

**TOWN OF CAROLINA SHORES
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES**

January 8, 2024

10:00 a.m.

Mayor Conte called the January 8, 2024, meeting to order at 10:00 a.m. The Pledge of Allegiance was recited. Commissioners present: Greg Davis, Beverly Mayhew, Debbie Watts, Marlene Vandergrift and Harry McClard. Also, present: Chad Hicks, Town Administrator; Nicole Hewett, Assistant Town Administrator/Town Clerk and Lori Frye, Finance Director.

Members Absent: None

Also Absent: None

Special Presentation on Calabash Fire Department by Chief Keith McGee:

Chief McGee said he has been here since July of last year and it has been an honor and a privilege to serve in this community. Chief McGee gave a slide presentation on the development within the Calabash Fire District. Chief McGee said he is very grateful for the relationship the Town of Carolina Shores has with the Calabash Fire Department. Chief McGee reported on the number of calls and how they are broke down, plans, schedules of members, risk, training and costs of the CFD. Chief McGee went into detailed information of the current and future development within the district.

Mr. Hicks introduced County Commissioner Marty Cooke. Mr. Hicks asked if County Commissioner Cooke would like to speak on the presentation given by CFD. County Commissioner Cooke said we are all dealing with these issues. County Commissioner Cooke discussed what they are doing to handle the growth that is occurring in Brunswick County. Mr. Hicks said he would like to say how much he appreciates the way the County works with us.

Administrative Reports: Mr. Hicks gave the Town Administrator Report. (A copy of this report is on file.)

Mr. Hicks asked the Board to be thinking about a date to set the Board Retreat in March. Mr. Hicks said the trucks we ordered have apparently landed and are getting the lights installed on them. Mr. Hicks said the new speed signs have been installed and we are collecting data on them. Mr. Hicks said he wanted to thank Public Works for the last rain event and the rain event that is coming tomorrow. Mr. Hicks said they have been working hard. Mr. Hicks said the Pinewood and Myrtlewood paving projects have been completed except for some leveling and that will be done as soon as it dries out. Mr. Hicks said the other projects will be out to bid soon. Mr. Hicks said we will be around for the rain event tomorrow.

Building Inspections: Report on File.

Public Works Department: Report on file.

Public Safety Department: Report on file.

Finance Report: Mrs. Frye gave the Finance Report.

Committee & Volunteer Group Reports:

Commissioner Watts, Planning Board – Commissioner Watts said the Planning Board did not meet.

Consent Agenda:

Ms. Hewett said in the minutes of December 11, 2023, she inadvertently left off the two Proclamations that were done as a surprise for both Mayor Pro Tem Davis and Commissioner Bill Brennan. Ms. Hewett said she feels the Proclamations should be included in the minutes as part of the record and our history. Ms. Hewett asked the Board to please consider making a motion to approve the Consent Agenda by adding the two Proclamations to the December 11, 2023, meeting minutes.

COMMISSIONER WATTS MADE A MOTION TO APPROVE THE CONSENT AGENDA AND ADD THE TWO PROCLAMATIONS TO THE DECEMBER 11, 2023, MEETING MINUTES.

- BOC Regular Meeting Minutes of December 11, 2023
- Arbor Day Proclamation 2024

COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Old Business:

None

New Business:

Discussion on Planning Board Vacancies:

Ms. Hewett said because of the election, we have two vacancies and one term that is expiring.

COMMISSIONER DAVIS MADE A MOTION TO MAKE DIANE BAKER A REGULAR MEMBER OF THE PLANNING BOARD/BOARD OF ADJUSTMENT AND GO THROUGH THE PROCESS OF APPLICATIONS FOR COMMISSIONER WATTS TO REVIEW AND RECOMMEND FOR APPOINTMENT. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Ms. Hewett said there will also be three Parks Commission members that will expire in March 2024, and she will contact them to see if they want to renew their term. If not, Ms. Hewett will follow the same process as the Planning Board/Board of Adjustment.

Dedication of The Farm at Brunswick Roads Phases: 13, 14, 15, 16 and 17:

Mr. Hicks said this is the long-awaited dedication of The Farm at Brunswick roads. Mr. Hicks said the town attorney did review the documents and we are ready to go. Mr. Hicks said these are all the roads except the roads that are going to stay private, and this is it.

COMMISSIONER DAVIS MADE A MOTION TO ACCEPT THE ROADS IN PHASES 13, 14,

16, AND 17 IN THE FARM AT BRUNSWICK. COMMISSIONER MCCLARD SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Potential Contract Change for Pinewood/Myrtlewood Paving:

Mr. Hicks said we did get a change order for the Myrtlewood section of this paving project. Mr. Hicks said there was more damage under that road than what we had thought. Mr. Hicks said the change order is \$69,000 more and about 400 extra square yards of asphalt. Mr. Hicks said they did the work, and the road looks great now and it was in bad shape. Mr. Hicks said he would like to get the change order approved. Commissioner Davis said in the future we will have a contingency clause in the contract, so we do not have to make amendments.

COMMISSIONER MCCLARD MADE A MOTION TO APPROVE THE CHANGE ORDER FOR THE ADDITIONAL WORK THAT WAS DONE ON MYRTLEWOOD. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

Mr. George Grant, 276 Carolina Farms Blvd. – Mr. Grant said he heard Mr. Hicks say the town was going to be sealing the roads in The Farm. Mr. Grant asked when the residents would get a schedule for that project, so they can tell the community what roads are and when. Mr. Hicks said it will be a while but will give them plenty of notice. Mr. Hicks said the company will do a map.

Paul Scott, President of Cedar Tree – Mr. Scott introduced Kelly Brahman, Sec./Tres. and Normand Neligon, Planning & Zoning. Mr. Scott said he brought some photos with him. Mr. Scott said they are here to discuss stormwater control. Mr. Scott said there are some big issues and where does this groundwater go? Mr. Scott said the biggest issue they have is the erosion of this levy (he shared photos with the Board of Commissioners) that Carolina Shores shares with Cedar Tree. Mr. Scott said if you look at the long-range profile of the levy, it is built up higher on the Carolina Shores side and has not been done on Cedar Tree side. Mr. Scott said we are more prone to flooding now than Carolina Shores. Mr. Scott said Kelly Brahman would like to speak. Ms. Brahman said she met with Mr. Hicks back in the spring to discuss their concerns and it has been documented by residents in Cedar Tree. Ms. Brahman said she is quite new to the area, and she has been about 2 years. Ms. Brahman said there is concerns that the water does breach the canal barriers on the side of Cedar Tree where the barrier is lower. Ms. Brahman said that water then comes into their community and puts them at risk. Ms. Brahman said they have seen an increase of that water and silt and debris in that canal. Ms. Brahman said we would like to understand how we can get this corrected. Ms. Brahman said she asked Mr. Hicks that question back in the spring and never got a solid answer. Ms. Brahman said she guesses they are asking the Commissioners and the town to resolve this issue and protect our neighborhood. Ms. Brahman said we are part of your jurisdiction as an ETJ. Ms. Brahman said we would like to have this resolved and addressed so that our community benefits from the canal functioning as best as possible. Ms. Brahman said she is not sure what role Brunswick County plays in this stormwater control. Ms. Brahman said there are significant concerns. Mr. Neligon said he has lived at Cedar Tree for 10 years. Mr. Neligon said he was scared when we had the 23 inches of rain. Mr. Neligon said that's how he got involved in this because his home had 6 inches of water in it. Mr. Neligon said it was one of eight homes that were flooded. Mr. Neligon said since then, he has basically taken responsibility of lowering the pond level to control the flooding. Mr. Neligon said it has worked well for the last 5 or 6 years. Mr. Neligon said this year we had 5 inches of rain, which normally we can handle it with no problem at all. Mr. Neligon said the problem they ran into was and he thinks it's because of the extensive

construction that is going on and there is no place for the water to go. Mr. Neligon said the drainage system between Carolina Shores and Cedar Tree is filling up 3 to 4 times faster than it used to. Mr. Neligon said he believes we have more water coming in. Mr. Neligon said the other problem is that most of the building is approved by Brunswick County. Mr. Neligon said they are approving all of this building and now the other side of Highway 17 is being built up. Mr. Neligon said the water is accumulating so fast over there and there is only one pipe under the highway, and it was proposed to put another pipe in, but it was said that it was too expensive. Mr. Neligon said we can handle the water that comes off the road or what comes down in their neighborhood. Mr. Neligon said but we can't handle Carolina Shores water coming into their system. Mr. Neligon said our side is lower than the other side. Mr. Neligon said about 300-400 feet of it is lower. Mr. Neligon said we are at risk. Mr. Neligon said if we have a heavy rainstorm, we will have 10-20 homes flooded. Mr. Neligon said we need the support of Carolina Shores to address this and find some way to stop it. Ms. Brahman said the land on both sides is owned by Carolina Shores. Mr. Hicks said that is true, we own the land, but we did not put the stormwater control system in, nor did we maintain them. Mr. Hicks said yes, we do maintain the canal but the levels of where those pipes were put in, we did not do that or design that. Commissioner Davis said all we did was put riprap down on our side, so it did not erode. Ms. Brahman said yes and that put an inequity on our side of the canal. There was further discussion on this item. It was the consensus of the Board to have Mr. Hicks have the town engineer look into it. Ms. Brahman said she would like to understand the maintenance schedule for the canal as well as what the town is doing to manage the flow of water, silt and debris that is coming down from Calabash and other areas. Mr. Hicks said we do not have a schedule. Mr. Hicks said we do it as we can do it and we try to keep them as clean as we can, but it is a constant battle. Ms. Brahman asked if when new neighborhoods are coming in are they being assessed. Mr. Hicks said no, we cannot do that as it is illegal. Commissioner Davis said the Caw Caw backs up because the Waccamaw backs up and once both of those back up, our water does not go anywhere except overflowing ponds, ditches and canals. Commissioner Davis said we have no control over the Caw Caw or Waccamaw. Mr. Hicks said when Calabash deeded those canals over to the town during the split, they maintained the right to use those canals. Mr. Hicks said we use the state standards for stormwater to approve development. There was discussion on the state's standards and drainage. County Commissioner Marty Cooke spoke on this matter and said that everyone is trying to figure out this issue. There was discussion on the un-engineered communities. Mr. Hicks said he wants to go on record and said in regard to the Caw Caw, the County does an excellent job on maintaining that. Mr. Hicks said it looks good right now. Mr. Scott thanked the Board for listening and taking their questions and they were very appreciative.

Mayor & Board of Commissioner Comments:

Commissioner Watts – None

Commissioner Vandergrift – None

Commissioner Mayhew – None

Commissioner Davis – None

Commissioner McClard – None

Mayor Conte – Mayor Conte said he wanted to thank everybody for coming.

Closed Session:

None

Adjourn:

COMMISSIONER DAVIS MADE A MOTION TO ADJOURN THE JANUARY 8, 2024, REGULAR MEETING AT 11:08 A.M. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor

Submitted by:

Nicole L. Hewett, Assistant Town Administrator/Town Clerk