TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2026 – 5:00 P.M.

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Regular Meeting on Tuesday, September 15, 2026 at 5:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Page Dyer; Commissioners Sylvia Pate, Tom Myers and Robert Brown; Town Manager Bryan Chadwick; Town Clerk Heather Finnell; Assistant Town Manager Christy Ferguson; Inspections Director Tim Evans; Finance Director Daniel McRainey; Public Works Director Chris Benton; Police Chief Steve Barger; Lieutenant Frank Dilworth; Fire Chief Doug Todd; and Town Attorney Lydia Lavelle. Commissioner Keith Smith attended via Zoom.

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

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion by Commissioner Pate to approve the agenda as presented; second by Mayor Pro Tem Dyer; approved by unanimous vote.

PUBLIC COMMENTS ON AGENDA ITEMS

No comments were made.

CONSENT AGENDA ITEMS

Minutes of the Regular Meeting of August 18, 2026, Police Report, Inspections Department Report, Finance Department Report and Public Works Department Report

Motion by Mayor Pro Tem Dyer to approve the consent agenda; second by Commissioner Myers; approved by unanimous vote.

UPDATE REGARDING FEDERAL PRIORITIES

Assistant Town Manager Ferguson introduced Mike McIntyre from Ward and Smith. Roger Gwinn and Anne Durand from the Feguson Group and Marley Peterson from Ward and Smith were also in attendance. Earl Stockdale from the Ferguson Group joined via Zoom. Mr. McIntyre went over information from their report. The Lockwood Folly Maintenance Dredging Project is pending now in Congress in the amount of $1,050,000. Congress has not finalized the budget. They have extended the current budget to continue through December 11th. He provided updates on the Corps' dredge disposal fee and on Washington news.

Commissioner Myers inquired about relying on FEMA to help with beach nourishment after a disaster as it has occurred in the past. Mr. McIntyre explained he is optimistic about the relationship moving forward. Ms. Durand added nothing has changed so far and if a storm hit today, the Town would be able to rely on FEMA. She said there is bipartisan interest in change. There is a loss of appetite for getting rid of FEMA. She explained Town Manager Chadwick and Assistant Town Manager Ferguson did an excellent job in DC giving examples of where the Town has worked really well with FEMA during disasters so there is a good working relationship between the Town and FEMA.

UPDATE AND POSSIBLE ACTION ON PATH FORWARD FOR PLANNED CANAL DREDGING PROJECT FOR 2026

Assistant Town Manager Ferguson provided history to include details on the last dredge and legislation changes. In late March, we were advised the Corps granted permission to use the disposal site at $26 per cubic yard. In the past, it has been $5 a cubic yard to use the site. She reviewed the three paths forward at that point. When staff met with the working group, the knowns were that we needed to take out approximately 30,000 cubic yards of material based on surveys; a decision needed to be made ASAP; we have to adhere to environmental windows; dredging costs are higher than in the past; and we need to apply for the DWR grant. Unknowns included we were still waiting on solid numbers to put into the grant spreadsheet; and we didn't know which path would be cheaper. The working group was not willing to sacrifice Scotch Bonnet this year for the good of the whole community. The decision that came out of that group is they agreed to pay the $26 per cubic yard if they had to, but they would still fight it and would wait a year if they couldn't get the grant or use 292. Since that time, staff and our federal advocates continued to work with the Corps and the new number is $10.22 per cubic yard. There are still hurdles that need to be accomplished. There is a change in the document from the packet. The total cost we are applying for in the grant went down. The total amount is $2,505,000. We are asking the state for $1,878,750. The resolution with the new number is at the Board's desk.

Motion by Mayor Pro Tem Dyer to submit the grant and pass Resolution 26-10; second by Commissioner Brown.

Canal working groups and the funds were discussed.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE SELECTION OF AUDIT COMMITTEE MEMBERS

Town Clerk Finnell explained two applications were received. Commissioner Myers volunteered to fill the alternate spot so the committee could be fully staffed.

Motion by Commissioner Pate to approve both Mark Francis and Rich Masi as members to the Audit Committee; second by Mayor Pro Tem Dyer; approved by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON PARKING REVENUE

Town Manager Chadwick said the Board discussed altering the parking schedules for November through January 2nd. If the Board would like to move forward with any changes, an amended contract with Otto Connect and a resolution to update the fee schedule will be presented at the October meeting. He reviewed the current statistics for parking revenue to date. Currently, we are $41,000 less this calendar year compared to last. In the fiscal year, we are $19,000 less than last year.

Mayor Pro Tem Dyer asked if there has been an audit to see if additional spots can be made. Town Manager Chadwick replied no. Mayor Pro Tem Dyer would like to offer this as a good will gesture for residents. Commissioner Myers said he doesn't know what it will accomplish and doesn't understand the rationale. Commissioner Pate thinks the intent was to help residents and property owners. Commissioner Brown agreed, he would come at that time of the year before he moved here permanently. Commissioner Smith said some of the improvements on the beach such as new bathrooms have been a result, at least in part, of paid parking. He explained paid parking is not needed to balance the budget. He said year-round parking shouldn't have been added.

The Police Department would enforce parking violations November – January 2nd if paid parking is eliminated at that time.

Motion by Mayor Pro Tem Dyer for staff to bring back the required documents next month; second by Commissioner Pate; approved by a 3 – 1 vote with Mayor Pro Tem Dyer and Commissioners Pate and Brown voting for the motion and Commissioner Myers voting in the negative.

TOWN MANAGER'S REPORT

- Ocean Boulevard Stormwater – surveying, preliminary design and hydraulic modeling have been completed. Design and permitting is currently over 50%.
- Block Q Master Plan – been refining options based on meetings with the Board and the Parks & Recreation Advisory Board. Staff met with McGill to discuss that information.

- Resilient Coastal Communities – there is a workshop in New Bern on September 24th. They are identifying possible projects that qualify as nature-based solutions. Inspections Director Evans provided information on how the program can work with the stormwater project.
- Pier Property – MidAtlantic has completed the inspection portion. The final report should be presented at the October meeting.
- DA 293 - The Corps continues to conduct maintenance there.
- New Fire Station – RFQ for engineering and design work for the new fire station is being finalized by staff.
- Beach Access Points – staff continues to identify possible emergency access points on the western part of the island.
- Strategic Planning – scheduled for December 4th.
- National Beach Sweep – we will be participating on September 18th – 19th.
- Trunk or Treat – scheduled for October 30th.
- Volunteer Appreciation Luncheon – will be held September 25th.
- Employee Updates – Customer Service Representative Bree Rhea received her Associate of Science and Notary Public. Office Brandon Dosher received his Bachelor of Science
- Stair Climb Challenge – thanked Assistant Town Manager Ferguson for organizing. Provided details on the challenge and the upcoming running challenge.

PUBLIC COMMENTS ON GENERAL ITEMS

No comments were made.

MAYOR'S COMMENTS

- Storms - October 15th is less than a month away. Keep praying.
- Summer went by fast.
- Festival by the Sea is the last weekend of October.
- College fire tower construction starts next spring.
- Read post commending the Police Department. Chief Barger said Officers Thompson and Bell were the officers referenced in the post. He explained Officer Thompson hands out rubber ducks that he has purchased with his own money. He has done a great job mentoring staff and with the community.
- Thanked staff.

BOARD OF COMMISSIONERS' COMMENTS

Mayor Pro Tem Dyer

- Thanked staff. Been a lot going on. Block Q planning groups went really well. Dedicated the stage last week. Thinks the concert series went very well. Pleased with the new spot.

- Thankful for Mr. McIntyre and the Ferguson Group, Assistant Town Manager Ferguson and Town Manager Chadwick. Appreciative for all the hard work and the grant money.
- Trunk or Treat is a great event.
- Thanks for coming out.

Commissioner Pate

- Appreciates the staff's work and their hard work on the canal.
- Thinks had a good summer. Hard to believe it is over.
- Festival by the Sea is coming up.
- Excited about Block Q and the whole area. Anxious to see how it will all come together. Will be a good focal point.

Commissioner Smith

- The phone connection failed.
- Thanked God.

Commissioner Myers

- Thanks for being here or listening online and being engaged.

Commissioner Brown

- This is a great small community. There are a lot of big projects. Thanked Assistant Town Manager Ferguson and Town Manager Chadwick for their diligence and hard work with the project and grant process. Saw the impact of big and small during the meeting. Thanked staff and the Police Department.

ADJOURNMENT

Motion to adjourn by Mayor Pro Tem Dyer at 6:14 p.m.; second by Commissioner Pate; approved by unanimous vote.

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J. Alan Holden, Mayor

ATTEST:

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Heather Finnell, Town Clerk