audience. He went on to review the concepts with them.

Chris Dewitt of VHB, Inc. was recognized to speak. Mr. Dewitt stated that the questions and the process that led to the latest concept was the result of trying to figure out how to best fit the buildings onto the site in terms of minimizing impacts and circulating well within the existing improvements.

Mayor Pro Tempore Thibodeau asked if any parking was sacrificed with the changes. Chris Dewitt thought a few were lost but wasn't sure. Mayor Pro Tempore Thibodeau stated that she liked the compactness of it.

Chris Dewitt stated that in addition to the pervious surfaces and cisterns, there could be opportunities for stormwater management with creative wetlands, where the wetlands could help with the stormwater issue.

Councilor Caviness asked if moving the entrance in line with Duck Landing Lane would mean carving into the corner of Duck Road. Town Manager Layton stated that it was possible. He added that he didn't think the sight distance would be an issue and that bulk heading may be needed. Chris Dewitt noted that green space would be regained in front of the parking lot.

Councilor Wessel noted that the employee parking lot becomes the closet to the Town Hall. He guessed that the last two (2) parking spaces closest to the meeting hall would be for handicap access. He asked if a spot would be lost because of it. Barry Moss stated that only one (1) parking space would be lost. Councilor Wessel asked if the wetlands between the playground and parking lot for the Town Hall building were such that a path could not go from the parking lot, across the wetlands and to the Town Hall building. Town Manager Layton stated that a path already existed. Chris Dewitt stated that the potential wetlands impacts would be significant. Councilor Wessel asked if the bike trail on the west side of Duck Road near the Town Hall building could be made into a small green space while moving the path westward to move the pedestrians away from the road. Town Manager Layton stated it would require removing a berm. He thought it wasn't an option. Chris Dewitt stated that a small segment could be done.

Mayor Pro Tempore Thibodeau asked if the light tower would be all windows and go to the first (1st) floor. Town Manager Layton stated that it would just open to the second (2nd) floor.

Mayor Morrison noted that Councilor Smith had to leave the Council meeting for an appointment. The time was 1:58 p.m.

Town Manager Layton stated that staff would come back with a final concept on the Town Hall building at Council's 2010 Retreat.

Director Garman gave a short presentation on LEED certification to Council and the audience.

Len Hoey of the North Carolina State Energy Office was recognized to speak. Mr. Hoey went on to give a short overview of the various grant programs available to municipalities to Council and the audience.

Mayor Morrison thanked Len Hoey for his presentation.

Town Manager Layton stated that staff would like to continue with site plan and Town Hall developments and come up with a timeline for implementation to discuss at the Council's Retreat in January, 2010. He added that Director Garman would continue working on energy efficiency grants and opportunities.

Mayor Pro Tempore Thibodeau thought the presentations were very helpful. She added that she was very excited about the new plans and how they have morphed over time. She thought Council could get behind the new concepts. Town Manager Layton stated that the revised concepts would be put on the Town's website. He added that the newsletter would be going out and would have a photograph of the new site plan.

Mayor Pro Tempore Thibodeau asked what the architectural reason was for the tower not being on the lower roof of the Town Hall building. Barry Moss stated that it was to obtain interior day lighting to the building. He added that it wasn't need for the meeting space building since it will be achieved with windows and skylights.

Director Garman noted that the present zoning ordinance for the Town was set up so that residential properties could have a cupola up to five (5) feet above the thirty-five foot height limit as long as the floor area did not exceed sixty-four (64) square feet. Councilor Wessel thought bringing the cupola down two (2) feet would keep the cupola within the residential height limit.

Charlie Pratt of 126 Pintail Drive was recognized to speak. Mr. Pratt thought the location and placement of the Town Hall and meeting hall building was a good thing. He stated that the green area near the side of the road was also a plus. He added that all the changes would take away the visual impact of the Town Hall building from people on the trail or Duck Road. He thought it would be a minimum impact. He stated that using timber frame technology to build the two (2) buildings had the potential to save the Town a lot of money in the future when minor additions will need to be made.

Mayor Morrison asked Council if they were comfortable with Town Manager Layton moving forward. It was *consensus* of Council to have Town Manager Layton move forward with the concepts for the Town Hall and meeting hall buildings. Mayor Morrison stated that the concepts would be discussed again at Council's Retreat in January 2010.

Mayor Morrison stated that he loved the revised concepts and thought Barry Moss and Chris Dewitt had done a great job in evolving the buildings to the level where it is today.

ADJOURNMENT

Mayor Morrison stated that the next meeting will be on Wednesday, October 7, 2009 at 7:00 p.m.

Mayor Morrison moved to adjourn the meeting.

Motion carried 4-0. The time was 3:06 p.m.

/s/ Lori A. Kopec, Town Clerk

Approved: October 7, 2009

/s/ Neil Morrison, Mayor