



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
REGULAR MEETING
TUESDAY, FEBRUARY 18, 2025 – 5:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Regular Meeting on Tuesday, February 18, 2025 at 5:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Tom Myers; Commissioners Tracey Thomas, Page Dyer and Rick Paarfus; Interim Town Manager Christy Ferguson; Town Clerk Heather Finnell; Inspections Director Tim Evans, Police Chief Jeremy Dixon; Lieutenant Frank Dilworth; and Attorney Sydnee Moore. Commissioner Rick Smith attended via telephone.

Mayor Holden presented the invocation and then called the meeting to order.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion by Commissioner Thomas to add agenda discussion and possible action to ratify all motions passed at the January 28th BOC Special Meeting; second by Commissioner Paarfus.

Mayor Pro Tem Myers said it is unfortunate that we need to do this but thinks it is the best way to eliminate any uncertainty and to continue forward without delay on the decisions made. He said we made some important decisions and reviewed the decisions.

Commissioner Thomas would like to add it before the Police Report. Commissioner Paarfus agreed. The amended agenda passed by unanimous vote.

CONFLICT-OF-INTEREST CHECK

No conflicts were disclosed.

APPROVAL OF MINUTES

Motion by Commissioner Paarfus to approve all minutes as written (a. Special Meeting of December 6, 2024, b. Regular Meeting of December 17, 2024, c. Special Meeting of January 14, 2025 and d. Special Meeting of January 28, 2025); second by Commissioner Thomas; approved by unanimous vote.

PUBLIC COMMENTS ON AGENDA ITEMS

Jim Bauer suggested looking into restroom mobile units for Block Q. He agreed with the items suggested in Chief Dixon's agenda item. Mr. Bauer recommended the Town look into a volunteer force.

Lisa Ragland asked the Board to push all of the items from the January 28th meeting to the next regular meeting considering there is a pending legal action against the Town. She provided feedback regarding the recruitment firms. Ms. Ragland disagrees with allocating funds for a firm, the Town should consider a qualified internal candidate is available.

Gina Martin doesn't see the need for using a recruitment firm when there are less expensive ways to recruit. She provided feedback from attending the meetings. She said the Town has a qualified internal candidate.

DISCUSSION AND POSSIBLE ACTION TO RATIFY MOTIONS FROM JANUARY 28, 2025 BOARD OF COMMISSIONERS' MEETING

Motion by Commissioner Thomas to ratify the following motions that were made on January 28th at the BOC Special Meeting:

Motion by Commissioner Paarfus that we move forward with the contract to approve option 2 pending a favorable review by the town attorney and that we fund the contract with the Available to Appropriate funds in BPART; second by Commissioner Thomas;

Motion by Commissioner Thomas to instruct the staff to send out a RFP to remove the pier building;

Motion by Commissioner Paarfus to accept the funding and policy priorities laid out in the memo with adding "or other Corps' funding" to item 1 and going ahead and issuing the letters;

Motion by Commissioner Thomas to approve Resolution 25-01.

The motion was seconded by Commissioner Paarfus.

Commissioner Thomas stated she doesn't think this is necessary, we are just doing it out of an abundance of caution. Attorney Moore explained why she doesn't see an issue with ratifying the motions. Commissioner Dyer inquired if the Board should wait until the March meeting after the hearing. Attorney Moore replied the hearing is for a preliminary injunction. The court denied the restraining order that was requested. If the court thought they needed to restrain the Board from acting at this meeting, they would have issued a restraining order last week. Commissioner Paarfus said the meeting on the 28th was called because the regular meeting was canceled due to weather. There were several items on the agenda that were time sensitive. By ratifying those decisions, it leaves the court case to resolve the issue, which is one of the quorum, not of the Town's business that was conducted. He doesn't think it is appropriate to hold up the Town's business until the quorum issue is settled. His understanding is that we think we are correct conducting business under the conditions at the meeting. Commissioner Thomas added since

the court did not do the restraining order, the Town is free to do business as we deem appropriate. She explained this is out of an abundance of caution. We are now making sure these things are ratified by a full Board and we can move forward regardless of what happens because the Town has not been told to stop business by the courts. Mayor Pro Tem Myers said the court can work out the rest, but he thinks it is important the Town moves forward and doesn't hold up these items any longer than they have already been held up. Mayor Holden asked if the Town has liability if the Town lets a contract and the Town runs into legalities of incorrectly validating the contract. Attorney Moore said the quorum decision was made on good faith of the Town based on the charter and on the interpretation of the statute. She will be filing her answer in couple of days, but if the court didn't want the Town to move forward, they would have gone through with a restraining order. Attorney Moore explained she and the town clerk after talking to several people, to include the School of Government and other municipal attorneys, came to the conclusion that the Town would follow the charter. On January 28th, there was discussion that the whole Board could ratify any decisions taken. That was before the lawsuit was filed. Commissioner Dyer asked if it is Attorney Moore's opinion that it is okay to ratify, without a reply being made to the lawsuit. Attorney Moore said she has 12 more days to file an answer. She explained lawsuits take a long time, if the Board would like to ratify the decisions, they can. As far as she is concerned, everything done at the meeting is completely legal based on the charter and her understanding of the law and statutes.

The motion passed by a 3 – 1 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioner Dyer voting in the negative.

Commissioner Smith said he would have voted no if he could. Mayor Holden said let the record show that those three that were absent had provided the clerk with availability and were not available. Commissioner Thomas said the town clerk sent an email that four would be available that day.

POLICE REPORT

- Water calls were high for January. That was because of the freezing weather and broken pipes. As we approach next week, there is more cold weather coming so please take care of pipes before then.
- Provided information on the Police Department mobile app. Commissioner Paarfus provided feedback on the app.

INSPECTIONS DEPARTMENT REPORT

- They are busy. Went over numbers from his report.
- We are in a downward trend across the nation for housing. Right now, it is at a 25% dip. Holden Beach has always held steady and is doing the same thing now. There is a lot of work going on.

Commissioner Paarfus asked if we expect a big push before rental season. Inspections Director Evans explained the biggest factor is actually the holidays.

FINANCE DEPARTMENT REPORT

- Revenues are tracking really well. Went over the report.

Commissioner Paarfus asked about the water and sewer revenue. Finance Director McRainey explained it was a lapse in billing.

INTERIM TOWN MANAGER'S REPORT – INTERIM MANAGER FERGUSON

- Greensboro Street Lift Station – Permits were applied for by the contractor and issued on January 3rd. They mobilized onsite at the end of December and have a construction schedule that anticipates completion in August. The first disbursement was applied for with the state side of the grant funds on December 20th. We are still awaiting that. The scare with the federal funding freeze seems to be averted. The EPA project manager reached out last week. We submitted expenses to them as well.
- Avenue E – coming along well. Originally the contract would be over but we had all the bad weather days in January so we have been lenient.
- Recycling – be mindful to get your renewal in. The numbers are still trending a little lower than we would like to see.
- Fiscal Operations Specialist – interviews have been completed as of today. We anticipate a decision being made by next week.
- We will be getting some money back. The Corps had underruns on several fiscal years where we did the crossing project. We have been tracking it for months. Explained the project. The Board will have a budget amendment brought before them when we get that back.
- Ocean Boulevard Stormwater – the contract for additional areas of concern has been executed. They've had some substantial work on that. Completed a survey with the Division of Water Resources to show the need for increased funding. The Town received Disaster Relief Funding through the Corps. There will be a PPA that will require Board action. We are waiting on the Corps to get more information to us, but it is to the tune of \$2.2 million in funding.
- Block Q Restroom Facility – we went through two rounds of bids to meet the threshold.
- Upgrade to A/V has occurred.
- Fire Department - met with the Fire Department last week. They are scheduled to give the Board an update next month.

Commissioner Paarfus thanked Interim Town Manager Ferguson for jumping on the stormwater issue as quickly as she did. It seems like her quick action helped the Town get the \$2.2 million. Commissioner Thomas asked when the Board will get a report for Block Q from the Parks & Recreation Advisory Board. Assistant Town Manager Ferguson anticipates it will be March or April. Mayor Pro Tem Myers asked if the Town will meet the March deadline for ADA improvements. Interim Town Manager Ferguson replied the Town is in good shape. Inspections Director Evans stated he thinks the Town will beat the deadline. We are 99% close to being finished. The last portion we need to complete is Avenue E. The date is tentative and can be extended if necessary.

CONSIDERATION AND POSSIBLE ACTION TO ENGAGE IN AN AGREEMENT WITH THE NC DEPARTMENT OF TRANSPORTATION REGARDING BIKE LANE MAINTENANCE

Interim Town Manager Ferguson said we have heard from the public about the need to sweep the bike lanes. The Department of Transportation (DOT) has issued the Town a service agreement in which they will reimburse the Town for the sweeping of the bike lanes. We would pay the vendor up front and then be reimbursed by the DOT. We believe the cost should be \$7,870 per time. The DOT is willing to reimburse the Town for four events throughout the year. She explained the budget amendment is for two because she does not think we will get to four before the end of the fiscal year. If the Board would like to move forward, she would execute the agreement, which the attorney reviewed and then the vendor would be notified to move forward.

Motion by Commissioner Paarfus to direct the interim town manager to execute the contract and to approve Budget Ordinance 25-01; second by Commissioner Thomas.

Mayor Pro Tem Myers asked if we have someone lined up to perform the work. Interim Town Manager Ferguson replied we do have someone lined up. DOT has approved a cost estimate. Based on the amount, we should be able to move forward. Commissioner Dyer asked if it would be beneficial to ask homeowners to clean up rights-of-way. Interim Town Manager Ferguson responded the vendor did bid on the project as is. We may learn ways to educate the public after we execute the first one. Inspections Director Evans explained our ordinance limits our ability to stop it. We would need to look at changing the ordinance. The Board agreed to have Inspections Director Evans work on a text amendment.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON SMALL TOWN ADA ASSESSMENT

Inspections Director Evans said the Board asked him to bring an outline back. He took as much information as he could find and condensed it into something that would fit for the Town. The idea is that the Town identify where we have policy and physical problems and identify an amount it would take to remedy the problems. The plan has a definite outline of what the Inspections Department will be doing and when. He said they can report back to the Board. Inspections Director Evans said the biggest thing we need to do is make sure any facilities we build or have meet the requirements. He explained staff has already started working on this. By March he thinks the Town will not only have met the mediation agreement, but will have gone far beyond it. The Avenue E facility will be really nice and something the Town can be proud of.

Mayor Pro Tem Myers said the phrase “accessible as possible” caught his attention. Inspections Director Evans said when he says that phrase it means bringing it into compliance. Commissioner Paarfus said the requirement part is that we identify any areas that we don’t meet state or federal regulations. Then there can be some good options to approve accessibility and those should be goals. Mayor Holden asked if emergency vehicles will be able to drive over the access at the east end. Inspections Director Evans responded that the lines haven’t been laid out. They will make sure there is enough room for a truck and boat to have access.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT THE BID FOR CONSTRUCTION OF THE RESTROOM FACILITY AND ASSOCIATED PARKING/SIDEWALKS AT BLOCK Q

Interim Town Manager Ferguson said we went through two rounds of advertising for bids. The most responsive came back at \$543,200, with a projected calendar of 100 calendar days to completion after the Notice to Proceed is issued. She also would like the Board to authorize sending a letter to the state requesting an extension. The Town would ask for a six-month extension by letter, they would change the grant documents to reflect that. The contract would come back for the Board to review.

Motion by Commissioner Paarfus to approve the contract award to Kowen Construction and authorize the interim town manager to execute the associated paperwork, including a new signature on the grant contract regarding the date extension; second by Commissioner Dyer; approved by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON REPAIR OF THE MULTIPURPOSE COURT

Interim Town Manager Ferguson explained she has been trying for multiple months to get three bids back for the multipurpose court at Bridgeview Park. We have two bids following an informal process for bidding. The lowest bid \$21,904. She provided information on both bids. She said based on the timeline and the lower amount, she would suggest awarding the bid to Net-Sourced, LLC. It would be sourced from Available to Appropriate.

Motion by Commissioner Paarfus to approve the award of the contract to Net-Sourced and fund the contract from the Available to Appropriate BPART line; second by Commissioner Thomas; approved by unanimous vote.

AUDIT COMMITTEE ITEMS

Mayor Pro Tem Myers was selected to serve as the Board representative to the Audit Committee. The Board voted by ballot and the votes were as follows: Mayor Pro Tem Myers – Mayor Pro Tem Myers and Commissioners Thomas and Paarfus; Commissioner Smith – Commissioner Dyer.

Grace Lan and Kent Steeves were selected to serve as Regular Members to the Committee. Votes we made by ballot and were as follows: Grace Lam – Mayor Pro Tem Myers and Commissioners Thomas and Paarfus; Kent Steeves - Mayor Pro Tem Myers and Commissioners Thomas and Paarfus; Cedric Scott – Commissioner Dyer; and David Shehdan – Commissioner Dyer.

Cedric Scott was unanimously selected to serve as the Alternate Member to the Audit Committee.

DISCUSSION AND POSIBLE ACTION ON RESOLUTION 25-02, RESOLUTION IN SUPPORT OF AN UPDATED BEACH AND INLET MANAGEMENT PLAN (BIMP)

Interim Town Manager Ferguson explained the Town was contacted by Katheen Riely of the NC Beach Inlet and Waterway Association. They are advocating for a new BIMP at the state level. The last time it was updated was 2016.

Motion by Commissioner Thomas to support Resolution 25-02 (Resolution of Support); second by Commissioner Paarfus; approved by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON RECRUITMENT OF TOWN MANAGER

Commissioner Dyer said of the seven proposals the Town received, the lowest base charge was around \$18,000 and the highest was around \$36,000. These are base charges and you can expect at minimum travel and per diem fees to be added. She asked the urgency to justify the additional unbudgeted expense. She said we have a qualified interim manager in the role now. She asked why the Town should hire a recruitment firm when we haven't advertised the position on the NC League of Municipalities' website, newspapers, the ICMA or others. She said it is possible the Town would receive submissions from qualified applicants. If we do need help in the future, we could request assistance from the Cape Fear Council of Governments. Our current staff is looking at 10-20 years of service. Commissioner Dyer said the staff are not here for the pay. We have a family concept, where our employees work together and care for each other. She doesn't know why the Town is not hiring from within. She doesn't think the Town needs to spend unbudgeted money to look further. Mayor Holden agreed.

Motion by Commissioner Dyer to have the staff advertise for the job on some of these other avenues. She reviewed potential costs. No second was made.

Mayor Pro Tem Myers said the search subcommittee met last Tuesday. They gave each of the seven firms time to present their proposals, ask any questions and describe their services. The search committee recommends selecting S. Renee Narloch and Associates.

Motion by Commissioner Paarfus to direct town staff to award the contract to S. Renee Narloch and Associates and to direct the subcommittee to continue their work in facilitating the recruitment process by serving as the point of contact on non-administrative matters; second by Commissioner Thomas.

Commissioner Paarfus explained the urgency for this was established in December. The committee is basically following the plan laid out by the School of Government for recruiting a town manager, which notes the hiring of a town manager is one of the most important duties of the Board. It also recommends that a search firm be engaged unless the Board has the time and expertise to do a proper search, which he does not think this Board does. He said this is not appropriate to delegate to staff, it is the Board's responsibility. Commissioner Paarfus said if you look at some of the proposals you will see many municipalities use search firms. It can also be seen in the proposals that a proper search is quite involved and a good outreach program goes beyond advertising it in a few forums. He said the Board voted on the action in December and he thinks we should continue down this road. He said we need to find the best fit for the Town and hire based on merit. Commissioner Dyer asked if there is a reason there are no property owners are on the committee. Commissioner Paarfus replied that is how it is outlined in the School of Government documents. Commissioner Thomas added it is a Board responsibility. Mayor Pro Tem Myers said they are using the book from the School of Government and read from it. If you follow the process, the key stakeholders will be involved. They will be involved; the search firm facilitates

those meetings. The decision itself is a Board decision. Commissioner Dyer doesn't understand why the public wasn't included. Including the public on the committee was further discussed. Commissioner Paarfus said the subcommittee was going through proposals to hire someone to do this work for us. As far as he knows, the Town normally doesn't involve property owners in selections for a RFP. If you read the proposals, they do have public engagement sessions. Commissioner Dyer said normally when the Town gets a RFP, it comes back to the Board. The Board would rank these and then send a couple to the committee. She said the RFPs came back and never were presented to the public or at a Board meeting before the committee decided on them. She thinks the public should have been able to make comments before picking a firm. Mayor Holden said a property owner asked him to inquire if any of the commissioners have experience in hiring a headhunter firm and following the process through the hiring of a person. Mayor Pro Tem Myers said he has in private industry and he is a strong advocate for it.

The motion passed by a 3-1 vote with Mayor Pro Tem Myers and Commissioners Thomas and Paarfus voting for the motion and Commissioner Dyer voting in the negative.

Commissioner Smith said he would have voted no.

DISCUSSION AND POSSIBLE ACTION ON POLICE DEPARTMENT ITEMS

Chief Dixon reviewed his presentation. He provided police employment, 2023 US Census Bureau and International Association of Chiefs of Police statistics. He provided information on recruitment and retention considerations. He would like to offer a rank structure, based on training experience and longevity. He suggested, Police Officer I, Police Officer II and Senior Police Officer and explained each suggested rank. He would like to provide commendation ribbons. Chief Dixon would like to establish a cadet program. He detailed the proposed process and estimated it would take one year to have a working officer. For health and wellness, he would like to offer a stipend for a gym membership. That would come attached with yearly fitness testing that would value the use of that program. Chief Dixon said his suggestions could be run simultaneously, but his implementation priority order would be Police Officer ranks, cadet program, health and wellness and then the commendation medals.

Chief Dixon explained BLET requirements and reviewed information from surrounding agencies that use a cadet program. Three agencies he has spoken to do not require contracts for their cadets. One does but doesn't enforce it. The investment for the cadet program includes salary and benefits, books and uniforms. It is about \$2,000 – \$2,500 to put them through school. There are no tuition costs.

Commissioner Paarfus said the Town needs to do something different to solve this chronic vacancy problem. He said based on their discussions, he fully endorses all four. He would like the budget numbers and details. Chief Dixon said if the Board supports this, he would like to create the job descriptions for the suggested ranks; and create a cadet program. He would then bring the information back for Board approval. Commissioner Thomas appreciates the work and supports this. She thinks it is a lot of great ideas. Commissioner Dyer asked if there are any tasks cadets can do at night while they are in school. Chief Dixon said there are but they need to focus on school. In talking to the other chiefs, you need to be cautious and not overutilize the resource.

Commissioner Dyer asked if there are any benefits/credits for our insurance concerning the gym membership. Town Clerk Finnell replied no. Mayor Pro Tem Myers said it seems like it is common for wellness benefits through insurance. He does support Chief Dixon's proposals.

Chief Dixon spoke with Finance Director McRainey concerning the budget. To implement the ranks this year, we would have one officer that would go to Senior Officer and another that would go to Officer II. He talked to him about showing the vacancies as Police Officer II in the budget. With those changes, the total for this year is less than \$14,000. There wouldn't need to be a budget amendment if we went that route because of the vacancies.

Commissioner Smith thanked Chief Dixon for his hard work for trying to find an alternative and Interim Town Manager Ferguson for her support. He supports this.

PUBLIC COMMENTS ON GENERAL ITEMS

Will Carter would like the Town to get a price and plan for a concrete pier.

David Bond said DOT patched Seaview Drive and it is terrible. He said he received two water bills and talked about the cost. He said the Town needs to go after government money for the pier. Mr. Bond said he doesn't understand why the Town needs a headhunter. He said someone needs to look at the erosion in the 1200 block.

Rick McInturf on behalf the Holden Beach Community Alliance thanked the Town for allowing access to the pier to identify items of historical significance. They identified 40 items that have historical value and should be preserved. Looks forward to the next step in the process.

Sylvia Pate said the Lockwood Folly Inlet has filled back up and boats have been stuck. She encouraged the Board to get that on the agenda. Interim Town Manager Ferguson said the Corps is anticipating dredging in the late April/early May timeframe. It is in their fund sourcing from where we lobbied for them to get funds for O&E maintenance.

Romana Chapin doesn't understand why the Board is spending taxpayer money on recruitment when there are people in this building who can handle the job. She knows two families who won't vacation here because there is not a pier.

Tracey Harris Rice said the reputation of the Town is being damaged and she can see how the downward trend of the Town's reputation could potentially harm tourism, small businesses and real estate values. She said the Board continues to make questionable decisions and reviewed her concerns.

Brent Shaver thanked staff and commissioners for the amount of time spent on the Town's issues. He thinks they are moving forward and making progress.

Brian Rice said he thinks the Town need to reflect on the circumstances of the termination of the town manager. He asked why the rush; if it was discussed with the whole Board and if the manager

was aware that his performance was being evaluated. He expressed his concerns with the termination and recruitment processes.

Lisa Ragland said people should express their concerns to everyone. She went over her concerns. She provided information on her complaint. Her concerns include the quorum statute and the Town's Rules of Procedure. Ms. Ragland talked about the recruitment process.

MAYOR'S COMMENTS

- Periodically goes from one end of the island to the other. The escarpment line in some places on the west end is over six feet. He provided information on the escarpment line moving and its effects. The western tip of the island continues to migrate westerly. We now have a harbor there where the boats can anchor next summer and enjoy beach activities. The erosion is migrating east. That property is owned by NC State University. For years he and Town Manager Hewett were working to try and get a vehicular access down there. That is something they will try to pursue. The escarpment line will round out and will be fine probably in June or July. It has damaged some of the walkways and steps, but overall it is in pretty good shape.
- Asked if the Town notified the chapel if they could use the pier for Easter service. He asked that somebody notify the chapel of the Town's intentions.

BOARD OF COMMISSIONERS' COMMENTS

Mayor Pro Tem Myers

- Thanked everyone for attending.
- We continue to try to improve our audio/visual broadcasting. This is the first time we are on YouTube, instead of Facebook. If you are listening online, please provide feedback.

Commissioner Smith

- Apologized for not being able to be there. Will do his best to be available as quickly as he can.
- Search for town manager -is surprised the Board didn't try to find something less expensive. As diligently as some of the commissioners wanted to scrutinize all the dollars spent, they didn't pick the cheapest. They picked the one they wanted. When it comes to anything else, even \$100 made a difference on who we hired for the job. Now they want to spend \$30,000 when we have the availability of a perfect candidate in-house
- Thanked everyone for coming. Have a good rest of the month.

Commissioner Thomas

- Thanked everyone for coming. Appreciates you being here. Have a good night.

Commissioner Dyer

- Was accused of not showing up to the January special meeting and was also asked why she wasn't there. The January Regular Meeting was canceled due to weather. Was under the impression that there were no time sensitive items so we could move the items to the February meeting. Was told that the demolition of the pier building was something that needed to be acted on immediately. What concerns her is that she tried for a year to have a RFP put out for

a private public partnership (PPP). The PPP would involve demolition, rebuilding of the building at no cost to the Town. Tried to bring this to the November meeting but was told it needed to be removed from the agenda because it was premature based on the plan adopted in April. Another commissioner said they were in favor of exploring it, but didn't feel it was the right time; we need to stick with the plan and not go off on a tangent; when we reach the point with specific plans for the project we can explore the potential of a PPP. She was told was a timing situation and there was no rush to do this and now we had to make the decision in a special meeting. She scheduled all her activities around the meetings that are scheduled a year in advance. She gave five dates of when she would be available after coming back into town. She was at a conference that she is required to attend for continuing education. Has been on the Board for three years and hasn't missed one scheduled meeting. In 2023, there were seven special meetings scheduled. She didn't miss a single one. In 2024, there were 16 special meetings scheduled. She told her constituents upfront she would not be able to attend that number of meetings. Some were scheduled in the morning. She did go back and listen to every single meeting. We already had one special meeting this year and she missed that one.

- Being a part of the Board that purchased the property that contains the pier – There was a campaign while the property was under contract to contact the LGC to let them know that property owners did not want that property. We were removed from the schedule. However, there are about 400 properties across from that property that use that access. Rental properties rely on that property so that people who rent their homes have access to the beach. There are people who own houses that want to get to the beach without walking all the way down to Starfish. Those people contacted the LGC and let them know that was not the wish of not purchasing the property. With that response, the LGC put us back on the schedule the next month at a cost of \$154,000 of interest on the contract. That property was purchased for an emergency access, an ADA compliant access and an access that allows those homeowners that have been using the property that the previous owner allowed the Town to use at no cost. That property was not considered just for the pier. The PARTF grant went towards the land purchase. The campground and the parking are paying the debt service down. We did not raise taxes to purchase that property. There is a misconception that the Town bought the land next to it, which is the other campground. We purchased the pier property at about \$486,000 a lot. We were offered the campground at the same price. She had just joined the Board and her suggestion was to buy the entire plot. We could have used it for camping, additional parking or possibly a fire station. We were told with the setback from buying the purchased property that we should let that go. The Town did not purchase that property. No one in the Town profited from the property. It was a private sale. It was at about \$886,000 a lot. So, for the \$3 million that we purchased the land, we now have land that is worth \$6 million. Wanted to clarify that since she was questioned.
- Thanked everyone for tuning in and being at the meeting.

Commissioner Paarfus

- Wished everyone a good night.

ADJOURNMENT

Motion to adjourn by Commissioner Paarfus at 7:32 p.m.; second by Commissioner Thomas; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk