



**TOWN OF HOLDEN BEACH  
BOARD OF COMMISSIONERS  
PUBLIC HEARING/REGULAR MEETING  
TUESDAY, JANUARY 18, 2022 – 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, January 18, 2022 at 5:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Rick Smith; Commissioners Gerald Brown, Page Dyer and Pat Kwiatkowski; Town Manager David W. Hewett; Town Clerk Heather Finnell; Assistant Town Manager Christy Ferguson; Inspections Director Tim Evans and Police Chief Jeremy Dixon. Commissioner Brian Murdock participated via teleconference during the remote meeting that was streamed on the Town's Facebook page. All votes were made by rollcall.

**PUBLIC HEARING: CONCERNING THE APPROVAL OF THE EXECUTION AND DELIVERY OF AN INSTALLMENT FINANCING CONTRACT IN A PRINCIPAL AMOUNT NOT TO EXCEED \$3,300,000 IN ORDER TO PAY THE COSTS OF PURCHASING PROPERTY LOCATED AT 441 OCEAN BOULEVARD WEST, INCLUDING THE PIER**

Assistant Town Manager Ferguson explained this is the required public hearing on the terms of the installment financing contract for the purchase of 441 Ocean Boulevard West. Scott Leo, Parker Poe and Andrew Carter, DEC Associates are present to answer any questions. The final documents will be before the Board next month. These are the draft documents.

Town Clerk Finnell explained that one person submitted a comment via email. That comment was submitted to the Board and is online for the public's review.

Tom Myers spoke on behalf of the Holden Beach Property Owners Association. He said they believe the property owners have been provided with an accurate summary of the pier plan that will be voted on tonight. He said after tonight the HBPOA will poll property owners. Mr. Myers said there are a lot of unknowns and they would like the Board to shed some light on how the unknowns would be handled.

Jim Bauer stated this is not a plan and he thinks this is a bad idea. He said based on the survey numbers, this should not go through.

No more comments were made and Mayor Holden closed the public hearing at 5:13 p.m.

**REGULAR MEETING**

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

## **PLEDGE OF ALLEGIANCE**

## **AGENDA APPROVAL**

Mayor Holden asked that item #6, Public Comments on Agenda Items be limited to no wake zone comments because we have some people from other government agencies here solely for the purpose of discussing this item. He would also like to add 7b Public Comments on Agenda Items. Commissioner Kwiatkowski would like to propose that before the public comments that the Board consider allowing a question and answer on the pier plan proposed paper. She also would like to clarify and add Discussion and Possible Agreement and Action on a Final Designation of Island-wide Parking Places for 10a. The question and answer can be operated under the normal public comment regulations.

*Motion by Mayor Pro Tem Smith that we remove #9, Discussion and Possible Action on Ordinance for Outside Lighting.*

Mayor Pro Tem Smith said we need to clean it up and move it to a later date.

Town Clerk Finnell reviewed the proposed changes mentioned.

The Board agreed to vote on each topic individually.

*#6 will be limited to no wake zone commentary – unanimous vote*

*#7a Question and Answer – unanimous vote*

*#7b Agenda Public Comments – unanimous vote*

*Removal of #9, lighting ordinance – unanimous vote*

*#10a– final parking spaces – unanimous vote*

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

## **APPROVAL OF MINUTES**

*Motion by Mayor Pro Tem Smith that we approve the minutes as written for the December 21<sup>st</sup> Board of Commissioners' meeting; second by Commissioner Brown; approved by unanimous vote.*

## **PUBLIC COMMENTS ON NO WAKE ZONE**

Mayor Holden provided background on the legislation that was approved years ago. The no wake zone is about 100 yards north on the waterway from LouLou's and runs southerly on the waterway to Roger Street. He introduced Phil Caldwell who has been researching the no wake zone. Dr. Caldwell provided information on the topic. There is a NC sanctioned no wake zone, but it is not recognized by the Corps. It

is non-enforceable. He has reviewed old correspondence that ended abruptly 18 years ago. He has information available for people who are interested. Dr. Caldwell agreed with Chief Dixon's assessment that nothing will get done until the Town gets a permit from the Corps.

Representative Charlie Miller said in his research he sees where the no wake zone was approved by the Corps. He would like to work on this with staff and the other government agencies to get this in place.

## **QUESTION AND ANSWER ON PIER PLAN PROPOSED PAPER**

Amy White said there is a lot of discussion on the proposed repairs that would be needed. She asked if the pier would be considered usable if the repairs are not made immediately. Commissioner Kwiatkowski answered the immediate repairs that have been designated that have to do with several pilings and handrails and electrical are what is planned to be done the first year. The hope would be that you could work from the start to the end of the pier and open what is possible. If we stick to the proposal, the entire pier would not be open until four years. It would depend on if there is money to do it faster. That is why there is no income from the pier put in for four years. Mayor Pro Tem Smith added that the Town intends to apply for grants.

Tom Myers asked what the Town will do if the engineering report says it can't be salvaged. Commissioner Kwiatkowski said there is an explanation in the plan. The commissioners would need to make a determination on how to move forward. Commissioner Dyer added you need to keep in mind that the Town is not only buying the pier. We are buying oceanfront property that is quickly disappearing. Mayor Holden said the Town does not have any predetermined, forever, non-changeable solutions. As information comes in, adjustments will be made accordingly. He hopes everyone understands common sense that as you gather information, you upgrade and make better decisions.

Mr. Myers said his understanding for the building is the Town will make it safe and it will be leased out and the lease holder can make improvements to the building, which he thinks are limited to half the tax value. Mayor Holden said it has not been finalized and determined if the sole use is to lease it. It is still up for consideration. The building inspector will have a lot to say on what it can be used for. Everything will need to be done under the rules and regulations. The intent is to look at all options and to make the best decision of which leasing is a possibility.

Mr. Myers said he understands you can't get insurance on the pier. Mayor Holden said you can get insurance. The Board agreed Mr. Leo could answer the question on insurance even though Mr. Myers is passed the time limit. Mr. Leo said he will talk to the bank to see how they would deal with insurance.

Robert Barresi asked about due diligence and if there is a reason why the Board is proposing the purchase of the pier without having all the facts. Commissioner Murdock said there is an engineering inspection and a top side inspection of the pier. Those reports are available. That is the due diligence we were able to accomplish within the timeframe we had. The only part that hasn't been done is the underwater report. The Board attempted to get the due diligence done. If the engineer's report says the pier can't be salvaged, as they said in the report the Board will need to figure it out. Commissioner Murdock said this is not a purchase of the pier. The pier is on the property the Town is buying. The Town will need to make it safe. As soon as the Town has a full report, they will make the best decision to move forward. The public needs to be aware of what will happen if the Town doesn't buy the property. The

public needs to look at Corps' requirements for access. There would be no access for the streets in the area.

Mr. Barresi asked why the due diligence wasn't longer. Commissioner Murdock said you are buying oceanfront property. You will be providing access to the beach. Nobody on the Board has said it will cost residents anything. The Board put together a plan that is feasible. The Board is trying to protect the property for future generations to enjoy. It's needed for parking and access. The Board has put a lot of time into this.

John Pierce said he is speaking on behalf of those on Burlington. He said there are some people on the island that are in support. He asked if anyone ever made a decision based on something besides money because it spoke to your heart.

Beverly Compton asked if there is anything that talks about the lost costs. Commissioner Kwiatkowski replied that was not put in, but it was not an astronomical amount. Mrs. Compton asked if the Town is into this for over \$4 million, without adding the \$50,000. The Board answered that is not correct. Mrs. Compton asked what the Board thinks the total is once the repairs are made. Commissioner Kwiatkowski talked about the amount of the repair and the purchase. Mayor Holden added due diligence is a credit against the purchase price.

Tony Marwitz asked what would happen to the property, what would be there if the document doesn't follow through. He would rather see the Town own it because of all the benefits that the Town will reap from it, rather than condos going up. You can't ask the Board to look into the future to see every dollar that will be spent. He said we know generally the benefits.

Amy White asked if the Town is relying on revenues from proposed paid parking throughout the island to help cover the cost of the pier and/or renovations. Commissioner Kwiatkowski replied at the moment we are only relying on the pier property and the estimated spaces from the 800 block spots because they are offroad parking and the Town is entitled to use the revenue as we wish. Later in the paper it states that the Town could petition for permission to use other parking revenues. For the debt service, we have relied on three specific offroad lots.

Sally Caldwell asked how the Board can count on the 800 block spaces since they haven't been approved yet. Commissioner Kwiatkowski replied that it has been maintained for a while that as part of the paid parking plan the 800 block lots will be converted to parking. Amenities like restrooms were discussed.

Jim Bauer asked if the Board would sign a document that would say that after the purchase of the pier there would be no other function for that. Mayor Holden said the state has statutes and the Board cannot do that.

Claudia Will asked if it is common process for someone to lease a property and then put the money in for renovations. Mayor Holden said that is standard.

## **PUBLIC COMMENTS ON AGENDA ITEMS**

Town Clerk Finnell said there were written comments received. They were supplied to the Board and are online for the public's review.

Ava Pailthorp said she is representing homeowners on Elizabeth Street. She provided information pertaining to parking on Elizabeth Street. She asked the Board to keep in mind there are history points to all property on the island. She is opposed to vehicular parking.

Chris Bean is opposed to the current layout of the proposed parking. She is not opposed to paid parking, but to some of the selections of spots.

Bob Bean expressed his concerns with the locations proposed for paid parking.

Bob Hunter said he is against paid parking.

Lyn Holden provided the Board with a map of the LS Holden Subdivision and explained the history of the area. He said the area is saturated with parking. He asked to keep Elizabeth and Ranger for the homeowners so they could use their golf carts, bikes and wagons. Commissioner Murdock said he knows the east end is inundated with parking. He asked where he would begin if we wanted to start to eliminate parking on the east end. Mr. Holden said he would like to see the county pay for part of this.

Barbara Andrews stated she thinks paid parking will cause a lot of road rage. She explained why she is against rights-of-way (ROW) paid parking in front of people's homes. She thinks the rates are outrageous. Ms. Andrews said the county should change their property on the mainland to a park and ride lot.

Jeff Tansill spoke on behalf of his wife and neighbors on Boyd. They do not want post and rope taken away. He talked about the Otto Connect plan and the potential impact to his area. He doesn't agree with the change from low-speed vehicles to compact.

Tom Myers said the HBPOA received numerous requests from their members asking that they read their comments. He asked that each member not in attendance be given three minutes so they could read each email. Town Clerk Finnell said all of the emails she received have been given to the Board and are online. She reviewed the Board's Rules of Procedure and advised the Board they would need to waive the rules to accommodate the request.

Becky Green is not against paid parking but is against it for streets with private walkways. She would like the Board to reconsider where they plan to put paid parking spaces.

Tracey Thomas does not support paid parking on streets with private walkways. She read her letter she submitted to the Board that detailed her concerns. She also doesn't support the purchase of the pier property or the proposed plan.

Claudia Will said she disagrees with ROW parking. She submitted a letter to the Board that details her concerns.

Ammie Archer said the island will never be able to supply ample parking for everyone so it doesn't make sense to keep trying to find the spaces. We know we need designated areas, all over the island is not the answer. She read a letter from the owners of 112 Tuna, Louis and Molly Petrillo, who expressed their opposition to adding parking to any of the canal streets.

Deborah Fish expressed her disapproval for the proposed locations for paid parking. She doesn't think parking should be allowed in the marsh areas. She detailed her concerns. She is representing neighbors also.

Jayne Bremer does not want ROW parking in front of homes. She is representing several of her neighbors.

Ray Compton said the people at the west end support the other residents' concerns.

Martie Arrowood said she is representing Ranger Street. She would like parking to remain the same as the current layout at their access. They also would like more bike racks.

Dave Keech voiced concerns over the decisions being made on parking and the pier.

Beverly Compton said she has a few views from members of the HBPOA.

Craig Bromby inquired why there are so many compact spaces (golf carts) and why there is a concentration near private walkways. He expressed his concerns with the number of spaces and location.

Brian Decker is afraid ROW parking zones will spoil the family beach.

Mike Felmly said the government is too dictatorial and talked about the election. He is opposed to the Board voting for the pier purchase. He doesn't believe the Town should be in the retail business. He doesn't like the parking plan. He recommends the Town get a good consultant for the pier and a better one for parking.

Steve Warden said he disapproves of the parking proposals and explained his reasons.

Ken Rogers talked about power. He would like the Town to follow Roberts Rules of Order. He talked about the rules. He is unhappy with the parking proposal.

Amy White said the Board has a legal and moral obligation to listen to the people. She doesn't want any parking alongside the marshes. She is against parking in ROW and along marshes.

John Pierce spoke on behalf of owners on his street. He talked about the culture of the island and said he hopes parking will be cut back significantly.

Brent Shaver explained he supports the purchase of the pier. He is in favor of paid parking in parking lots. He is against paid parking in the ROW. He talked about ROW parking.

Tony Marwitz talked about golf cart parking. He would like the Board to look at the parking program in great detail and see what is right and what is wrong.

Mike Sullivan stated he thinks paid parking is a good idea, but the difference between an idea and a plan is a big distance. He reviewed comments made by the Board in the past year. The Board represents the people. He asked the Board to take the people's will and use it the best way they can.

Regina Giurintano is against parking and the pier purchase. She talked about the current situation at her home.

#### **POLICE REPORT – CHIEF DIXON**

- There was a house fire at 227 OBW. Working with the Fire Department to try to find the origin and cause. Unfortunately, the missing dog still was not found.
- Planning on going live with Central Square next week. It is integrating with the county's 911 system so there will be better communication with them.
- Run HB is January 29<sup>th</sup>. Cautioned people to be careful and to watch for traffic.

#### **DISCUSSION AND POSSIBLE ACTION ON ITEMS NECESSARY TO PROCEED WITH PAID PARKING**

Commissioner Kwiatkowski went over her proposals that she provided to the Board. The Board discussed what to remove from the proposed parking areas, changing compact to low speed vehicles, ROW parking and how to move forward.

*Motion by Commissioner Murdock that we have a special meeting to discuss the Otto Proposal and paid parking; second by Mayor Pro Tem Smith.*

*The Board came to a consensus to have Town Clerk Finnell solicit availability and a meeting will be scheduled based on availability.*

Commissioner Kwiatkowski went over her objections to the proposed ordinance for ROWs.

*Motion by Commissioner Kwiatkowski that the Board reject the proposed Ordinance 22-03.*

Commissioner Kwiatkowski said the Board can fix the existing ordinance by better defining post and rope.

*The motion was seconded by Commissioner Murdock.*

Mayor Pro Tem Smith explained he thinks that is a good idea.

*The motion passed by unanimous vote.*

Commissioner Kwiatkowski said she doesn't think the Board can amend the fee schedule or approve the agreement until they have the special meeting.

**DISCUSSION AND POSSIBLE ACTION FOR THE TOWN MANAGER TO PROCEED WITH APPROPRIATE STEPS TO CONVERT THE TOWN OWNED PROPERTIES IN THE 800 BLOCK OF OCEAN BOULEVARD WEST TO A LOT TO BE DESIGNATED FOR PAID PARKING ASAP**

Commissioner Kwiatkowski said there has been talk for months that the Town is going to turn the 800 block lots into a lot to be designated for paid parking. She inquired if the Board would like to start getting them ready or wait until February when they hopefully pass something. Mayor Pro Tem Smith would like staff to get a plan started on what the parking would look like and get the information to Benjamin Hughes with the NCDOT so we can get his approval for any DOT encroachment into that area. He said it is showing 16 places. He also would like to look at restroom facilities. Commissioner Kwiatkowski asked how it went down to 16, when the preliminary information showed 30 – 31 spaces. The number of spaces and moving forward was discussed.

Town Manager Hewett said if starting the process is the desire of the Board, it appears the first action would be to clear the property, bushhog, within the tolerable limits that are prescribed by the delineation of the 404 wetland and any other CAMA requirements. To get the 404-wetland delineated, we will need to go to Wilmington. Inspections Director Evans added CAMA will need to come out because we cannot delineate our own property. We will need to bulkhead the property. Town Manager Hewett asked if the Board is looking for an estimate for the cost to install a bulkhead. That, in addition to the delineation and the possible permitting of the parking lot will require the services of a NC licensed engineer. That would be the Town's contracted civil engineer to make the designs and specifications necessary to do the permit. You would also need a designed engineer's estimate of the cost.

*Town Manager Hewett said he will work off the money in the Governing Body Available to Appropriate line based on the Board's consensus.*

Commissioner Murdock would like to add to delineate all Town property that is proposed for parking that borders a marsh. If it is in a marsh, we need to stop parking on it, if not we need to bulkhead it to protect it. He mentioned Sailfish and all marsh streets like that.

*Motion by Commissioner Murdock to delineate all Town properties bordering marshes on the beach, that is just inclusive of where we are proposing parking; second by Commissioner Brown; approved by unanimous vote.*

**DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION 22-02, PERSONNEL POLICY ADMINISTRATION**

Town Manager Hewett said the resolution requests that the Board approve the suspension of the Personnel Policy that would require the decrease of accrued vacation time over 240 hours and pay out the employees for the time they have over 240 hours. It requests the policy be suspended for a year.

*Motion by Commissioner Brown to approve Resolution 22-02, concerning Personnel Policy administration; second by Mayor Pro Tem Smith; approved by unanimous vote.*



## **DICUSSION AND POSSIBLE APPROVAL OF RESOLUTION 22-03, RESOLUTION REGARDING THE 15<sup>TH</sup> ANNIVERSARY OF THE GRWC OF HOLDEN BEACH**

Town Manager Hewett read the resolution.

*Motion by Mayor Pro Tem Smith to approve Resolution 22-03, the Anniversary of the GFWC; second by Commissioner Brown; approved by unanimous vote.*

## **DISCUSSION AND POSSIBLE ENDORSEMENT OF A REVISED PROPOSED PIER PLAN DOCUMENT AND ASSOCIATED RESOLUTION (RESOLUTION 22-04)**

Commissioner Kwiatkowski explained why she has new revenue calculations in the plan. She also reassessed overall whether or not there was a significant problem with concluding that under the circumstances described in the plan it could be managed without undue risk to the Town's finances.

*Motion by Mayor Pro Tem Smith to endorse the new plan Commissioner Kwiatkowski has put together for the pier plan; second by Commissioner Brown; approved by unanimous vote.*

*Motion by Commissioner Kwiatkowski that the associated Resolution 22-04 be approved by the Board; second by Commissioner Brown; approved by unanimous vote.*

## **DISCUSSION AND ELECTION OF A BOARD MEMBER TO THE AUDIT COMMITTEE**

*Motion by Commissioner Dyer to appoint Commissioner Kwiatkowski to continue on the Audit Committee; second by Mayor Pro Tem Smith; approved by unanimous vote.*

## **DISCUSSION AND SELECTION OF AUDIT COMMITTEE MEMBERS**

The Board agreed to pick the members and have the Audit Committee determine who get the longer terms at their next meeting.

*The Board unanimously agreed to keep the current members – Jeanine Richman, Mark Fleischhauer, Tony Chavonne and Jeff Tansill.*

*The Board selected Mike Felmly to serve as the alternate member. Votes were as follows: Mike Felmly – Mayor Pro Tem Smith and Commissioners Brown and Murdock, John Cain – Commissioners Dyer and Kwiatkowski.*

## **DISCUSSION AND POSSIBLE ACTION ON TERMINATION OF LEASE FOR 796 OCEAN BOULEVARD WEST**

Town Manager Hewett explained that staff is proposing that the Board terminate the lease at 796 Ocean Boulevard West with a termination date of February 28, 2022.

*Motion by Mayor Pro Tem Smith to request that you (Town Manager Hewett) terminate the lease at 796 OBW; second by Commissioner Brown; approved by unanimous vote.*

## **PUBLIC COMMENTS ON GENERAL ITEMS**

Ronald Veronese said the parking in the 800 block is not a good idea. He talked about the wildlife that is currently there. He also asked if anyone looked at the traffic volume on Ocean Boulevard.

## **TOWN MANAGER'S REPORT**

- Gave a presentation on the 2<sup>nd</sup> quarter budget report (hereby incorporated into the minutes) and answered questions from the Board.
- The citizens are going to get the opportunity to see four dredges working simultaneously in the nearshore. We have the FEMA Project going on. There are two large hopper dredges in the nearshore. That project initiated operations on January 7<sup>th</sup>. They timed out over the weekend and are back up this morning with close to 200,000 cubic yards placed to date. They should reach the eastern terminus of our permit limit by Blockade Runner by the weekend. At that time, they will shut that off, pull the pipe off, flip the elbow and start heading back west from Quinton. At the same time, we have those two larger hopper dredges, the Corps' dredge, the Merritt is working in the ocean bar. They have been here for a week and will be operating for approximately two more weeks. Beginning early February, the Corps has a contract dredge that will be working in the inlet crossing to remove about 100,000 yards of beach compatible material from the crossing area and place it onto the strand. There is a contract rider to place about another 65,000 of material. That's about four- and three-quarter miles of beach from the east end to 781 OBW.
- Chief Dixon has been elected by the NC Association Chiefs of Police as the region 6 director.

## **MAYOR'S COMMENTS**

- Expressed his appreciation for all that is going on for our beachfront.
- Appreciates everyone's comments tonight. Thinks the end result will be improved over what some people had thought today. Has confidence in the leadership, staff and citizens. We are not the best family beach in America for just one or two reasons. We work through our issues and work together to improve our community. Stick with us and give us your input.

## **BOARD OF COMMISSIONERS' COMMENTS**

Mayor Pro Tem Smith

- Appreciates everybody. With the information we received thinks we will as a Board look to make the adjustments necessary to try to limit golf carts at the ends of the road, especially if there is not a public access. Thinks we are determined to get it right. The contract was different than what he expected. Thinks in the near future we will have a plan that will make a whole lot more people happier. Assured everyone that the pier property will be paid for by the people using the parking lot and the public that will use the beach. We were never going to raise taxes to purchase the pier. We want to move some of the people who visit the beach up to the middle instead of it being stuck in one area. We need a way to get an emergency vehicle on the beach in the area. We put a lot of thought in. Worked with Town Manager Hewett and he is working with some of the transportation people in the county about some sort of transfer system so people don't need to bring their cars

here. Working in the best interest of Holden Beach. Comments are taken to heart. Talked about how a survey could be written.

- Congratulated Chief Dixon.
- Thanked staff and fellow commissioners for their hard work.

#### Commissioner Murdock

- Thanked everyone for coming.
- Currently ROW parking is allowed. We didn't reinvent the wheel or put parking where it is currently not allowed, we mapped it. Knows people don't want it and we are looking for alternatives, but right now we lack alternatives. Would like to eliminate it. Some of it makes sense, but most of it doesn't. We can't eliminate it without an alternative and we are looking for that as we speak. Golf cart parking – from the water tower to the west was for total convenience for those houses in those areas. Is in agreement to cut them down or eliminate them. Said the whole time there should be no public parking by private accesses. No intention on raising the amount of ROW parking. Will get it back down to a reasonable number. We need to buy property to get people out of yards and we need support to do that. Part of that is the pier. That is 80 parking spaces. That takes 80 cars off the streets. Instead of thinking of it as a dilapidated structure going out into the ocean, think about it for its real worth. We are not overpaying for it. It is worth every dime. We can get them off the wetlands. You wouldn't have to protect your landscaping anymore with post and rope if it isn't allowed. Will try to get this right. We do not have parking spaces for boats and trailers. We have nine and Wildlife has eight. It will be a problem. Heard everything that people are saying. Will do the best we can to get it right.

#### Commissioner Dyer

- The 935 parking spaces was never the intention. Otto found all the possible places, so as of right now there are 935 spaces. Need to have organization for parking, all the trash, debris, etc. because as the island grows people are coming no matter what. If we have designated parking, which is what we are trying to do, we are trying to make it more organized. With paid parking we can get the trash picked up. We appreciate all the comments. We are not trying to turn this island into a parking lot, we all live here.
- Don't look at it as just buying the pier. There is oceanfront property. If we don't buy it, it is gone and will have condos on it. It will keep people from the city streets from having access. At the public hearing, someone said he would need to walk a half a mile for access. We are trying to keep that from happening. Look at the property, the building, the possibility of having a restaurant that the residents can enjoy.
- Thanked staff.
- Thanked first responders. The fire could have been so much worse. They did a fabulous job of getting the fire out. Prayers go out to family.
- Thanked the Board.

#### Commissioner Kwiatkowski

- Appreciates that everyone came.
- The county had an open house where they were rolling out where they are for their updates for their land use plan and their parks and recreation plan. Was with an organization that had a meeting a week ago with a couple of the commissioners and some of the staff. One of the things the

group talked about was the increasing population. The county does have an objective to increase the county's people access to waterways and beaches. They are going to be starting to actively reach out and work with municipalities. Took the opportunity to talk to them about the fact that our township has one boat ramp. The township that contains Ocean Isle and Sunset Beach has two. The other side that contains Oak Island and Southport has two. They took note and asked the staff to take a look. Thinks we can work with the county and get some of the issues about the county growing and the impact to the island resolved by working together.

#### Commissioner Brown

- Congratulated Chief Dixon. Appreciates the Police Department.
- Appreciates staff for everything they do.
- We don't want to tear the Town apart with the issues like the pier and paid parking. We are all neighbors. We want to come to a happy medium. Thinks the people who come to visit should help pay a little bit. Right now, the taxpayers of the island pay it all. People enjoy the beach, why not at least pay enough that we can pick the trash up. Will get the parking right. Heard all the comments. Agreed, he doesn't want people parking in his yard. Took a day, went to North Topsail Beach, Myrtle Beach, Carolina Beach, Oak Island, Ocean Isle and Sunset Beach. Didn't see any post and rope. Doesn't like it and what is says for the island. Was driving down Brunswick Avenue, there were posts in the ground, drove into the ground and about 12" high. Questioned the safety and liability. Backed up on Marlin Street and ran into a 6" X 6" that was encased in concrete. When you bought the property, you knew where the Town ROW was. Can't see the point of putting this different stuff by the road, it is giving us a black eye. Searching for median.
- Glad we had the attendance tonight. Don't be ill informed. It is easy to get behind a screen. Sitting up here is nothing more than abuse. This is about moving the Town forward. Appreciates everyone's concerns. Talked about serving the Town and doing what is best for the Town. They are listening. The plan isn't to raise taxes. There won't be parking by private walkways. Those communities are paying for those. It's a great little town.
- Been down to the dredging project several times. It amazing how much sand those dredges can move. They are doing a good job.
- Trying to do the best we can do.
- His question from day one for the pier was how we would pay for it. Not one time did anybody say we would raise taxes. Occupancy tax is over \$3 million annually. The payments will be about \$200,000 annually. That is about 8 or 9% of that occupancy tax. We have done our math. Feels like it is the right move. There are a lot of variables involved. We need to meet certain criteria for the Corps. We are working for the Town.

#### **EXECUTIVE SESSION PURSUANT TO NORTH CAROLINA GENERAL STATUTE 143-318.11(A)(5), TO INSTRUCT THE STAFF OR AGENT CONCERNING THE NEGOTIATION OF THE PRICE AND TERMS OF CONTRACTS CONCERNING THE ACQUISITION OF REAL PROPERTIES**

*Motion by Commissioner Murdock to go into Executive Session at 9:22 p.m.; second by Commissioner Brown.*

Town Clerk Finnell read the reason for Executive Session.

*The motion passed by unanimous vote.*

**OPEN SESSION**

*Motion to adjourn at 10:12 p.m. by Mayor Pro Tem Smith; second by Commissioner Murdock; approved by unanimous vote.*

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J. Alan Holden, Mayor

ATTEST:

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Heather Finnell, Town Clerk