



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
SPECIAL MEETING
WEDNESDAY, MARCH 11, 2026 – 6:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Special Meeting on Wednesday, March 11, 2026 at 6:00 p.m. Present were Mayor J. Alan Holden; Mayor Pro Tem Page Dyer; Commissioners Sylvia Pate and Keith Smith; Town Manager Bryan Chadwick; Town Clerk Heather Finnell; Assistant Town Manager Christy Ferguson; Inspections Director Tim Evans; Finance Director Daniel McRaney; Public Works Director Chris Benton; and Interim Chief Frank Dilworth. Commissioner Tom Myers was unable to attend the meeting.

Mayor Holden called the meeting to order.

PUBLIC COMMENTS

Carlton Pittman suggested figuring out Block Q boat trailer parking. He cautioned the Board to be careful when looking at removing paid parking. He suggested giving free parking to employees. He talked about funding for a pier building and a fire station.

Will Carter didn't vote against the bond referendum; he voted against the plan. He would like to look into a concrete pier.

BUDGET WORKSHOP

Town Manager Chadwick went over the proposed budget calendar. The Board agreed on the dates of April 10th and May 1st at 1:00 p.m. and June 4th at 6:00 p.m. The goals submitted by the Board are in the packet. The summary of the goals submitted by the Board are:

- Address Block Q area, planning/construction
- Evaluate parking options
- Further explore stormwater project construction
- Explore future capital improvement spending

Details from the submitted goals were discussed. Discussion on the pier will be scheduled for the April 10th meeting. Town Manager Chadwick said internally staff thought another goal

that should be set is looking at employee retention. Assistant Town Manager Ferguson explained how the goals were condensed and said if you add employee retention to the four in the slideshow, you have five goals that could be used this year. Town Manager Chadwick went over common themes for objectives and priority areas. The next steps are refining goals and objectives, then expenditures. Nobody had any issues with the proposed information.

DISCUSSION AND POSSIBLE ACTION ON DEFINING THE SCOPE OF THE COMPREHENSIVE DESIGN PLAN FOR THE JORDAN BOULEVARD/BLOCK Q AREA

Commissioner Smith talked about making the area cohesive with walking trails. He said it is a central hub. It is an opportunity to look at Quinton to the Chapel. He suggested letting the engineers look to see what the possibilities are. It could be built in stages. Mayor Holden would like to include the area of the Chapel campus to Halstead. The Board discussed how to move forward. Boat trailer parking, parking and pickleball courts were brought up as ideas to look at. The engineer can look at the space to see what it can accommodate. Inspections Director Evans provided information on stormwater. The Parks & Recreation Master Plan was discussed. Assistant Town Manager Ferguson explained McGill just needs direction on where things are going. She cautioned the price tag will be significant based on the broad area the Board is discussing. How to move forward and next steps were talked about. The Board will have McGill look at the area in the request for qualifications for now. Having the next master plan include the broader area was suggested. Utilizing the old pavilion area was mentioned. Inspections Director Evans provided information on sidewalks. The engineer's role during this process was discussed.

Will Carter said you could have pickleball courts without fences. It could also be utilized for a dance floor.

Carlton Pittman said you need to give the engineer minimum requirements for them to be successful.

Town Manager Chadwick stated staff will get with McGill.

DISCUSSION AND POSSIBLE ACTION ON LEGAL SERVICES

Town Manager Chadwick said Attorney Moore submitted her resignation effective May 1st. In order to solicit new legal counsel, the Board will need to accept the resignation and determine the process for selection of the new attorney/firm.

Motion by Mayor Pro Tem Dyer to recognize and accept the resignation with appreciation from the Town attorney; second by Commissioner Pate; approved by unanimous vote.

Motion by Mayor Pro Tem Dyer to start the process for RFPs for legal services; second by Commissioner Pate; approved by unanimous vote.

CLOSED SESSION PURSUANT TO NORTH CAROLINA GENERAL STATUTE 143-318.11(A)(3), TO CONSIDER THE QUALIFICATIONS, COMPETENCE, PERFORMANCE OF A PUBLIC OFFICER OR EMPLOYEE AND NORTH CAROLINA GENERAL STATUTE 143-318.11(A)(1), TO PREVENT THE DISCLOSURE OF PRIVILEGED INFORMATION

Town Clerk Finnell read the reason to enter Closed Session.

Motion by Mayor Pro Tem Dyer to go into Closed Session at 7:08 p.m.; second by Commissioner Pate; approved by unanimous vote.

OPEN SESSION

The Board went to Open Session at 7:30 p.m.

ADJOURNMENT

Motion by Mayor Pro Tem Dyer to adjourn at 7:31 p.m.; second by Commissioner Pate; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk