

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

February 1, 2021

10:00 a.m.

**ZOOM
MEETING**

Mayor Joyce Dunn called the February 1, 2021 meeting to order at 10:10 a.m. The Pledge of Allegiance was recited and there was a moment of silence. Commissioners present: Joseph J. Przywara, Greg Davis, Bill Brennan and Beverly Mayhew. Also, present: Chad Hicks, Town Administrator; Julie Munday, Finance Director and Nicole Hewett, Town Clerk.

Members Absent: Commissioner Dee Gray

Also Absent: None

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

Mr. Hicks said we have conducted interviews for the Building Inspector position and an alternate for the Recycle Center. Mr. Hicks said he would like to go ahead and hire both of them pending the usual background checks. There was small discussion on this item.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE BOTH OF THE RECOMMENDED HIRES FOR BUILDING INSPECTOR AND AN ALTERNATE FOR THE RECYCLE CENTER PENDING NORMAL BACKGROUND CHECKS. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mr. Hicks said the surplus equipment that was sold at auction brought in \$135,000.00. Mr. Hicks said we are also soliciting bids for road repair projects on some paving we would like to finish. Mr. Hicks is to bring the bids back to the Board of Commissioners.

Public Works Department: Report on file. Mr. Hicks said that Public Works is working on the ditches and doing some jetting.

Public Safety Department: Report will be on file. Mayor Dunn asked that Ms. Treglia attend the next Board of Commissioners meeting.

Committee & Volunteer Group Reports:

None

Consent Agenda:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS:

- February 6, 2020 Regular Meeting Minutes
- June 1, 2020 Pre-Agenda Meeting Minutes
- July 9, 2020 Regular Meeting Minutes
- August 7, 2020 Special Called Meeting Minutes
- January 4, 2021 Regular Meeting Minutes
- January 7, 2021 Recessed Meeting Minutes

COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Finance Report: Mr. Hicks gave the Finance Report. Mr. Hicks said the budget is outstanding as you can see from these reports. Mr. Hicks said the balance does not include the money from the sale of the surplus equipment or the FEMA money we should be getting (a copy of this report is on file).

Old Business:

None

New Business:

Consideration and Action on COVID-19 Resolution 21-5:

Mr. Hicks said this is the Resolution to amend the plans we have in place now. Mayor Dunn asked if we had cancelled the previous Resolutions, etc. that we had in place. Ms. Hewett said this Resolution will repeal any Resolutions or EMA Orders pertaining to this item. Commissioner Brennan said the date of the Resolution needs to be changed to February 1, 2021. Ms. Hewett to correct the date.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE RESOLUTION 21-5. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Employee Raises:

Mayor Dunn said the Board agreed to place this item on the agenda. Commissioner Przywara said he wanted to point out that employees did not get a raise last June. Commissioner Davis said they did not get a pay raise in July like they normally do for Merit Pay. Commissioner Davis said the Board agreed that they would revisit this item when they found out their financial position. Commissioner Davis said the Human Resources Committee concluded that we are able to give them a 3% raise for the remainder of this budget year, which would be a 6 month raise at 3% across the board for Merit Pay.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE 3% ACROSS THE BOARD, MERIT PAY RAISE FOR THE TOWN EMPLOYEES OF CAROLINA SHORES RETROACTIVE TO JANUARY 1, 2021. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN ASKED IF THERE WERE ANY FURTHER DISCUSSION OR QUESTIONS. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Commissioner Brennan asked to discuss the review of job levels and new job descriptions. Commissioner Davis said if he's not mistaken, the last time the HR Committee met and talked

about that, we had to give Mr. Hicks time because it wouldn't take effect until the next fiscal year/budget. Commissioner Brennan said he just wanted to be sure there aren't going to be any issues. Commissioner Davis said giving them the 3% now will help and then reclassify some of those positions. Commissioner Davis said that way they can be picked up in the new budget and budgeted for properly.

Consideration and Action on Setting Annexation Public Hearing for Bennett Property Resolution R 21-04:

Mr. Hicks said this is a request for annexation to bring 21 acres give or take off Shingletree Road into the Town of Carolina Shores. Mr. Hicks said it is contiguous to the Town limits and the petition has been reviewed and found to be sufficient. Mr. Hicks said this is the property that the Board of Commissioners just rezoned at last month's meeting.

COMMISSIONER DAVIS MADE A MOTION TO ADOPT RESOLUTION 21-4 A RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PETITIONED FOR UNDER G.S. § 160A-31. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR DUNN ASKED IF THERE WERE ANY DISCUSSION. Commissioner Przywara said one of the things he was thinking about is that we are expanding, which is good and making our community bigger, but we are also adding more responsibility onto us such as roads. Commissioner Przywara said something we may want to think about is if we want to keep annexing property into the Town or not. Commissioner Przywara said this is something we need to have a discussion on. Mayor Dunn said she is kind of with Commissioner Przywara. Mayor Dunn said she thinks that the Board has not really had a conversation about how big does the Town really want to be. Commissioner Przywara said one thing he thinks we should do is keep all the commercial property along Highway 17. Commissioner Davis said he has no problem with that. Commissioner Mayhew said that is something we need to look at when we are doing the budget. Mayor Dunn said this motion is going to come out ahead of that. Commissioner Mayhew said she is talking about long-term. Commissioner Davis said he believes we have already let the Pulte property in, and this is not that big of a property to begin with. Commissioner Davis said a discussion at the budget retreat about how much we want to let this Town expand is appropriate. Commissioner Davis said he does not want to keep these people from coming into the Town. Commissioner Davis said they are contiguous to our Town and there is not a lot of wear and tear on our roads adding this small of a development. Commissioner Davis said he does think that developments will eventually cease or at least slow down immensely. Commissioner Davis said but we should look at the future and see how big this Town wants to be. Mayor Dunn said do we want to be a Town of entirely residential with absolutely no commercial. Commissioner Davis said unless commercial entities want to come in, we have no control over that and as of right now, they have not shown interest. Mayor Dunn said right now there is a lot of movement around this whole area with commercial properties that were never interested before, so there is opportunity out there. Commissioner Davis said if you get enough people in a certain area, commercial property will follow. Mayor Dunn said if there is any left. Commissioner Brennan said the other issue is what does commercial property do for you from an overall financial point of view. Commissioner Brennan said it doesn't do a whole heck of a lot. Commissioner Davis said it does less than residential property. Mayor Dunn said maybe but it defines you better. Mayor Dunn said right now the Town of Calabash's financial situation is quite different from ours because of their residential vs. business but the business gives them a lovely definition as an area which detracts more development. Mayor Dunn said we don't have that kind of definition. Commissioner Davis said they have a history. Commissioner Davis said we can't automatically think that we are going to become this village of commercial properties that all of a sudden pops up and again it's just not going to happen. Commissioner Davis said especially when we have commercial properties all around us that people go to. Commissioner Davis said eventually with a couple more

developments, you have Heather Glenn going in and the Bennett properties, and a couple of new properties on Thomasboro, there is going to be more commercial out on Highway 17 to get closer. Commissioner Davis said maybe another grocery store, pharmacy, fast food restaurant, he doesn't know but that is not going to define us now. Commissioner Davis said this town is defined by its bedroom type community status. Commissioner Davis said that is what everyone knows us as. Commissioner Davis said we are this bedroom community that doesn't have a lot of commercial property and doesn't have the hustle and bustle. Commissioner Davis said it is quiet and people love it, they keep moving here. Commissioner Brennan said people go back to the nest at night. Mayor Dunn said what she thinks is that we have a whole lot of separate nests. Mayor Dunn said they see themselves going back to their own communities, not going back to the town. Commissioner Davis said he understands that because that's where they live but again, we are still all members of the same town. Commissioner Davis said he remembers 10 years ago when he became a commissioner, he said this town needs to get together and become one, well for 10 years we have tried. Commissioner Davis said it seems like because we all have our own amenities, we all have our own identities, it doesn't really want to be this big conglomerate togetherness town. Commissioner Davis said separate location for specific things like Town Hall, the Convenience Site, etc. and maybe putting in park or two but he thinks that is as far this town really wants us to go. Commissioner Przywara said he even questions the park. Commissioner Davis said he thinks having a discussion on how big the town wants to become is appropriate but how or what it becomes down the road, he doesn't think they can predict. Commissioner Davis said we can control the size possibly but doesn't think they can predict what kind of community it is going to be. Commissioner Davis said he wishes they could, but they can't. Commissioner Davis said he thinks the commercial property that still runs along Highway 17 will get eaten up with commercial property, but it is going to take time. Commissioner Davis said again, the reason commercial properties build in a certain area is because of population. Commissioner Brennan said he sometimes wonders that if their success, if you want to call it that, is not where people can have a sort of throwback to living in a neighborhood. Commissioner Davis said where he grew up, they had north side, west end and east end and downtown and that's what we had. Commissioner Brennan said we had railroad tracks. Mayor Dunn said this train is already out of the station, we just need a Resolution to set the date of the Public Hearing for their next meeting. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

None

Mayor & Commissioner Comments:

Commissioner Mayhew– Commissioner Mayhew said she just wondered if we had any applicants for the 3 positions on the Parks Commission. Commissioner Mayhew said the Parks Commission has a meeting later this month and it would be nice if they had a full committee.

Commissioner Przywara – None

Commissioner Gray – Absent

Commissioner Davis – None

Commissioner Brennan – Commissioner Brennan asked if the SeeClickFix operation was functioning properly because he is getting some confusing information from some of our residents.

Mayor Joyce Dunn – Mayor Dunn said she was on a ZOOM meeting the other day with the

American Red Cross regional people and they are desperately looking for help because they are losing 4,000 blood collection sites a day around the country. Mayor Dunn said they are finding that places they would normally go are all closed because of COVID and they can't get public access to the buildings. Mayor Dunn said when they can, they are having a hard time getting volunteers. Mayor Dunn said they were on a call with mayors all around the state asking for any type of help we could give. Mayor Dunn said as she listened, she realized we didn't have a facility to offer them, but they would appreciate if they could find a facility near us, if we would act as a sponsor. Mayor Dunn said what that means is that we do the publicity and we reach out to our networks to try and get people to sign up. Mayor Dunn said as always, they would manage the sign-up and the whole collection process. Mayor Dunn said its no real labor to us other than using our normal communication capacity. Mayor Dunn said she is wondering if the commissioners would get involved as a town sponsoring the drive. Mayor Dunn asked the Board as a town, what would they be willing to do, and she is not talking about any monetary value. After discussion, it was the consensus of the Board to give recommendations on buildings and have the American Red Cross set it up and we the town could sponsor it by networking and publicizing it.

Closed Session: To Consult with Attorney as Prescribed by N.C.G.S. 143-318.11(a)3

COMMISSIONER DAVIS MADE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO N.C.G.S. 143-318.11(a)3. COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER DAVIS MADE A MOTION TO COME OUT OF CLOSED SESSION AND GO BACK INTO REGULAR SESSION. COMMISSIONER PRZYWARA SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Dunn said that no decisions were made, and no votes were taken.

It was the consensus of the Board of Commissioners to cancel the Economic Development Commission meeting of March 1, 2021 at 9:30 a.m.

Adjournment:

COMMISSIONER BRENNAN MADE A MOTION TO ADJOURN THE BOARD OF COMMISSIONERS MEETING OF FEBRUARY 1, 2021. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR DUNN CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor

Submitted by:
Nicole L. Hewett, Town Clerk