



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
SPECIAL MEETING
MONDAY, OCTOBER 10, 2022 – 5:30 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Special Meeting on Monday, October 10, 2022 at 5:30 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Rick Smith; Commissioners Brian Murdock, Page Dyer and Pat Kwiatkowski; Commissioner-Elect Gerald Arnold; Town Manager David W. Hewett; Assistant Town Manager Christy Ferguson; Inspections Director Tim Evans; and Zoning Official (Deputy Clerk) Rhonda Wooten.

PUBLIC COMMENT

No comments were made.

The Board agreed to swear in Gerald Arnold to fill Gerald Brown's vacant commissioner position. Deputy Clerk Wooten administered the oath of office.

WORK SESSION WITH FIRM SELECTED FOR PIER PROJECT

Town Manager Hewett introduced Chip Hemingway from Bowman Murray Hemingway. Mr. Hemingway was seeking guidance on how to move forward with the proposal.

Commissioner Kwiatkowski said the assumption was that the old building could be salvaged and there would be a restaurant, another area that would be a shop and restrooms that are ADA compliant. She said she also understands we need ADA compliance for the pier property. For the pier itself, there is a question on whether it is worth investing the money to give it an additional 10 or 15 years of life or if it would be better to tear the pier down and start again. There is an access lot adjacent that is supposed to be for handicap accessibility to get onto the pier and the beach. Handicap parking will be associated with that. There is a RV campground. Commissioner Kwiatkowski said the question is whether that could be better laid out. She said she thinks there should be two scenarios for the pier, fixing the pier, making it safe and ADA compliant verses the cost of starting over. She is not sure if the Board considered a separate scenario for the building. The discussion was about gutting it, building it from the inside and adding restrooms. There needs to be outside showers. Mr. Hemingway said the number of bathrooms will be dictated by building code and zoning. Commissioner Kwiatkowski stated once the building and pier are decided and the amount of parking spaces that are needed to be allocated for that, then what would be left is the parking for paid parking.

Mayor Pro Tem Smith said based on his conversations with the inspector is the restaurant part is salvageable. The other side is in relatively good shape, it will need some upgrading. He stated we are going to need two restrooms inside and then we will need some outside for the general public. He looked at the pier during our last storm and it seemed to do well. Mr. Hemingway said his first impression is the pier may be more salvageable than the building. He is assuming that the building is below the flood zone. Commissioner Murdock agreed it is. He said according to Gil Bass, it has been washed over twice. He said the goal of the property was to secure it for public use. The west 50' is for a walkway and CAMA access, maybe some parking. We do need public restrooms and showers. When it comes to the building, we need a revenue stream. Commissioner Murdock said people have been approaching him in regard to renting it when it is ready. He provided information on potential revenue amounts. Commissioner Murdock doesn't know what will happen with the pier; if the Town would keep it or rent it. He said they have talked about adding uncovered decks on the oceanfront for people to sit. If we do anything from ground zero it will need to be raised. At this juncture, he doesn't think the Town could finance it without some outside help. Mayor Pro Tem Smith said the question is the availability of grant money to refurbish the pier. He suggested Mr. Hemingway look at the reports on the pier. Commissioner Kwiatkowski provided details on the costs found in the report.

Inspections Director Evans stated when it comes to substantial damages and substantial improvement, if there are identified safety issues, they are exempt from the dollar amount in substantial improvement. That is according to FEMA guidelines. The safety issues need to be identified prior. He provided an example concerning electrical issues that are safety violations. They were identified in the original report. There were a few structural issues. He explained that under the rules, value can be determined by appraisal or tax value. Inspections Director Evans said it is ultimately up to him to determine if that dollar amount and structural value are accurate against other structures within the Town. He said when you are talking about 50%, not everything you do in the building will be calculated. There is a list of what is included and excluded from improvement. Inspections Director Evans said we do know safety issues that have been identified will be excluded. Once there is a design, he can tell you what is excluded. Specific items detailed in the report were mentioned/discussed.

Mayor Pro Tem Smith said the bottom line is when we get to a point when we do have a plan, to work toward soliciting for some grants to help. Commissioner Dyer inquired about the the chance of getting it back to its original length if the Town is able to get grant money. Mr. Hemingway replied grant money is to be determined. As long as regulations allow it, he doesn't see a problem doing it except for the money.

Commissioner Dyer asked if we would have to do a separate shower house, ADA compliant, separate from the building, for public use if we renovate the existing building. Mr. Hemingway responded it seems like it would be a good idea. ADA requirements were discussed.

Commissioner Murdock asked what is typically done for parking. He inquired if there usually is designated spaces for leased spaces. Mr. Hemingway replied that the zoning ordinance will dictate the parking. He would think there is plenty of space for the businesses. Inspections Director Evans agreed there is plenty of parking for what will be required for business occupancy.

Mr. Hemingway does not think the pier will be open by this coming summer. He said getting the building up to speed the same time as the pier repairs seems like the best way to go to him. He said port-a-potties would probably be the best option for bathrooms for now.

Inspections Director Evans explained there is a monetary advantage to phasing the project. We have a two-year substantial improvement ordinance for the 50%.

Moving forward was discussed. Mayor Holden suggested Mr. Hemingway work with Inspections Director Evans. Inspections Director Evans said he cannot be the designer or consultant. He can tell them what they can and cannot do. Someone else needs to be in charge. It is unethical for him to be in charge and then inspect it. Commissioner Murdock asked Mr. Hemingway to keep in mind while designing it that all the current buildings compliment each other. Assistant Town Manager Ferguson said currently we have paid parking and the campground. What they are finding is some people have more than one vehicle and they do not have anywhere to park. She asked that parking for the extra cars be taken into consideration while the conceptual design is being laid out. Bathrooms were discussed.

Town Manager Hewett confirmed that Mr. Hemingway agreed to get a proposal together within 10 days for the Board to consider.

ADJOURNMENT

Motion by Mayor Pro Tem Smith to adjourn at 6:35 p.m.; second by Commissioner Murdock; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk