



PARKS AND RECREATION ADVISORY BOARD

**HOLDEN BEACH TOWN HALL-PUBLIC ASSEMBLY
SPECIAL MEETING-MONDAY, FEBRUARY 12, 2024-1:00 P.M.**

1. Call to Order
2. Agenda Approval
3. Discussion of Block Q Site Plan
4. Public Comment
5. Adjournment



Town of Holden Beach
AGENDA TOPIC COVER SHEET

TO: Holden Beach BOC

FROM: Tom Myers and Tracey Thomas

MEETING DATE: 1/23/2024

DATE SUBMITTED: 1/12/2024

ISSUE/ACTION REQUESTED: Discussion and Possible Action on Block Q

Task the Parks and Recreation Board to work with the current architect to develop a new site plan for Block Q that includes a concert space with dance floor, the planned ADA compliant bathrooms, greenspace, and other potential amenities (e.g., playground equipment, shaded areas, benches, picnic tables, informational panels, areas for food trucks, usage during festivals).

BACKGROUND/PURPOSE OF REQUEST: The plans for Block Q are being re-visited, and since the pavilion may need to be demolished, the concerts could be moved to Block Q and the property could become more of a "Town Center." The Parks and Recreation Board is the appropriate board to address this issue and develop recommendations for moving ahead.

FISCAL IMPACT:

BUDGET AMENDMENT REQUIRED: NO

CAPITAL PROJECT ORDINANCE REQUIRED: NO

PRE-AUDIT CERTIFICATION REQUIRED: NO

REVIEWED BY FINANCE DIRECTOR: NO

CONTRACTS/AGREEMENTS: (circle One)

REVIEWED BY TOWN ATTORNEY: (YES/NO) N/A

ADVISORY BOARD RECOMMENDATION: N/A

TOWN MANAGER'S RECOMMENDATION:

FINANCE RECOMMENDATION:

ATTACHMENT - None

are reaching a point that if the Board doesn't take action, staff will take action to condemn it. Commissioner Dyer asked if the stage is in good condition. Inspections Director Evans said the problem is that when it was originally built, it was not built to the design perimeters of the engineer that designed it. That caused it to rack. When a structure racks, you either need to bring it back to where it needs to be or you have to take action to keep it from racking more. It is the whole structure.

Motion by Mayor Pro Tem Myers that we engage Right Angle to come back out, do a reassessment of the condition of the pavilion and report to us and instruct staff not to use it until we get that report; second by Commissioner Paarfus.

Commissioner Dyer asked if that would involve canceling the concerts. Mayor Pro Tem Myers said if it is not safe to use the pavilion, yes and if we cannot find another place to hold them. Based on what he has heard our building inspector say and what he reads in the engineering report, he is not comfortable using it. Holding concerts was discussed. Assistant Town Manager Ferguson explained contracts need to be signed. Also, we need to go to press since we do a combined ad with the county. She understands the Board's position; we may lose the slots. Commissioner Thomas suggested looking at portable stages that could be used in Block Q. Inspections Director Evans explained the top of the structure is the problem. The stage is safe. Commissioner Dyer asked if the top could be removed until we get the engineer's report. Inspections Director Evans said from a planning standpoint, his recommendation would be to go to guardrail height, cut the top off and get shade sails over the top for the concerts. Commissioner Paarfus said he and Inspections Director Evans discussed that and they want to have Right Angle confirm that gets rid of the safety issue. Commissioner Smith said he doesn't see the need to spend money to have Right Angle Engineering come out to say the same thing. He thinks tax dollars would be better spent removing the top and eliminating the issue. Inspections Director Evans stated when you alter a structure, it will need a new engineer seal. Any structural engineer could do that. The Board further discussed how to move forward.

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.

DISCUSSION AND POSSIBLE ACTION ON BLOCK Q

Mayor Pro Tem Myers said there is potential in the short-term and long-term to have concerts at Block Q. The plan is assuming the pavilion is going away, the Town should explore the opportunity to move the concerts to Block Q. He said this is focused on the interior of Block Q. It is not dealing with right-of-way. There is still boat parking around the right-of-way, which is 30 spots. This is for the green space within Block Q.

Motion by Mayor Pro Tem Myers to task the Parks & Recreation Advisory Board (PRAB) to work with the current architect because he has the drawings and he has the site plans to develop potential site plans that would include the concert space, dance floor, the ADA compliant bathrooms, greenspace and other amenities as they see desirable; second by Commissioner Thomas.

Commissioner Paarfus would like to amend the motion to specifically state boat parking. He said it could be put in the perimeter, but he doesn't want to tie PRAB's hands. Mayor Pro Tem Myers and Commissioner Thomas agreed to the amendment.

Town Manager Hewett asked for clarification on parking. Commissioner Paarfus said they could consider boat trailer parking and some type of car parking.

Commissioner Smith said we have a plan that includes green space for the pavilion. He asked why we are having the architect do what was already done. He said it seems to be a terrible waste of time and money to start all over again. We need to have pull through parking for boats. Commissioner Smith said the plan was a good plan and still would give ample space for the pavilion and amenities we want. Commissioner Dyer stated we already have the plan for the pull through parking and the ADA bathrooms. They have discussed putting the pavilion over there. From her understanding the reason they held off in the first phase was to keep from slowing the boat parking down since they did say with paid parking they would provide bathrooms and boat parking specifically at the property. She said they still left space. The original plan for Block Q was for 288 parking spaces. That is when they backed off and said let's put pull through parking in and leave the parallel parking. Commissioner Dyer said the problem with putting the pavilion over there is you will be facing residential homes. We need public input before concerts are held over there. Mayor Pro Tem Myers said he has asked for the site plan showing the pavilion on the property. Commissioner Dyer explained the space is there, but it wasn't put on the plan to keep from slowing the project down.

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.

AUDIT COMMITTEE ITEMS

Motion by Commissioner Thomas to recommend Tom Myers; second by Commissioner Paarfus.

No other nominations were made. The Board agreed by consensus to have Mayor Pro Tem Myers serve on the Audit Committee.

The Board voted by ballot and selected Mary Vail Ware and Tim Thronson to serve as regular members of the Audit Committee. Votes were as follows: Mary Vail Ware – unanimous, Tim Thronson – Mayor Pro Tem Myers and Commissioners Thomas and Paarfus, Grace Lam – Commissioners Smith and Dyer.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 24-01, RESOLUTION APPROVING TRUIST SIGNATURE CARD

Town Manager Hewett requested that the Board update the existing bank signature cards to include the assistant town manager and the subsequent designation of the assistant town manager as the deputy finance officer. The Fiscal Control Act requires that all checks be signed by the finance officer or a properly designated deputy finance officer and countersigned by another local government official. Recent events and current manpower configuration have illuminated the need to formally upgrade the Town's procurement procedures.

Motion by Commissioner Paarfus to approve Resolution 24-01; second by Commissioner Thomas; approved by unanimous vote.

EXISTING CONDITIONS
BLOCK 0 - PARKING IMPROVEMENTS
TOWN OF HOLDEN BEACH, NC

PINNACLE ARCHITECTURE
PROFESSIONAL ASSOCIATION
101 EAST 9TH STREET SUITE 200
WILMINGTON, NC 28401
TEL: 910.792.1234
WWW.PINNACLEARCHITECTURE.COM



NORRIS & JUNSTALL
CONSULTING ENGINEERS P.C.
10101 WILSON ROAD, SUITE 100
WILMINGTON, NC 28403
TEL: 910.792.1234
WWW.NORRISANDJUNSTALL.COM



LEGEND

---	Proposed
---	Existing
---	Property Line
---	Right of Way
---	Other

SCALE: 1" = 20'



