

Heather Finnell

From: Carlton Pittman <rucpitt@gmail.com>
Sent: Monday, January 22, 2024 10:09 AM
To: Alan Holden; Page Dyer; Rick Smith; Rick Paarfus; Tom Myers; Tracey7.thomas@gmail.com; David Hewett
Cc: Heather Finnell; Christy Ferguson
Subject: Meeting Agenda Item 14 - Block Q

All,

First - I like the cover sheet idea for agenda items. More information and detail is always better when making decisions. This is NO slight to Heather in any way. I have previously thought there were many agenda items over the years which could have provided better and more context in the agenda than we have been getting up until now. And that's on the individual commissioners placing items on the agenda, NOT Heather.

For Block Q, I was disappointed to see no mention in the cover sheet of BOAT TRAILER parking when tasking the Parks & Rec board to work with the architect to develop a different plan.

The architect is going to do exactly what they are tasked to do, (and not likely more) when they develop a plan. Same for the Parks & Rec Advisory Board. If there is no mention of a REQUIREMENT for boat trailer parking, that is what we will end up with in the plans and finished product from the architect.

With the previous plan, I have already pointed out to everyone that we would have lost almost all of our boat trailer parking. Please ensure there is some specific requirement for boat trailer parking in Block Q in any final product or plans.

Preferably parallel to the road parking in the Right of Way as we have now. Without that, any parking for boat trailers in the interior of Block Q 1. - limits our boat trailer parking to there only, and 2. - takes up much of the interior of Block Q that could be better suited for other things.

I honestly don't care HOW Block Q is developed so long as there is a requirement in the plans to maximize boat trailer parking at the only boat ramp on the island to the extent we can, and still accomplish reasonable other uses for Block Q.

Thank you for reading if you made it this far.

Carlton

Heather Finnell

From: Grier <gschwabenton@hotmail.com>
Sent: Saturday, January 20, 2024 8:15 PM
To: Heather Finnell
Subject: Town Projects Meeting Comment

Hello Heather,

Please add the following to the public comments for the BOC Meeting for 1/23/24.

I have been a home owner at Holden Beach since 2012. My husband and I very carefully chose Holden Beach over many other beaches due to the gorgeous beach and how the town had great infrastructure. We were impressed with the lovely sidewalks, parks and lovely care to make sure trash and the like was up kept.

Things have changed a great deal over the years and I am concerned our town has lost sight of its vision and what residents asked for previously. I am referencing the town master plan found here: <https://files.nc.gov/ncdeq/Coastal%20Management/documents/PDF/Land%20Use%20Plans/locally-adopted-plans/Holden-Beach-2-16-21.pdf>

Also the parks and recreation master plan noted here: <https://img1.wsimg.com/blobby/go/33823a15-c1dd-4855-8231-e746e7f3f203/downloads/parksplanboardmeeting.pdf?ver=1705609274455>

I reviewed these documents again in detail and noted that people felt roadway drainage, maintaining a clean and pristine beach, more green areas with off road pedestrian and biking options, community events and town space for events were key to our community. We have so many great opportunities on our island for recreation. It was interesting that only 2 people expressed interest in a public pier in the survey. More people wanted a dog park. We lost our dog park years ago and people miss that pretty basic, low cost amenity.

I feel the people's vision has been lost and the town has continued to "pave paradise and put up a parking lot". We spoke up but were not listened to. We have lost green space to parking and are set to lose even more!

I am hopeful that we the people can have safe roads, clean community spaces, trails, dog areas and a clean beach. I am very hopeful this new board will once again have our long term vision at heart and reconsider the paving of Block Q. The most recent plans were very different than what was first proposed. I love the idea of a community event space, green spaces and trails for all to enjoy throughout this lovely island! Our current pavilion is in much need of repair or replacement and this is a great time to look at the big picture and what town residents and homeowners have already desired and requested.

Thank you for your time and consideration! I do appreciate everyone's efforts!

Grier Hock
Owner of 1222 OBW, former owner of 1082 OBW

Heather Finnell

From: Carlton Pittman <rucpitt@gmail.com>
Sent: Saturday, January 20, 2024 11:17 AM
To: Alan Holden; Tom Myers; Rick Paarfus; Rick Smith; Page Dyer; Tracey7.thomas@gmail.com
Cc: Heather Finnell
Subject: Town Infrastructure Priorities

Disappointed there are no agenda items covering the real infrastructure issues facing the town now.

Heather,

Can you include this in the written comments for the regular January Board of Commissioners meeting please.

Everyone seems focused on the Shiny Objects of the pier and Block Q. Where do we stand on the real island priorities? We have not heard an update in MONTHS on several much higher priority items than the Shiny Objects obscuring the view of some.

- Update on Sewer Lift Station 2, and next steps to move it forward
- Update on the fire station at Starfish Drive and changes required to have it staffed year-round
- Update on water pressure issue on the west end during the summer

The sewer lift station is a priority unless everyone wants to evacuate every time there is a flooding potential near the Greensboro Street marsh.

The fire station is a priority if we want to keep our homeowner's insurance rates low, and to enable firefighters to get to a fire or other emergency sooner. Renovating the fire station at Starfish to be able to accommodate fire crews year-round may allow them to be on scene 5, 8 minutes sooner than coming from Tri-County on Sabbath Home. That could be the difference in losing a structure, having a fire spread to more than one house, or losing a life. THIS SHOULD BE AS HIGH A PRIORITY as we have.

Having watched 2-3 houses burn to the ground on the island, thankfully without loss of life, I don't wish that on anyone.

Water pressure on the west end during the summer is critical to potentially saving a structure, or lives during an incident.

If the commissioners and town can make some forward progress on the infrastructure priorities, I am MORE than happy to support some reasonable development at Block Q, and funding the pier renovations. Until then, I find it hard to support the Shiny Objects over infrastructure priorities.

Carlton Pittman

Full time island resident

Heather Finnell

From: Keith Smith <insuranceclaims@hotmail.com>
Sent: Tuesday, January 23, 2024 11:41 AM
To: Heather Finnell
Subject: Commissioner's Meeting 1/23/2024 - Public Comments

Good morning Heather,

I would like to add to the public comments for the monthly commissioner's meeting.

These comments are in reference to item 13 - Pier Property.

Overall, I would like to see an open and functioning fishing pier restored, refurbished, and/or replaced at the pier property. An open pier facility would add to the value of the property and to the quality of life of the property owners, vacationers, and day trippers who would utilize it. Whether it be a restored wooden pier, new wooden pier, new concrete pier, or a combination thereof, an open and functioning pier should be present at the current location/property. While it is understood by most, this would also include a pier house where one could buy items necessary to fishing from a pier such as bait, poles, lures, etc. Also, the provision of rental fishing gear/poles is a normal occurrence at fishing pier along the coast for those who are being introduced to the fishing world and have not yet purchased their own fishing gear. There was an expectation and/or implied understanding that the property would remain an open and operational fishing pier after the town purchased it. According to my understanding, the pier structure itself, plays a critical role in fulfilling the purchase grant obligations.

It is my understanding that a new concrete pier structure has been proposed by Mr. Carter that would extend the pier back out to the original length and extend the life for many years to come. I like the idea and would probably support this type of restoration, but this could take years to fund and/or complete.

I think we should look at the economic feasibility of making repairs to the current wooden pier and having it open for use while plans are made for any upgrades or improvements such as extending the pier and/or building a new concrete pier structure. If the report and/or study shows that repairs are economically sound, then let's proceed with repairs until a permanent solution can be determined.

- a. - I think it would be prudent to obtain the revised bids to jet the pilings.
- b. I think a public input session would be good to solidify the amount of public interest in the opening of the pier. I would also suggest putting the pier as a referendum item for the community to vote on. This would give you the best indication of the public's interest in this property and the amount of energy that you are expected to put towards it.

I look forward to seeing your actions on this topic.

Thank you,

Keith Smith - *General Adjuster*

Independent Insurance Adjuster - NC, SC, TN, VA, IN, OH

NFIP Authorized Adjuster FCN#70003845

270-401-3278

Heather Finnell

From: Sylvia Pate <sylviahpate@gmail.com>
Sent: Tuesday, January 23, 2024 10:29 AM
To: Heather Finnell
Cc: Alan Holden; tmmyers56@gmail.com; Rick Smith; tracey thomas; Page Dyer; rpaarfus@gmail.com
Subject: Comments for Regular Meeting--January 23, 2024

Heather:

Please include this email as written comments for the Regular BOC Meeting on 1/23/2024.

Mayor Holden, Mayor Pro Tem Myers and Commissioners Smith, Thomas, Dyer and Paarfus:

Below are my comments/suggestions regarding several items on the 1/23/2024 agenda for your consideration:

Item 11.

Thank you for consolidating some of your meeting dates and changing some times for January-June, 2024 special meetings. Though there are still a lot of meetings scheduled, I appreciate your willingness to take another look at the schedule.

Item 12.

I encourage you to accept the bid for completion of the Hatteras Ramp and Walkway at 441 Ocean Boulevard West as this is very much needed for safety reasons, especially as we move into our busier season. Given that we already have a grant for this project, it would seem logical to move forward with this important project and get it completed, regardless of any other delays with the overall pier project.

Item 13.a. & b.

I encourage you to support this item to have staff engage in value engineering to reduce scope of work for the pier and rebid the project. Given the input from the architect at the previous meeting as to the method to install the pilings while still maintaining safety, it would seem appropriate to at least rebid it to see what the costs would be to use the alternative method for piling installation which can be factored into the overall discussion of pier renovations. I would support the architect conducting a public input session since the plans are being revisited but would suggest that perhaps a Pier Committee needs to be established for this project with eventual move to the Parks & Recreation Board.

Item 14. & 15.

I think it is a good idea to refer the Block Q Project to the Parks and Recreation Board but am really concerned that in the detail for the cover sheet as to working with current architect to develop a **new** site plan, there is no mention of parking, in particular, vehicle/boat trailer parking. I do not want to see this property turned into a complete parking lot but when this property was purchased it was stated it was for parking and the scope was scaled down through numerous iterations to create additional boat trailer parking and parking around perimeter of Block Q. I think you should stick with at a minimum of providing additional vehicle/boat trailer parking as there is a big need for this additional parking. If you are adamant that you are not going to create any additional vehicle/boat trailer parking, I would encourage you to reach out to the NC Wildlife Commission and Brunswick County Commissioners to see if a partnership can be

formed to build a new boat ramp on other side of ICW to provide for ample parking unless there is a site on the island with ICW access that I am not aware of that could be utilized.

As to the pavilion, I know you are asking for more input regarding the extent of necessary repairs but if not necessary for total replacement, I feel it should remain where it is for now (beautiful location though there is a slight smell if the wind is blowing in a certain direction), especially given the setup there with a dance floor already and a view of the ICW.

Overall you say you want to save money but it seems like it is just back to the drawing board to redesign projects wherein resources have already been spent to develop plans to implement projects. Now it seems you want to change all of the previous accepted plans that were made available for input because you want to go in a different direction. I would like to recommend that if you are going to change the pier project and Block Q overall concept that you have an ***in-depth economic impact study completed*** by an outside, unbiased consultant for both of these projects. While it is difficult to take our emotions and passion out of these projects, it really does come down to the economic impact to our Town and ultimately preserving our history and heritage. There is a professor at UNC Wilmington who is experienced in completing economic impact studies for projects where natural resources are involved in particular.

Thanks for consideration of my thoughts and comments and thanks for your willingness to represent the property owners of Holden Beach.

SYLVIA PATE
111 Charlotte Street, Holden Beach
910-736-2038