TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
PUBLIC HEARING/REGULAR MEETING
TUESDAY, JUNE 16, 2026 – 5:00 P.M.

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Public Hearing/Regular Meeting on Tuesday, June 16, 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, Keith Smith, 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; Fire Chief Doug Todd; and Town Attorney Sydnee Moore.

PUBLIC HEARING: PROPOSED BUDGET FOR FISCAL YEAR 2026 - 2027

Mayor Holden called the public hearing to order. Town Manager Chadwick reviewed the highlights. The budget includes maintaining the same tax rate of 14 cents per $100. We will be purchasing three patrol vehicles for the Police Department and one vehicle for Water and Sewer. The budget allocates 3% for COLA and 2.5% merit for personnel. We have plans for a canal dredging event. It includes the engineering designs and construction for a phased stormwater initiative. It includes a base rate increase on the water side of $3.50 for future capital projects spending. The budget also includes appropriating funding to begin the design of a fire station and work at the pier property.

No comments were made.

Mayor Holden closed the Public Hearing at 5:07 p.m.

REGULAR MEETING

Mayor Holden asked for a moment of silence and called the Regular Meeting to order.

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

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

PUBLIC COMMENTS ON AGENDA ITEMS

Will Carter said the Town has an incomplete plan for the pier. He would like to see a plan in place for a concrete pier.

Carlton Pittman asked to move item 13 up if Chief Todd is in attendance to discuss that item.

CONSENT AGENDA ITEMS

Minutes of the Regular Meeting of May 19, 2026, Police Report, Inspections Department Report, Finance Department Report and Public Works Department Report

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

DISCUSSION AND POSSIBLE ACTION ON ORDINANCE 26-03, THE REVENUES AND APPROPRIATIONS ORDINANCE FOR FISCAL YEAR 2026 - 2027

Town Manager Chadwick stated the Board had discussion about the $1.2 million that will be returned from the county. It has been accounted for in the Capital Improvement Plan (CIP) in the 2027 – 2028 year. It is his opinion to not recognize the amount until we have it in hand. If it comes sooner, the Town can do a budget amendment. Commissioner Myers said there is an interlocal agreement so he is pretty sure it is coming, especially when you compare it to the federal grant that is in the budget which to him is less certain than the interlocal agreement that has been executed by the county. He would like to show it in the budget and feels the Fiscal Control Act requires that.

Motion by Mayor Pro Tem Dyer to take action on Ordinance 26-03 for the budget fiscal year 2026 – 2027, but she would like to make an amendment to that. She would like to increase the employee COLA to 4%.

Mayor Pro Tem Dyer explained that the current COLA is 3% and inflation and cost of living is much higher than that. One of the Board's objectives was to retain employees.

The motion was seconded by Commissioner Pate.

Commissioner Myers said the Board had plenty of opportunity to discuss this and doesn't know why it wasn't brought up earlier. Commisioner Smith said the concern that he is hearing about the $1.2 million is that the Town is not accounting for it. He explained how he feels it is accounted for and that everyone knows it is coming so it is not a transparency issue. Commissioner Myers quoted from the Fiscal Control Act and said he thinks the Town is required to recognize the amount in the budget. How to move forward was discussed. Town Manager Chadwick said the amount would be recognized once it was received through a budget amendment. Assistant Town Manager Ferguson added she thinks it can be done either way.

Both ways it would be recognized in the budget. Commissioner Myers asked the harm in including it. Assistant Town Manager Ferguson said if it is added you would need to show the expense side. The previous Board did discuss that they wanted it to go to the Beach & Inlet Fund, but this presently seated Board has not discussed it yet. She thinks the purpose was to have that discussion at a later time so it could be discussed fully. The interlocal agreement was discussed. Moving forward was further discussed.

Commissioner Smith asked if Commissioner Myers had any other issue with the budget. Commissioner Myers replied no, but it goes against his profession to allow this and can't vote for it. Commissioner Smith called the question.

Town Clerk Finnell reviewed the motion.

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

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 26-06, RESOLUTION AMENDING THE TOWN OF HOLDEN BEACH FEE SCHEDULE

Town Clerk Finnell explained increased water revenues are needed to offset increased expenses. Based on research, comparative analysis of neighboring municipalities and feedback from the Board, an increase of $3.50 is proposed, increasing the water base charge to $26.22 per month. Other service fees as attached are proposed to be amended. The fee schedule needs to be updated to reflect the proposed changes.

Motion by Mayor Pro Tem Dyer to approve Resolution 26-06; second by Commissioner Smith; approved by unanimous vote.

DISCUSSION AND POSSIBLE APPROVAL OF ORDINANCE 26-04, AN ORDINANCE AMENDING THE HOLDEN BEACH CODE OF ORDINANCES, TITLE VII: TRAFFIC CODE

Town Manager Chadwick said these updates are to address concerns about individuals utilizing short term parking for beach access and to make a change in the ordinance to accommodate the Board's future actions on when paid parking is required based on the annual calendar. It also addresses other needed amendments that were identified while preparing the update.

Motion by Mayor Pro Tem Dyer to approve Ordinance 26-04; second by Commissioner Myers.

Commissioner Myers wanted to make sure that approving the ordinance would not be making any commitments on the months the Town has paid parking. Town Clerk Finnell said staff planned to bring the Otto Contract back, along with the dates proposed for no fees at a future meeting. Lieutenant Dilworth provided a summary of the proposed changes. Assistant Town Manager Ferguson explained a time limit for Block Q has been established and signs have been ordered.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE SCHEDULING OF A DATE TO HOLD INTERVIEWS FOR VACANCIES ON TOWN BOARDS

The Board came to a consensus to hold interviews on July 21st at 4:45 p.m.

DISCUSSION AND POSSIBLE APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN AND BROUGH LAW FIRM

Town Clerk Finnell stated the Brough Law Firm has provided the Board with a Memorandum of Understanding as a result of their interview with the Board at their June 4th meeting. Town Manager Chadwick added he would love to continue working with Attorney Moore during the transition. The Board agreed.

Motion by Mayor Pro Tem Dyer to accept the Memorandum of Understanding from Brough Law Firm; second by Commissioner Brown.

Commissioner Brown asked how the Board felt about having the attorney attend meetings virtually. Mayor Holden replied that the Board can decide as they move forward.

The motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION ON RESPONSES FOR AN ENGINEERING FIRM TO PERFORM AN UNDERWATER STUDY FOR THE HOLDEN BEACH PIER

Town Manager Chadwick explained the Town received four responses. Those received were WSP, Terracon, MidAtlantic Engineering Partners and KCI Associates. Several staff ranked the responses. The highest score was MidAtlantic. He reviewed information from the scoring process.

Motion by Mayor Pro Tem Dyer to accept the proposal of MidAtlantic because they were preferred by the staff; second by Commissioner Smith.

Commissioner Myers said he thinks the Board needs to be clear to the public that this is a pivot away from the path of building a new pier and onto the path of repairing the existing pier. He doesn't know the rationale for doing this and is opposed. Commissioner Pate stated when HDR came, they indicated the study would need to be done before we could determine if it can be repaired. Commissioner Smith said one of the consistent things he has heard is asking if the pier can be repaired. He understands there are people who do not want to repair it, but the Town doesn't have costs to repair or rebuild. The Board discussed how to move forward. Discussion included the bond referendum, costs and plans for building a pier.

Mayor Pro Tem Dyer called the question.

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

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 26-07, RESOLUTION APPROVING CONVEYANCE OF PERSONAL PROPERTY TO A NONPROFIT ORGANIZATION PURSUANT TO NORTH CAROLINA GENERAL STATUTE 160A-280

Town Manager Chadwick explained the Town has surplus property consisting of a 2014 Dodge Ram truck and a Coleman light tower that are no longer in use. We would like to donate them to the Tri-Beach Fire Department.

Motion by Mayor Pro Tem Dyer to approve Resolution 26-07, Conveyance of Personal Property; second by Commissioner Pate; approved by unanimous vote.

TOWN MANAGER'S REPORT – TOWN MANAGER CHADWICK

- July is Parks & Recreation month. There will be multiple activities throughout the month.
- Ocean Boulevard Stormwater – McGill has finalized the existing conditions survey. The hydraulic modeling information has been completed. The base stormwater assessment has been completed and the preliminary evaluation of outlet structures.
- Block Q Restroom and Parking – restrooms are open.
- Block Q Master Plan RFQ – kickoff meeting was held yesterday. Went over future dates.
- Block Q Stage Area – roof is complete and staining is in progress.
- Resilient Coastal Communities Program – survey is still on website. Inspections Director Evans explained we are in Phase 2 and provided details on the process and examples of projects.
- Canal Dredging – we still continue to work with the Corps on the dredge spoils disposal.
- Inlet Hazard Area – staff will be attending a CRC meeting Thursday and are actively involved in the discussion of possible changes to the Inlet Hazard Area.
- DA 293 Maintenance – we have not seen anything yet, but keep in mind at some point you will see work being done.
- Restroom Maintenance and Cleaning – staff continues to monitor restrooms and implement changes when necessary.
- Beach Tents – individuals are leaving items on the beach overnight. Will begin enforcement.
- Tax Laws – delivered the letters to Representative Miller and Senator Rabon concerning the possible changes.
- Employee Updates – Alyse Wade is now a Senior Police Officer.
- Alan Holden Public Safety Center – some law enforcement personnel and staff attended the dedication ceremony. If you get a chance to go do a tour, go do it.

Assistant Town Manager Ferguson provided information on the Block Q Master Plan process.

PUBLIC COMMENTS ON GENERAL ITEMS

Rick McInturf provided information regarding the July 4th weekend event.

Will Carter talked about having a fire department at Greensboro Street. He talked about the pier vote. He would like to see a concrete pier and a plan be put in place.

Carlton Pittman thanked the Board for approving the salary adjustment for employees. He asked the Board to please continue to push the fire department forward.

MAYOR'S COMMENTS

- This past weekend made a trip down the beach. Talked about the amount of trash he saw on the beach.
- Hurricane season is upon us.
- Still a high percentage of houses you cannot read the house numbers on. Asked people to follow the regulation.
- Talked about seaweed on beach.
- Thanked Inspections Director Evans for his work with the concert facilities.

BOARD OF COMMISSIONERS' COMMENTS

Mayor Pro Tem Dyer
- It is the busy season. Talked about holes, tents, dogs on the beach and fireworks.
- Have a safe holiday. Thanks for coming.

Commissioner Pate
- Thanks for your attendance. Looking forward to feedback.
- Wished everyone a safe and happy 4th. Come celebrate at Block Q.

Commissioner Smith
- Thanked God for the beach, professionals and staff. Thankful for the budget process.

Commissioner Myers
- Thanks for coming and being involved.
- Talked about trash on the beach. Thinks it still needs to be looked at.
- Happy 4th of July holiday.

Commissioner Brown
- Exciting to see the progress on the new pavilion.
- Excited for the 5th. It's a great small town we live in.
- Thanked staff and other commissioners for being welcoming.
- Have a happy and safe 4th.

ADJOURNMENT

Motion by Mayor Pro Tem Dyer to adjourn at 6:23 p.m.; second by Commissioner Pate; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk