



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
REGULAR MEETING
TUESDAY, JULY 21, 2026 – 5:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Regular Meeting on Tuesday, July 21, 2026 at 5:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem Page Dyer; Commissioners Sylvia Pate, Keith Smith, Tom Myers and Robert Brown; Assistant Town Manager Christy Ferguson; Town Clerk Heather Finnell; Inspections Director Tim Evans; Finance Director Daniel McRaney; Police Chief Steve Barger; Lieutenant Frank Dilworth; and Town Attorney Lydia Lavelle. Town Manager Bryan Chadwick attended via telephone call.

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

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Motion by Mayor Pro Tem Dyer to approve the agenda; second by Commissioner Pate; approved by unanimous vote.

PUBLIC COMMENTS ON AGENDA ITEMS

Mike Lopez is in favor of implementing a no wake zone.

David Keech would like the no wake zone application to be extended one block to Boyd.

Jim Bauer said it is ridiculous to throw more money at the pier. He approves of putting more money into sand.

Carlton Pittman said hats off to Inspections Director Evans and staff for getting the concert venue done and complimented Assistant Town Manager Ferguson for her dancing at the concert. He agreed with a no wake zone application. He provided feedback regarding the proposed water shortage response plan.

Chuck Hess agrees with establishing a no wake zone.

CONSENT AGENDA ITEMS

Minutes of the Special Meeting of June 4, 2026 (Budget), Special Meeting of June 4, 2026 (Attorney Interview), Public Hearing/Regular Meeting of June 16, 2026, Police Report, Inspections Department Report, Finance Department Report and Public Works Department Report

Motion by Commissioner Pate to approve the consent agenda items; second by Mayor Pro Tem Dyer; approved by unanimous vote.

DISCUSSION AND POSSIBLE APPROVAL OF THE CONTRACT WITH MIDATLANTIC ENGINEERING PARTNERS TO PERFORM AN UNDERWATER STUDY FOR THE HOLDEN BEACH PIER

Assistant Town Manager Ferguson said the contract from MidAtlantic Engineering Partners for engineering services to perform an underwater inspection of the below substructure elements of the pier is before the Board. The proposed amount is \$47,144.50. Assistant Town Manager Ferguson reviewed Attorney Lavelle's proposed edits concerning location for litigation and language regarding restitution. Attorney Lavelle added her reasoning for the edits.

Motion by Mayor Pro Tem Dyer to accept the contract from MidAtlantic with the edits from the Town attorney; second by Commissioner Pate.

Commissioner Myers doesn't want to go down the path of repair. He explained the Board has been told it will cost more to repair the pier and the Town will end up with something not as tall, strong or long. He provided details on his reasoning to not want to move forward on this path. He also hopes the contractor will submit an updated certificate. Commissioner Smith said the Board still doesn't know the cost. If repair is an option, this step is needed. He explained why he is in favor of moving forward. Commissioner Pate said HDR said an underwater study is one of the things that needed to be completed so the Board could decide what direction they would like to go.

The motion passed by a 4 – 1 vote with Mayor Pro Tem Dyer and Commissioners Pate, Smith and Brown voting for the motion and Commissioner Myers voting in the negative.

DISCUSSION AND POSSIBLE SELECTION OF MEMBERS TO SERVE ON TOWN BOARDS

Allowing candidates to serve on multiple boards was discussed.

Candace Vick, Martie Arrowood, Julie Lopez and Martha Spires were announced as the members to serve on the Parks & Recreation Advisory Board. Votes were as follows: Candace Vick – Mayor Pro Tem Dyer, Commissioners Pate, Smith, Myers and Brown; Martie Arrowood – Mayor Pro Tem Dyer, Commissioners Pate, Smith, Myers and Brown; Julie Lopez - Mayor Pro Tem Dyer, Commissioners Pate, Smith and Brown; Martha Spires – Mayor Pro Tem Dyer,

Commissioners Pate, Smith and Brown, Fordham Britt – Commissioner Myers, Steve O'Brien – Commissioner Myers.

Aldo Rovito was unanimously selected to serve as the Regular Member to the Planning & Zoning Board.

Tina Page was unanimously selected to serve as an Alternate Member to the Planning and Zoning Board. Steve O'Brien and Fordham Britt both received one vote (Fordham Britt – Commissioner Pate and Steve O'Brien – Mayor Pro Tem Dyer). Fordham Britt was announced as an Alternate Member to the Planning & Zoning Board after a vote to break the tie. Votes were as follows: Fordham Britt – Commissioner Pate, Myers and Brown, Steve O'Brien – Mayor Pro Tem Dyer and Commissioner Smith.

Rick McInturf, Mike Pearson and Marvin Rollins were unanimously selected to serve as Regular Members to the Board of Adjustment.

Michael Williams, Steve O'Brien and David Wood were selected to serve as Alternate Members to the Board of Adjustment. Votes were as follows: Michael Williams – Mayor Pro Tem Dyer, Commissioners Pate, Smith, Myers and Brown; David Wood – Mayor Pro Tem Dyer, Commissioners Smith and Brown; Stephen O'Brien – Mayor Pro Tem Dyer and Commissioner Smith.

Ronald Bristol was selected to serve on the Audit Committee with four votes. (Mayor Pro Tem Dyer and Commissioners Pate, Smith and Brown).

Town Clerk Finnell explained if Mr. Bristol doesn't accept his nomination, the Audit Committee will not have enough members so the Board would need to discuss the committee at a future meeting.

DISCUSSION AND POSSIBLE ACTION ON APPROVING A TRANSFER FROM THE GENERAL FUND BALANCE TO THE BEACH AND INLET CAPITAL RESERVE FUND

Assistant Town Manager Ferguson explained it has been the policy of the Town that after the audit report, anything over 70% is transferred to the Beach and Inlet Capital Reserve Fund. It is currently at about 82% fund balance so the Board will be considering transferring \$499,070.

Commissioner Smith went over some of questions that he asked staff. He said this is a policy, which the Board can change at any time. Town Manager Chadwick put in the memo that he will be recommending a change in the policy. He talked about timing, the current policy and details on what other municipalities have in place. He said the advantage of leaving it in the fund is the flexibility. Commissioner Smith thinks the Board needs to get more answers before making a decision. Commissioner Myers said the policy has been in place for eight years and provided details on the policy. If the Board doesn't want to follow the policy, they should change it. He said the Town would need to be really clear in communicating why the Town would need to set

aside that much money. He thinks following a policy is important. He suggested moving the money per the policy and the Board can look at changing the policy for next year.

Motion by Commissioner Myers that we accept this transfer from the General Fund to the beach nourishment fund. No second was made.

Mayor Pro Tem Dyer said there is a recommendation from the town manager to change the policy so she thinks there needs to be more discussion. She is not opposed to moving money. The Board did just moved \$4 million so she thinks letting it sit there until the Board has a discussion is the right thing to do.

Motion by Mayor Pro Tem Dyer to have the staff visit the recommended discussion and change in policy for the fund balance and bring it back to us next month; second by Commissioner Myers.

Commissioner Myers would like to revise the motion to include the General Fund Balance and the BPART Fund Balance. Commissioner Smith would also like to add something.

Town Clerk Finnell read the motion. She confirmed it was for the General Fund Policy only, no amendment to the original motion was made.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON SUBMISSION OF AN APPLICATION TO THE NC WILDLIFE RESOURCES COMMISSION TO CREATE A NO WAKE ZONE IN THE INTRACOASTAL WATERWAY FROM BLOCKADE RUNNER DRIVE TO ROGER STREET

Mayor Holden provided history on the subject. Former Congressman McIntyre worked to implement a no wake zone and legislation was put in place. The question is enforcement. He provided details on the reasons the proposed zone is needed. If the Board agrees and gets the paperwork to NC Wildlife, the request will be on their next agenda. He provided information about enforcement and the required buoys.

Commissioner Bown asked about expanding the length of the request. Mayor Holden said Wildlife made it clear that damage to private property is not grounds for a no wake zone. He detailed the proposed area and why the expansion idea will not work. He explained why the Corps didn't support a no wake zone in the area in the past. Commissioner Pate said she was confused why the Town needs to submit another application when regulations were approved. She provided information on legislation and enforcement. She asked if signage was ever put up. Mayor Holden said not officially. Mayor Pro Tem Dyer inquired if the volunteers on the waterway could help slow people down. Chief Barger said he could reach out to the sheriff if this is approved and ask for increased marine patrols. Commissioner Smith reviewed the information he found during his research on the topic. He said this would be establishing the enforcement arm. Assistant Town Manager Ferguson said she doesn't foresee a budget amendment being needed because there is Available to Appropriate in the BPART Fund.

Motion by Mayor Pro Tem Dyer to approve Resolution 26-08 and to make affirmation that the Town will agree to purchase and place markers to implement the rule; second by Commissioner Smith; approved by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON A WATER SHORTAGE RESPONSE PLAN

Assistant Town Manager Ferguson explained at the county's July meeting, they passed their new water shortage response plan. Each municipality needs to have a plan. Our 2021 Wholesale Bulk Water Service Agreement with the county says the Town needs to be as stringent or more than the county. In the Town's proposed plan, the Town references the county's fee schedule. The fee schedule would automatically change if the county changes their fee schedule. The Town intends to follow the proposed policy if it is approved based on where we are with the stage restrictions. She explained the Town will respond to what needs to happen to help Holden Beach.

Commissioner Smith thinks for the long term, this is one of the things to discuss during strategic planning. Mayor Pro Tem Dyer asked if there is a way to reach out to rental companies to help with education and inquired if it is the homeowners that would be fined. Assistant Town Manager Ferguson responded when we went to stage 3, the Town reached out to the rental companies. We respond to the homeowner because that is who is in the system. Messaging was discussed. Mayor Holden said a second water tank has been a topic of discussion for years. He talked about the importance of having water stored for emergencies. Commissioner Smith agreed and provided information to help alleviate concerns.

Motion by Mayor Pro Tem Dyer to approve the Water Shortage Response Plan; second by Commissioner Pate; approved by unanimous vote.

TOWN MANAGER'S REPORT – ASSISTANT TOWN MANAGER FERGUSON

- July is Parks & Rec Month. There will be an ice cream social on Friday. McGill will have community feedback sessions next week for Block Q. There is a survey online, focus groups you can join and a community input session.
- Ocean Boulevard Stormwater – environmental evaluations and design level activities for both project areas continue. Field assessments are heading toward regulatory confirmation. The survey team will pick environmental flag locations to add to the base map by month's end. Internal construction sheet reviews will begin over the next several days. They have been coordinating with NCDOT.
- Block Q Master Plan – the Board will be having another meeting with them in September.
- Block Q Stage Area – the building is completed and in full use. The staff worked diligently with the contractor to get this complete. All involved need to be commended on the work, including the contractor AW Babson, architect David Wood, Inspections Director Evans and his team, the Parks & Recreation Department and Public Works.

- Resilient Coastal Communities Program – survey is on the website to help identify potential projects.
- Canal Dredging – working towards an event this winter. Gained a little headway with the Corps, they will look at the price again. Working that at the federal level. Will default to an alternate location for the permit if needed.
- Pier Property – the contract was considered tonight.
- Inlet Hazard Area & Hardened Structures – following discussions at the CRC. There will be another meeting at the end of August.
- Work did begin on DA 293.
- Restrooms – still continuing to have an issue with people not behaving well. Will continue to monitor.
- Monitoring tents, chairs and other items left overnight on the beach.
- Attended the state's MOA Meeting. We have talked about the Beach and Inlet Management Plan at the state level. The budget did fund that. DEQ will be doing that. They got a little over \$300,000 and that will be completed by 2027. The Shallow Draft Inlet Navigation and Aquatic Weed Fund did see cuts in the amount of about \$3 million for this budget. Also, the Coastal Storm Damage Mitigation Fund did not receive any funding. It appears that potentially Oak Island may not want to partake in the bend widener this year. We do have a standing resolution which states Holden Beach should always get that sand. If Oak Island doesn't follow through, you may be called for a special meeting to see what the numbers look like for the Town to get the sand. The Merritt is planning to be here September 2nd – 13th.
- We plan to have a meeting with the county on July 27th to continue to monitor the water issue.

Commissioner Smith asked when residents can expect work for the Ocean Boulevard stormwater. Assistant Town Manager Ferguson replied she was told the environmental flags should be put up by the end of the month, but she doesn't have an exact date.

PUBLIC COMMENTS ON GENERAL ITEMS

Carlton Pittman suggested putting an ordinance on the books so the police can enforce water violations.

MAYOR'S COMMENTS

- There is a little activity in the gulf. We are entering the most hazardous storm part of the year. Make your plans and be prepared.
- It is his understanding that the Lockwood Folly Inlet is really shallow. Dredge should give relief. In meantime, be cautious, especially at low tide.
- Has had the least complaints over the last several months about the Town and its services. Thanked all staff.

BOARD OF COMMISSIONERS' COMMENTS

Mayor Pro Tem Dyer

- Thanked all the volunteers who came out for interviews. You're essential.
- Thanked all first responders. The fire in Ocean Isle could have been worse than what it was.
- Don't burn. The winds have been worse than has seen in a while. With little water to put fires out, that is the last thing we need.
- Thanked staff for their part on the water plan. Knows it is frustrating because most residents are conserving water and when someone rents a house, they don't expect to have to restrict water. We need to be nice, be kind and educate people.
- Restrooms - it is really concerning that we are having vandalism to something we promised to our visitors. Everybody has worked hard to provide a nice, air-conditioned place. Please be respectful.

Mayor Holden explained the Town does have a ban on open fires.

Commissioner Pate

- Was excited about the completion of the new stage. Knows everyone worked hard to get it done. For the most part, everything she has heard has been positive comments. Bands were excited.
- Looking forward to getting the report back on Block Q. Please attend sessions and give your feedback.
- Excited about getting the underwater survey done for the pier.
- Seen lots of comments about the trash can situation. The cans were moved from a safety perspective.
- Thanked individuals who applied to be on the various boards and committees. Thanked the ones who have been serving.
- Thanked those attending and those online. Available if you want to reach out.

Commissioner Smith

- Thanked God he gets to spend the 250th celebration of Monkey Junction as a Holden Beach resident.
- Looking forward to strategic planning, especially when dealing with the water crisis.
- Agreed complaints are down. Thinks everybody is enjoying what the Town is doing.
- Trash cans were moved to create a more efficient method.
- We need to maintain open lanes so emergency vehicles can get through.

Commissioner Myers

- Thanked volunteers for stepping up and getting involved.
- Thanked those who attended.
- Have a good evening.

Commissioner Brown

- Thanked new town attorney.

- Thanked volunteers for taking time out of their day and stepping up to help the Town.
- Thanked team that made it possible for the new venue. It is a great place for everyone to be together.
- Thanked people who reached out via email over the last couple of months. Emails have been very informative.

ADJOURNMENT

Motion to adjourn by Mayor Pro Tem Dyer at 6:51 p.m.; second by Commissioner Pate; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk