



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
REGULAR MEETING
TUESDAY, MARCH 19, 2024 – 5:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Regular Meeting on Tuesday, March 19, 2024 at 5:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Tom Myers; Commissioners Rick Smith, Tracey Thomas, Page Dyer and Rick Paarfus; Town Manager David W. Hewett; Town Clerk Heather Finnell; Assistant Town Manager Christy Ferguson; Police Chief Jeremy Dixon; Public Works Director Chris Clemmons; Inspections Director Tim Evans; Finance Officer Daniel McRainey; and Town Attorney Sydnee Moore.

Mayor Holden asked for a moment of silence and then called the meeting to order.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Mayor Pro Tem Myers requested that we move the April meeting.

Motion by Mayor Pro Tem Myers that we put it on the agenda right after the conflict of interest check, 5a; second by Commissioner Thomas; approved by unanimous vote.

Motion by Commissioner Thomas to accept the agenda as amended; second by Mayor Pro Tem Myers; approved by unanimous vote.

CONFLICT OF INTEREST CHECK

Commissioner Smith said it is apparent after viewing the emails from the FOIA request that there is a conflict of interest that exists with Mayor Pro Tem Myers and Commissioner Thomas in regard to matters with the pier since they also serve on the board of the Holden Beach Property Owners Association. He said they should excuse themselves from any vote related to the pier this evening. After discussion, Attorney Moore explained she doesn't see a conflict. She would be happy to look into the specific information if it is provided to her for her review.

No member disclosed a potential conflict.

APRIL MEETING DATE

Mayor Pro Tem Myers would like to move the April 16th meeting to April 30th.

Motion by Mayor Pro Tem Myers to have the BOC meeting at 5:00 p.m. on April 30th and we will find another time for the budget meeting; second by Commissioner Thomas.

Proposed dates were discussed.

Motion by Mayor Pro Tem Myers that we cancel the budget meeting that is scheduled for the 30th and we move the BOC meeting to the 30th at 5:30; second by Commissioner Thomas; approved by a 3 – 2 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioners Smith and Dyer voting in the negative.

APPROVAL OF MINUTES

Motion by Commissioner Thomas to approve the minutes (Special Meeting of February 7, 2024, Special Meeting of February 9, 2024, Special Meeting of February 14, 2024 and Public Hearing/Regular Meeting of February 20, 2024); second by Commissioner Paarfus; approved by unanimous vote.

PUBLIC COMMENTS

Tracey Burger said she is representing the alliance named Neighbors of 796. They support selling the property at 796 Ocean Boulevard West. She submitted three letters in support of selling the property.

Sylvia Pate suggested getting a temporary stage to replace the pavilion if it needs to be demolished. It can then be looked at rebuilding it at its current location. Ms. Pate recommended leaving the parking fees as they are. She would support changing the program to year-round. She would like to see what kind of responses the Town receives for the item on the pier. She agreed that if 796 is not going to be used as a community center, the Town should sell it.

Martie Arrowood doesn't support free parking passes for homeowners. She had someone reach out offering to purchase hers if she receives it. Relating to 796 Ocean Boulevard West, she doesn't recommend the Town sell any assets until the ADA compliance study has been completed.

Cindy Ridenhour talked about the recent fire at her business. She is discouraged that comments not supporting her business were made at a recent meeting.

Jim Bauer said we are missing the ball on items 8, 9, 19 street work, the pavilion and the pier. He said the lift station should be the one and only priority. He suggested that the Board should ask the homeowners what they want to do with the pier property. He said the Board should sell any unused property. He provided feedback on the cameras and said it is great to see the Board moving forward to bring homeowners into the process.

Lisa Ragland said she is concerned about the pavilion and that we need the concerts. She is not opposed to giving homeowners a discounted pass, but not a free pass. She said you have no idea what kind of bids you could get for the pier. She suggested putting it out there. She thinks the Board should sell 796 Ocean Boulevard West. She said the Town will need to come up with bathrooms for the area.

Will Carter said he would like a new concrete pier with a community center. He talked about the design that is currently on social media.

Commissioner Paarfus apologized for his comments regarding the fire.

DISCUSSION AND POSSIBLE AWARD OF CONTRACT FOR ROADWAY WORK (HIGH POINT STREET)

Public Works Director Clemmons explained Highland Paving was the only bidder for the resurfacing of High Point Street. The bid at \$115,250 falls into the informal bid procedures. The bid received is within budgeted amounts and the Board can make the award if they choose. Highland Paving is the company working on the Ocean Boulevard Project and he believes we received good pricing since they didn't have to mobilize.

Motion by Commissioner Paarfus to approve; second by Commissioner Thomas.

Commissioner Smith said this will be taken care of more economically if we do it now.

Commissioner Paarfus clarified that motion also includes having the town manager execute the contract. The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON EVALUATION OF HOLDEN BEACH PAVILION

Mayor Pro Tem Myers said the findings are clear and read from the report. He thinks the Board needs to follow the engineer's recommendations. He said the most responsible action is to take it down to avoid the risk of somebody getting hurt.

Motion by Commissioner Thomas that we request that the staff send out a RFP (Request for Proposals) to tear down the current pavilion; second by Mayor Pro Tem Myers.

Commissioner Smith asked why the suggested repairs were not completed in 2010. Town Manager Hewett replied they were not funded by the Board. Commissioner Smith said he thinks the roof section is the part in question. He suggested removing the dangerous part first and having our inspector get engineers to look at it to see if it is capable of having a simpler protective covering so we can have concerts. Inspections Director Evans said based off the report, the structure needs to be torn down. He provided details on the background of the structure and the process moving forward at this point. Mayor Pro Tem Myers and Commissioner Thomas confirmed they are talking about tearing the whole pavilion structure down. Commissioner Dyer suggested getting a quote to rebuild the structure when getting proposals to tear it down. Assistant Town Manager Ferguson advised the Board that she and the Police Department have been working with the property owners

located near Bridgeview Park where the concerts are proposed to be held. Town Manager Hewett explained the prime reason the structure failed is because it was not built in accordance with an engineered plan. In order to put out a RFP to rebuild, we need a plan from an engineer. Commissioner Thomas would like to take the one down and then plan where the new one will be. Commissioner Paarfus explained it may be in the Corps' right-of-way (ROW). Town Manager Hewett confirmed there is an encroachment agreement with the Corps.

The motion was approved by unanimous vote.

Commissioner Thomas suggested putting caution signs up.

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 24-02, AN ORDINANCE AMENDING HOLDEN BEACH CODE OF ORDINANCES, CHAPTER 72: PARKING REGULATIONS

Town Manager Hewett said the installation of the bike lanes is going to take up right-of-way on the east end to such an extent that it comprises our ability to use 50 spaces along McCray Street between Avenue A and Dunescape. The ordinance would delete the spaces from the paid parking table.

Motion by Commissioner Paarfus to approve (Ordinance 24-02); second by Mayor Pro Tem Myers.

Mayor Pro Tem Myers asked about an encroachment agreement and wetlands. Town Manager Hewett responded that if the Town would have to clean the ROW, we are assuming we would have to get an encroachment agreement with the DOT, especially if it included a stormwater solution. There would be significant permitting required. Town Manager Hewett and Inspections Director Evans explained why the area would be considered wetlands.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON HOLDEN BEACH PAID PARKING FEES AND SCHEDULE

Commissioner Thomas said the cover sheet provided information on what other areas are charging and the Town is undercharging. We are also losing revenue from 50 spots.

Motion by Commissioner Thomas to extend the season and charge for parking year-round; second by Mayor Pro Tem Myers.

Commissioner Dyer said she doesn't think it would be smart to extend the season for the whole year until we provide the amenities promised with the paid parking program. She said the Board took away boat parking and we haven't provided new bathrooms like was said. Commissioner Smith said the reason for the paid parking was to help offset the purchase of the pier. Tourism is the backbone of the community. He said it is hard to justify increasing the prices and we haven't done anything to Block Q or the pier. Mayor Pro Tem Myers said he continues to be amazed how many people are here in what we consider the offseason. He doesn't think an extra couple of dollars will change their view. It seems we are attracting more people each year. He hasn't heard

complaints that parking will drive them away; they are here for what we have to offer. Commissioner Thomas went over expenses for the pier. Commissioner Dyer said she isn't opposed to raising prices or doing it year-round, but we can't do it until we do what we said we would do when we started paid parking. Commissioner Thomas suggested starting the program on April 1st this year. Jim Varner from Otto Connect said it runs by calendar year so that would not be a problem. Year-round would include year-round enforcement. Mr. Varner said it will take an amendment to the contract.

Commissioner Thomas amended her motion to instruct staff to do a contract amendment to extend the season to year-round. Mayor Pro Tem Myers agreed to the amendment. The motion passed by a 3 – 2 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioners Smith and Dyer voting in the negative.

Motion by Commissioner Thomas to amend the contract to charge the rates of \$5 per hour, keep the \$20 per day, 80 per week and change the season to \$200; second by Mayor Pro Tem Myers.

Commissioner Dyer asked how it would work for people who already purchased the pass at \$150. Commissioner Thomas said it would be considered an early bird special and the new rate could be implemented on April 1st. Mr. Varner replied any permits already sold for the season would be grandfathered in. Commissioner Paarfus suggested making the yearly pass \$175. Commissioner Smith agreed. Commissioner Dyer said she thinks it is unfair to raise the cost when we took away the proposed pull through boat parking by the ramp. She thinks the Town is doing a huge disservice to people with boats. Commissioner Smith agreed, he said in December the Town was going to have that parking put it. He is not okay with raising the price.

Commissioner Thomas amended her motion to \$175 per year; Mayor Pro Tem Myers agreed.

Mr. Varner asked for clarification on if it would be calendar year for the annual permit. Mr. Varner provided information on how the program currently works.

Commissioner Thomas agreed the annual pass would be valid for the calendar year, with the new cost being effective April 1st.

Mr. Varner explained once you hit the season pass rate on the same license plate, you are done for the year. They call that the season pass upgrade. Mayor Pro Tem Myers inquired if this change would have an impact on transaction fees. Mr. Varner said it will but he needs to get the specific amount.

The motion passed by a 3 – 2 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioners Smith and Dyer voting in the negative.

Parking during festivals was discussed.

Motion by Commissioner Thomas to enforce parking at the pier and the east end during festivals; second by Mayor Pro Tem Myers.

Commissioner Thomas amended her motion to not enforce parking for the festival in the festival area, (she would leave that to Town Manger Hewett to determine the area).

Chief Dixon explained the festival area will vary by festival and by the time of day. Commissioner Dyer is concerned people would be confused if parking is only free in the festival area. In the past, it has been free on the entire island. Assistant Town Manager Ferguson said we don't have a precedent regarding advertising for parking during festival weekends. Commissioner Paarfus asked how much money for parking the Town takes in during a busy day. Mr. Varner said on a very busy day you are looking at \$10,000. Commissioner Paarfus said he thinks festival days can be good will days and allow free parking, however it needs to be enforced in the designated spaces instead of parking everywhere. Mr. Varner said on festival days people currently park everywhere. They have been told in the past to let it go so enforcing that would be a major change if the Town wanted his company to help the Police Department with the no parking areas. Mayor Pro Tem Myers said festival weekends are a zoo, he doesn't think free parking on the entire island should be allowed. That will bring people over that aren't going to the festival just for free parking. He said people at the pier and from McCray down are going to the beach, not the festival. He said the Town should charge for those to keep some of the crowd down. Commissioner Dyer said she thinks the Board should support the Merchants Association. They put these festivals on and give back to the Holden Beach community. The Town should make it as easy as possible to have a good turnout for the festival. The motion was further discussed. The Board will talk about enforcement at a later date.

The ordinance will need to be updated to reflect the new dates.

The motion did not pass by a 2 – 3 vote, with Mayor Pro Tem Myers and Commissioner Thomas voting for the motion and Commissioners Smith, Dyer and Paarfus voting in the negative.

Mayor Pro Tem Myers provided background on his proposal of having a reduced rate for homeowners.

Motion by Mayor Pro Tem Myers that we revise the contract to implement fulltime seasonal passes for residents at \$20 per year for one car per household and only for cars that are registered here on the island; second by Commissioner Thomas.

Mayor Pro Tem Myers explained homeowners would need to show their registration to get the discounted rate. Attorney Moore asked to table this item because a lot of research needs to be done.

Mayor Pro Tem Myers withdrew his motion.

Mr. Varner said they would need to understand how they would get the list of authorized license plates. He explained how other areas prove residency. This is a little different since it is vehicles registered. He said their system is automated and there would need to be research to see how that could be done. The number of spaces versus the number of passes that would be issued was discussed.

POLICE REPORT – CHIEF DIXON

- The report is typical for this time of year.
- Went over an error in the way some tickets were issued.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION 24-03, RESOLUTION DECLARING LAW ENFORCEMENT PARTICIPATION IN THE FEDERAL 1033 PROGRAM

Chief Dixon said we recently acquired two Humvees. He reviewed the proposed resolution. Mayor Pro Tem Myers said there is a spelling error in the title. Chief Dixon explained how the program works and answered questions from the Board.

Motion by Mayor Pro Tem Myers to pass Resolution 24-03; second by Commissioner Paarfus; approved by unanimous vote.

INSPECTIONS DEPARTMENT REPORT – INSPECTIONS DIRECTOR EVANS

- Believes the Inspections Department had the busiest month it has ever had. Went over numbers.
- Asked for permission to revisit Section 94.03, the dune ordinance. Would like to take it to the Planning & Zoning Board (P&Z) and move it to Section 157, Land Usage. Provided background and examples of why he is making the request. He also would like P&Z to look at the lighting ordinance.

The consensus of the Board was to send both items to P&Z as suggested by the inspector.

FINANCE DEPARTMENT REPORT – FINANCE OFFICER MCRAINEY

Finance Officer McRaineY asked the Board if they have any feedback. Mayor Pro Tem Myers suggested doing the report for the fiscal year instead of the calendar year. Finance Officer McRaineY explained the reason it is calendar year is there is a restraint in the new software. He could go to the old system and pull numbers; it would be a lot more work or going forward when there is two full years of fiscal year he can change it to that.

DISCUSSION AND POSSIBLE ACCEPTANCE OF A GRANT FROM THE NC DEPARTMENT OF ENVIRONMENTAL QUALITY FOR BATHROOMS, ASSOCIATED PARKING, SITE PREP AND LANDSCAPING ON BLOCK Q

Assistant Town Manager Ferguson said last year the Board instructed the staff to submit a grant for Block Q for the bathrooms and associated parking. The total for the grant is \$560,000 of which the Town's obligation is \$140,000 for the restroom facility, associated parking, site prep and landscaping. There is a contractual obligation that we maintain the facilities built for 25 years. If the Board accepts the contract, they would need to authorize the town manager to execute the paperwork and also pass the associated budget amendment. Staff had an additional conversation with the architect today regarding stormwater. He said the stormwater needs to be done for the

entire site; it can't be done on the bathroom part only. Assistant Town Manager Ferguson said there is an approved stormwater plan. Town Manager Hewett said the stormwater plan was developed for max capacity. Assistant Town Manager Ferguson said the price estimate was increased to \$275,000. The \$300,000 in the budget this year would roll to fund balance and the Board would need to appropriate that next year as part of the project. How to move forward and the cost were discussed. Assistant Town Manager Ferguson would need to check if there is a deadline to accept the grant, but they were inquiring when the Board would consider it. There is a timeline of 18 months to complete the grant. Otherwise, you need to apply for an extension. Commissioner Paarfus said that would give the Board a certain amount of time to work out what to do with Block Q. He asked if it is possible to apply to modify the stormwater. Assistant Town Manager Ferguson responded yes. She explained the stormwater plan was part of the architect's services. She doesn't have the fee in front of her at the moment. The \$300,000 was to complete the work and that has not occurred. Inspections Director Evans said the stormwater plan was submitted to DEQ and approved. He detailed what's in the plan. It is a plan designed to protect the areas in the site and around it. How to proceed was discussed. Town Manager Hewett confirmed the Town could get a new stormwater plan but there would be a cost to design it. He said to keep in mind that if the plan is modified to only accommodate the bathrooms, should there be further development, you would run the risk of digging through what was put in. The cost to build the bathrooms, looking at modifying the stormwater plan and accepting the grant were discussed.

Motion by Mayor Pro Tem Myers that we defer this to a later meeting; second by Commissioner Thomas.

Mayor Holden said you wouldn't need to defer it, the Board just wouldn't take action.

Mayor Pro Tem Myers withdrew his motion.

Motion by Commissioner Thomas that we have Assistant Town Manager Ferguson find out when we need to actually approve this so we can make an informed decision; second by Mayor Pro Tem Myers.

Commissioner Smith said we have been working on this. He asked what it will entail to get another a permit. Inspections Director Evans said under normal conditions, the stormwater plan can be implemented under phases if it was designed that way. You could have it modified just for the bathrooms and add more later. It would be predicated on the impervious area as you install it. Most people do not like to mobilize each time you add something so you get all the sitework and land work done. That typically ends up being cheaper than phasing work. He said you can modify the plan. He is not sure if the grant allows that. He said if the Town can get ADA bathrooms, we should do it. You will have to go back to the engineer to get a cost and see if it could be modified. Commissioner Thomas said that makes sense, but she thought in the beginning Assistant Town Manager Ferguson said we had to do the whole thing because the architect wouldn't allow us to just do part of it. Town Manager Hewett said in accordance with the current plan today, if the Town doesn't modify it, that is true. The plan could be modified to include the bathrooms and associated parking. Mayor Pro Tem Myers said his understanding was originally the boat parking was going to be Phase 1 and the bathrooms Phase 2 so we are flipping that and doing the bathrooms now and

haven't decided on the rest of the parcel. Assistant Town Manager Ferguson agreed. She said something with stormwater does need to be done on the site.

The motion didn't pass by a 2 – 3 with Mayor Pro Tem Myers and Commissioner Thomas voting for the motion and Commissioners Smith, Dyer and Paarfus voting in the negative.

Motion by Commissioner Smith that we have staff to work to finish the paperwork to accept the grant and the associated budget amendment (Ordinance 24-03, An Ordinance Amending Ordinance 23-11, The Revenues and Appropriations Ordinance for Fiscal Year 2023 – 2024); second by Commissioner Dyer.

Commissioner Smith said his thought is to get the grant and then instruct the staff to re-do a stormwater study. Assistant Town Manager Ferguson said if the Board is going to direct staff to do additional work for a stormwater plan, the Board needs to appropriate funding. Town Manager Hewett said staff should bring what follow-on will be required associated with potential stormwater revisions.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 24-04, AN ORDINANCE AMENDING ORDINANCE 23-11, THE REVENUES AND APPROPRIATIONS ORDINANCE FOR FISCAL YEAR 2023 – 2024 (AMENDMENT NO 4)

Finance Officer McRainey explained that the amendment transfers the unassigned General Fund Balance in excess of 70% to the Beach and Inlet Capital Reserve Fund and appropriates funds to the FEMA fund to finish out the fund. The \$198,000 represents the cost of the \$27 million project to the Town. It is the interest on the loan. He said we had the option to close the loan or carry it over to the next fiscal year. It was going to cost significantly more to keep the loan going instead of closing it out.

Motion by Commissioner Thomas to approve the budget amendment (Ordinance 24-04, An Ordinance Amending Ordinance 23-11, The Revenues and Appropriations Ordinance for Fiscal Year 2023 – 2024); second by Mayor Pro Tem Myers; approved by unanimous vote.

DISCUSSION AND POSSIBLE APPROVAL OF CONTRACT BETWEEN THE TOWN AND MARTIN STARNES AND ASSOCIATES FOR AUDIT SERVICES FOR FISCAL YEAR 2023 - 2024

Finance Officer McRainey said staff recommends approving the contract with Martin Starnes for audit services for fiscal year 2023 – 2024. Mayor Pro Tem Myers said this is the item that was deferred from February so the Audit Committee could meet. The committee met and voted unanimously to recommend approval of the contract.

Motion by Mayor Pro Tem Myers to approve the contract with Martin Starnes and Associates for the Town's 23 – 24 audit; second by Commissioner Paarfus; approved by unanimous vote.

DISCUSSION AND POSSIBLE ACTION TO DIRECT STAFF TO DEVELOP AND ISSUE A REQUEST FOR PROPOSALS TO UPFIT THE PIER AND PIER HOUSE

Commissioner Dyer said in lieu of two attempts to get bids to rebuild the pier with the different construction, she wanted to request that the Board get the staff to do a request for proposals (RFP) to upfit the pier and pier house for a private entity. She provided details on and examples of public/private enterprises. In this situation, the only thing the Town would be responsible for would be to pay down the debt service on the property itself. There was a lot of interest in using the building when the pier was purchased. Commissioner Dyer said the RFP would determine what could be done. It wouldn't cost the Town anything, the pier would be open and we would still be fulfilling our obligations to the grant. She said it would also help parallel with what we get back from the public input session. Commissioner Smith said we asked twice to have the work on the rebid with a different scope of work. He said it could still be done with a different process for less money, but we never had a chance to re-bid it. There are people in our community that have plans. The Board could restrict or suggest what businesses would be in there. He said the length of the lease would be on the proposal. Holden Beach owns the building on Holden Beach property. We could have a private entity come in, do all the work per what the engineer said needs to be done. The structure would need to be up to code. It would end up being no cost for the taxpayers. Commissioner Smith said all we are doing at this point is asking for RFPs.

Motion by Commissioner Smith for staff to please put out a RFP for a private entity to rebuild or refurbish the pier building up to code per our building inspector and repair the pier to whatever engineering requirements there needs to be; second by Commissioner Dyer.

Commissioner Paarfus said he has been doing a lot of research on how to move the pier forward. He has talked to three different engineering firms and we have to drive the piles. If we are going to save money, we will need to put equipment on the deck of the pier to do the driving. He talked about what it will involve to move forward. Commissioner Paarfus said it will take time to put together a plan to move forward. This idea is not a bad one, but it is premature. Soliciting proposals was further discussed. Assistant Town Manager Ferguson provided information on grant requirements. Commissioner Paarfus said it will take time to get a plan together. Commissioner Thomas asked if the pier is required for the grant. Assistant Town Manager Ferguson explained components listed the application include a recreational fishing pier, beach access, concessions, campground, parking and recreational use of the beach. Mayor Pro Tem Myers explained he thinks there are a lot of details that need to be addressed. He is intrigued but it looks like a lot needs to be put together for an outsourcing RFP. He would like to hear what the results from the public input session are before changing direction. Commissioner Dyer doesn't understand what it would hurt to get a proposal.

The motion failed by a 2 – 3 vote, with Commissioners Smith and Dyer voting for the motion and Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting in the negative.

DISCUSSION AND POSSIBLE ACTION ON 796 OCEAN BOULEVARD WEST

Commissioner Thomas said she put background on the property in the cover sheet. She said we should sell the property so we can get taxes on it and get out from a \$68,000 a year payment.

Motion by Commissioner Thomas to instruct staff to get bids from local realtors to sell 796 Ocean Boulevard West; second by Mayor Pro Tem Myers.

Mayor Pro Tem Myers said we owned this for almost five years and still haven't figured out what to do with it. It is a residential house in a residential neighborhood. To turn it into a commercial building would be extremely expensive and complicated. It is a water and sewer asset so if we sell it could be used for lift station #2. Town Manager Hewett said the Town would need to pay off the loan. Mayor Pro Tem Myers said it could free up some borrowing capacity by paying off the loan. He asked when and how if became encumbered for so much money. Finance Officer McRaney explained the loan is a reimbursement loan for the whole project. 796 Ocean Boulevard West was a portion of the non-taxable part of the loan. Mayor Pro Tem Myers said he thinks the Town needs to sell it and we can work out the financial transaction. Commissioner Dyer explained there is a plan. She thinks the Board needs to hold on to it until the ADA assessment is completed. She talked about the need for bathrooms in the area. She thinks the bike lanes will increase the bike traffic in the area. Commissioner Smith agreed, there will need to be some ADA facilities available in the area. He can't support selling it right now until we figure out what we need to have with an ADA assessment. Town Manager Hewett said regarding the process, the Town is authorized to sell property in a few ways. He explained the methods. He suggested that the Board may want to consider the upset bid process instead of contacting real estate companies to solicit sealed bids. He would like to work with Attorney Moore and bring details to the Board on what they deem the best process to use. Attorney Moore will meet with Town Manager Hewett to review the processes available and present the best options to the Board.

Commissioner Thomas amended her motion to instruct staff to sell 796 OBW; second by Mayor Pro Tem Myers; approved by a 3 – 2 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioners Smith and Dyer voting in the negative.

Town Manager Hewett asked if it is the Board's understanding that staff is supposed to move forward with what their best judgement is or bring it back to the Board. After discussion, Mayor Holden clarified staff does not need to come back, they are moving forward with selling it.

DISCUSSION AND POSSIBLE ACTION ON AUDIO/VISUAL BROADCASTING OF TOWN MEETINGS

Mayor Pro Tem Myers said the Town continues to improve audio and video so that people who cannot be here can still participate. We have new cameras and microphones that based on feedback are better than before but there is still room for improvement.

He would like to direct staff to review what others are doing and come back with recommendations on how to improve. He has specifically heard that it would be good for people to be able to see what is being presented on the screens. He added to also look at making the audio clearer.

Motion by Mayor Pro Tem Myers to direct staff to review and assess options for audio/video and come back with recommendations; second by Commissioner Thomas.

Town Manager Hewett asked when they would like staff to report back. He said if the Board wants full professional broadcast quality that integrates with agendas, we can do that. When we brought it to the Board in the past it was not a priority. It was not cheap. That type of solution not only involves IT solutions, but also manpower to operate and maintain. We can do that but we need time. Mayor Pro Tem Myers said they are looking for what others are doing, what works well and the cost. Town Manager Hewett said he knows it is a priority. Commissioner Paarfus would like to see the professional option looked at, but if it doesn't suit the Board, maybe there is another level. How to move forward was discussed. Staff will do research.

The motion passed by a 4 – 1 vote, with Mayor Pro Tem Myers and Commissioners Thomas, Dyer and Paarfus voting for the motion and Commissioner Smith voting in the negative.

PUBLIC COMMENTS ON GENERAL ITEMS

Brent Sholwalter talked about the ordinance for building a walkway to the beach. He provided a picture to the Board and explained why he thinks the ordinance needs to be changed.

Lisa Ragland said the FOIA emails were sent to her. She explained why she thinks two Board members should have not voted on the pier agenda item.

Keith Smith talked about moving forward with a new A/V system. He talked about addressing the reason the Board switched to year-round parking. He talked about grants being the people's money, coming back to where they spend their money.

Martie Arrowood talked about the recent FOIA request. She provided examples on why she feels the information is very offending.

Regina Gobble Martin talked about her dissatisfaction with the results from the meeting tonight regarding the pier and 796 OBW.

TOWN MANAGER'S REPORT

- Personnel – still recruiting to fill one police officer vacancy. Officer Justin Hewett just started back with the Police Department. In Admin we filled the vacancy. Penny King will start April 1st.
- Coastal Storm Damage Risk Management Study – the Corps will not need to go pencils down now that the most recent budget impasse has been resolved. We believe all matching funds for the study are in place but we still need to work with our Congressional delegation to make sure the federal end game appropriations are made.
- Stormwater PPA (Project Partnership Agreement) - we are awaiting the draft project agreement in order to scope five or six stormwater projects. As a reminder, that is approximately \$2 million worth of programs with a 75% funding rate from the Corps.
- Beach Strand - the Lockwood Folly Inlet Maintenance Project has wrapped up. They are currently demobilizing. They used the least cost method of placement that occurred on the east end. We do not have the yardage quantified yet, but it is above 100,000 cubic yards. Our

rock racking documentation has been provided to the Division of Coastal Management. We believe we will be given some relief on the non-compatible material placement on the beach notice of violation that we received at the end of the project. Our sand fence repairs are underway and should be wrapping up at the end of the week, with vegetation planting to follow as the weather warms up.

- Federal Funding Priorities - we are wrapping up the preparation for the Congressionally directed spending projects that are due by the end of the week. Those three elements are the CSDRM Project, the Stormwater Project and Lockwood Folly Dredging. If there is any deviation for that he needs it today.
- Lift Station 2 – Greensboro Street Uplift – we submitted our preliminary paperwork to the Division of Environmental Quality to receive the state appropriation of \$2 million. We will be receiving an offer to fund as soon as the division’s backlog clears. It will require formal Board action to accept.
- Canal Dredging – TD Eure is onsite at Harbor Acres and has been dredging in the entrance canals. We have not been notified of any issues.
- Paid parking starts in April.
- Hurricane Decals – be on the lookout for them in the April water bill.
- 441 OBW Walkway/Emergency Ramp – carpentering has been completed. We need to get Public Works to assist with the configuration and placement of the blue mats.
- 114 OBE (Quinton Street Access) – working on plans and specs to get the bid solicitations out for the bathrooms.
- Ocean Boulevard Resurfacing and Bike Lanes – they are still on schedule to be finished by Memorial Day.
- Easter Egg Hunt will be held on April 5th.

Commissioner Thomas asked about the emergency access at 441 OBE. Town Manager Hewett said they are working on that too. The idea is to finalize the configuration.

MAYOR’S COMMENTS

- The HB Chapel will be sponsoring the sunrise service at the HB Pier on Easter Sunday and will have three other services at the Chapel.

BOARD OF COMMISSIONERS’ COMMENTS

Mayor Pro Tem Myers

- Quite an agenda, hopes he made his position clear. You may not agree but hope you understand it.

Commissioner Smith

- Sad for the loss at the Trolley Stop. Knows it is devastating any time a fire takes away your livelihood. His thoughts and prayers go out to them.
- Disappointed in the increase in the paid parking without anything to show on the other end. We are going to be forced to be ADA compliant. We can’t wait around forever or we will be forced to do it.

- This Board has tried to come together on the pier project. Here we are with no boat parking, no action on the pier. We are right back to where we were just about when he started.

Commissioner Thomas

- Thanked everyone for coming out. Appreciates your input.

Commissioner Dyer

- Extended condolences to the family of the Trolley Stop. As a small business owner knows what it takes to do a lot of work. Those employees are now unemployed. Thinks they provided a great service to the community. Thanked the first responders.
- Have a safe Easter holiday.

Commissioner Paarfus

- Thanked everyone for putting in the seat time.
- Thanked staff for all the hard work.
- Thanked everyone for coming out and speaking up. Hope everyone has a good evening.

ADJOURNMENT

Motion by Commissioner Thomas to adjourn at 8:38 p.m.; second by Commissioner Paarfus; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk