

## Heather Finnell

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**From:** Carlton Pittman <rucpitt@gmail.com>  
**Sent:** Thursday, August 10, 2023 8:16 PM  
**To:** Alan Holden; Page Dyer; arnold.geraldnc@me.com; Brian Murdock; Rick Smith  
**Cc:** Heather Finnell; rucpitt@gmail.com  
**Subject:** August Board Meeting; Block Q

I made this same comment to the Board when I originally saw the plans for Block Q. Note than I supported the towns' purchase of Block Q, still do, and believe it was and is more important to the town long term than the purchase of the pier.

Under the current plans for Block Q, once parking along the right of way is prohibited around Block Q, and Carolina Ave closed, you are going to end up with a net LOSS of available parking for vehicles with boat trailers. The 'plan' appears to only provide 15 parking spaces for vehicles with boat trailers in Block Q. Many days this may not be an issue, but come busy weekends, and particularly when there is a local fishing tourney (king mackerel tournaments of which there are 5-6 every year) there is going to be a nightmare parking scenario around Block Q and the boat ramp area. The NC Wildlife available parking at the ramp area under the bridge is only another 10-12 spaces.

Please reconsider either the 'Plan' for Block Q, or possibly leaving open parking around Block Q. I know at least a couple of you are boaters and or fisherman. You really need to think this through more than it apparently has been to date. There are a number of other ways to 'develop' Block Q that would not leave the town in such a bad situation with parking in that area.

None of it will really affect me as I can time my use or need for parking there to avoid the chaos this plan will create. But, I am not so selfish so as to not care about how this will affect many other boaters in the area as well as residents in that area of the island

Side note to this is - the County REALLY needs to provide additional boating facilities in the Lockwood township area, and you as commissioners should be pushing hard on the County to develop one. With the rapid increase of count residents as Brunswick County continues its' growth spell, parking around the HB boat ramp is only going to get worse by the year.

Re: Chief Dixon's concerns regarding permitting beach equipment to be set up before the currently allowed 7am time frame - no one is forcing these private companies to set up beach equipment for people, It is a choice. I agree with Chief Dixon in his thoughts that it will negatively impact his departments' ability to do morning patrols and for Public Works staff to perform the much needed removal of trash on the beach strand.

Please leave the existing times for beach equipment set up and removal as is.

Thank you for reading if you made it this far.

Carlton Pittman

Full time island resident

## Heather Finnell

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**From:** Rick Paarfus <rpaarfus@ec.rr.com>  
**Sent:** Friday, August 11, 2023 1:26 PM  
**To:** Heather Finnell  
**Subject:** Fwd: Fwd: Block Q Grant  
**Attachments:** Holden Beach\_Site Plan.pdf

Hi Heather,

Please include this e-mail with the grant hearing documentation.

Thanks,

Rick

----- Forwarded Message -----

**Subject:**Fwd: Block Q Grant

**Date:**Fri, 11 Aug 2023 13:22:29 -0400

**From:**Rick Paarfus <rpaarfus@ec.rr.com>

**To:**Rick Smith <rsmith9431@gmail.com>, Brian Murdock <BOCmurdock@gmail.com>, [arnold.geraldnc@me.com](mailto:arnold.geraldnc@me.com),  
Page Dyer <drpagedyer@gmail.com>, [alan@alanholdenrealty.com](mailto:alan@alanholdenrealty.com)

Commissioners,

I am contacting you to urge you to not apply for the block Q grant. As outlined in the e-mails below, this grant will encumber the property to be used only as prescribed by the state in the terms of the grant. I am against the BOC buying property with tax payer money and then encumbering for it public use while the tax payer is forced to operate and maintain it even at a loss with no option to re purpose it unless they essentially repurchase land they already paid for. If this is not the case or if there is another alternative to getting out from under the encumbrance, please let me know.

In reviewing attachment "a" of this year's budget message, it looks like we will eliminate 420K of debt service in FY 25-26 (Block Q and EOC) where this money could be applied to Block Q in 26-27, assuming there are no other urgent needs such as water, sewer, beach projects, or storm water issues. It also appears that we do not yet have a real cost estimate for this project, as the engineering has not been done yet. Consequently, the Town's match may be more (or less) than 25% of the actual project cost.

As immediate development of block Q is neither necessary, urgent or of significant value to the Holden Beach tax payer, I urge you to defer this project until town revenue can absorb the expense. Alternatively, a voter referendum to pay for this (around 160.00 per property) would allow the folks you serve to weigh in.

Respectfully,

Rick Paarfus

----- Forwarded Message -----

**Subject:**RE: Block Q Grant

**Date:**Fri, 28 Jul 2023 14:07:37 +0000

**From:**Christy Ferguson <[Christy.Ferguson@hbtownhall.com](mailto:Christy.Ferguson@hbtownhall.com)>

**To:**'rpaarfus' <[rpaarfus@ec.rr.com](mailto:rpaarfus@ec.rr.com)>

**CC:**David Hewett <[david.hewett@hbtownhall.com](mailto:david.hewett@hbtownhall.com)>

Rick

The attached plan is the last one that I have. It looks as though when you compare the plan to GIS that parcels 232NF004, 232NF003, and 232NF002 would be impacted but that will be verified before a contract is signed and deed restrictions are required to be put in place. We would have to find out we are awarded the grant first.

Christy

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**From:** rpaarfus <[rpaarfus@ec.rr.com](mailto:rpaarfus@ec.rr.com)>

**Sent:** Thursday, July 27, 2023 5:56 PM

**To:** Christy Ferguson <[Christy.Ferguson@hbtownhall.com](mailto:Christy.Ferguson@hbtownhall.com)>; [rpaarfus@ec.rr.com](mailto:rpaarfus@ec.rr.com)

**Cc:** David Hewett <[david.hewett@hbtownhall.com](mailto:david.hewett@hbtownhall.com)>

**Subject:** RE: Block Q Grant

Thanks Christy,

I looked on the Town website but I could not find the block Q plan. I want to get a better understanding of what parcels are affected by the grant. Can you send me a link or copy of the plan please?

Thanks again,

Rick

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** Christy Ferguson <[Christy.Ferguson@hbtownhall.com](mailto:Christy.Ferguson@hbtownhall.com)>

**Date:** 7/27/23 3:33 PM (GMT-05:00)

**To:** 'rpaarfus' <[rpaarfus@ec.rr.com](mailto:rpaarfus@ec.rr.com)>

**Cc:** David Hewett <[david.hewett@hbtownhall.com](mailto:david.hewett@hbtownhall.com)>

**Subject:** RE: Block Q Grant

As per the public use requirements, facilities built or renovated with this grant must be maintained for public access for at least 25 years. Per the request by the BOC when the pre-application was presented at the board meeting earlier in

the year, we contacted DCM to ask if deed restrictions could just apply to the parcels that were impacted by the grant (restroom, parking lot, landscaping). The answer was yes.

As far as other obligations, our match is 25% as presented to the public at the pre-application meeting which is \$140,000 of the total cost of \$560,000

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**From:** rpaarfus <[rpaarfus@ec.rr.com](mailto:rpaarfus@ec.rr.com)>  
**Sent:** Thursday, July 27, 2023 2:24 PM  
**To:** Christy Ferguson <[Christy.Ferguson@hbtownhall.com](mailto:Christy.Ferguson@hbtownhall.com)>  
**Subject:** Block Q Grant

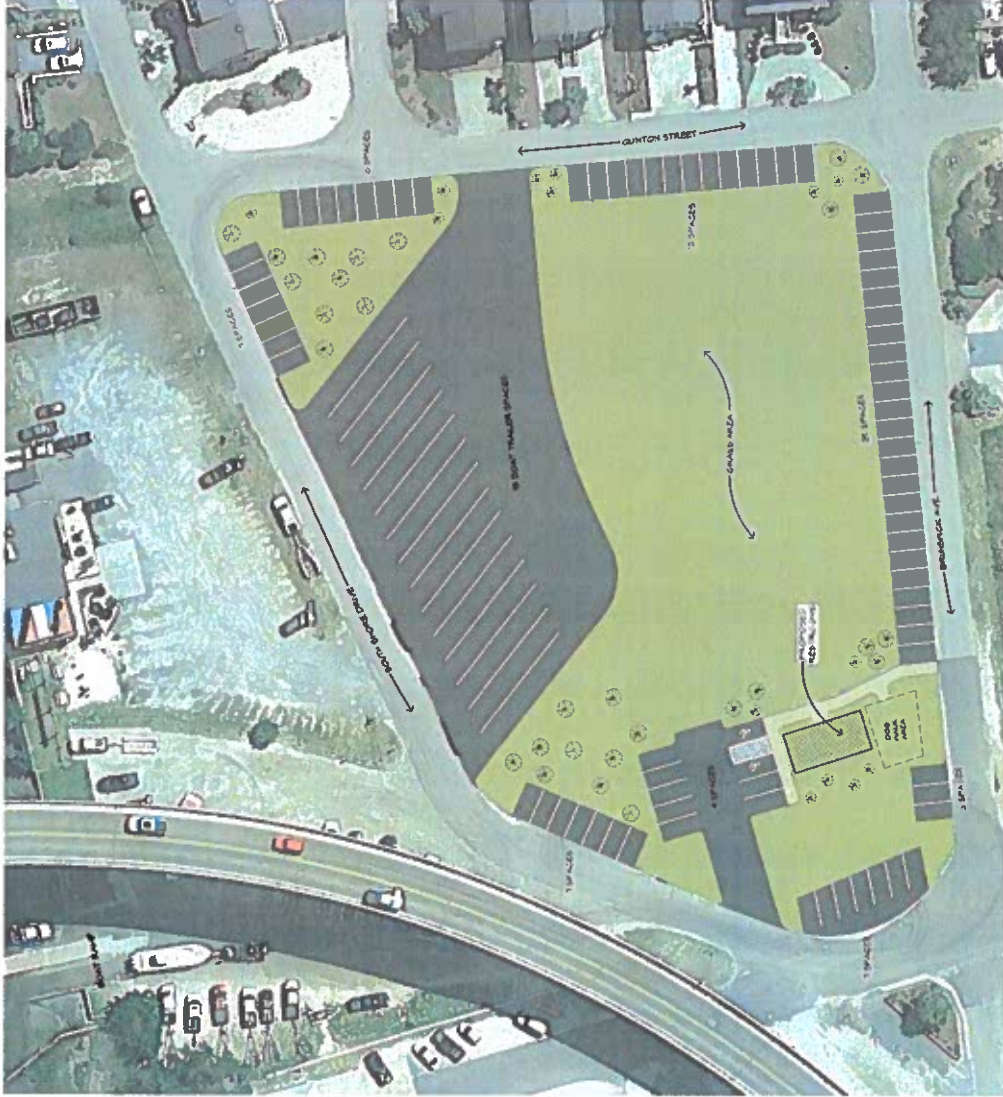
Hi Christy,

What, if any, are the obligations, commitments, encumbrances of the Town/ block Q in accepting the Public Beach and Waterfront Access Grant?

Thanks,

Rick

Sent from my Verizon, Samsung Galaxy smartphone



TOTAL SPACES:  
 CARS 74  
 BOAT TRAILERS 15



**PARKING AREA & RESTROOM FACILITY**  
 HOLDEN BEACH, NC

August 14, 2023

Dear Mr. Mayor, Commissioners and Town staff,

Ahead of the August 15<sup>th</sup> public hearing on the grant application for the Block Q restrooms and parking, I have some questions about the proposed facilities and the grant application.

1. The grant assistance is ONLY for the restrooms, adjacent parking, and sidewalks, correct?
2. By adjacent parking, is that referring to just the parking area for the restrooms? Or, does that include all vehicle parking planned for that area (60+ spaces)?
3. What will the total number of accessible parking spaces be for that Block Q area? How many will be located in close proximity to the restrooms? Unless the restroom parking is separated from the rest of the parking, and truly a separate area, I believe you must include the total number of spaces for the facility when determining how many accessible spaces will be required.
4. Will the non-accessible spaces closest to the restroom facility be "pay-to-park" spaces? Or, will they be designated as time limited and for restroom use only?
5. Are there design plans for the restroom facilities? Does the grant require submission of those as well as the site plan?
6. Item #10 on the application indicates that the project WILL EXCEED ADA requirements. Please explain how this project EXCEEDS requirements. The items listed on the application are as follows, (a). van accessible parking – it is a requirement to have one van accessible space. Will there be more than one? (b) new accessible restrooms – this is a new facility and is therefore required to have accessible restrooms. (c) more spaces will be handicapped than required – see #3 above.

These questions are asked for clarification purposes, as an outside pair of eyes looking at things that may, or may not, have been fully considered. Better to ask a question that has already been addressed, then wish it had been asked later.

Sincerely,  
Martha Myers  
2947 Island Dr. SE  
Bolivia, NC 28422

## Heather Finnell

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**From:** tmmyers@atmc.net  
**Sent:** Tuesday, August 15, 2023 1:28 PM  
**To:** alan@alanholdenrealty.com; 'Rick Smith'; 'Brian Murdock'; drpagedyer@gmail.com; arnold.geraldnc@me.com  
**Cc:** Heather Finnell  
**Subject:** My Comments on Agenda Item #10

Dear Mayor and Commissioners,

Here are my comments on agenda item #10.

Six weeks ago, we started a new fiscal year. The Water and Sewer Fund budget was approved at \$8M which included \$2.7M in revenue from the EPA Grant, \$3.8M in expense for the sewer station, a \$1M loan and a \$48k fund balance appropriation.

Last month the BOC voted to forego the \$2.7M grant and pay for the station with our own money by using \$1.4 million of cash savings and borrowing \$2M.

On tonight's agenda it now looks like we want to finance \$5M to pay for the station, an increase of \$1.2M over the expense amount that was in the budget and \$1.6M over the number presented at the last meeting.

The \$2.7M lost revenue and \$1.2M additional expense add up to almost a \$4M unfavorable budget variance. This is a 50% unfavorable variance only six weeks into the fiscal year.

To put this in perspective:

- \$4M is more than we bring in from property taxes.
- \$4M is more than we paid for the pier.
- \$4M is more than we paid for Block Q.
- \$4M will almost triple our spending deficit of \$2.3M.

I still don't know why we feel we must do this now, in a rush, instead of waiting for a couple of years until after we have paid off some of our existing debt and can use the \$2.7M grant. The work on this station has already been pushed back at least twice before. What has changed to make it so urgent now? The plan voted on at last month's meeting has already missed the deadlines that were handed out and the schedule has been pushed back for another year, so why forego the grant?

I have heard the arguments about losing the station due to a hurricane and not having anything to come back to. I live here full-time and don't have a second home where I can evacuate, so I understand the concern about being forced off the island for an extended period of time.

However, the magnitude of damage alluded to sounds like the description of a 50-year (or 100-year) storm. By definition, a 50-year storm has a 2% probability of happening each year and a 98% probability of not happening. It seems like we are betting on the 2% when the 98% is

much more reasonable bet, even if it feels uncomfortable. We can't eliminate all of the risk anyway no matter how much money we throw at it.

However, there are inexpensive ways to mitigate it. I grew up in a town on the Mississippi River. There were many years when the residents had to build a wall of sandbags to keep the river from flooding the downtown. The sandbags worked and held back the flowing river for weeks until the flood water receded.

If we do lose our bet and a 50-year storm does occur before we complete the project, I don't know why a simple wall of sandbags can't hold off a storm surge and prevent the station from being flooded up the level of the electrical equipment.

Also, a 50-year storm would most likely be a major event that would qualify for financial help from FEMA.

Please don't let yourselves be hurried into making a rush decision on Resolution 23-11 without sufficient back up materials or time to evaluate the financial implications that are involved, including our current debt situation.

Thank you for your consideration.

Tom Myers  
301 OBW