

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

June 10, 2024

10:00 a.m.

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

Members Absent: Commissioner Harry McClard

Also Absent: None

COMMISSIONER DAVIS MADE A MOTION TO MOVE PUBLIC COMMENT AS ITEM THREE ON THE AGENDA. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Hearing on FY 2024/2025 Proposed Budget:

COMMISSIONER MAYHEW MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE FY 2024/2025 PROPOSED BUDGET. COMMISSIONER DAVIS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mr. Hicks said nothing has changed since the budget retreat meeting. Mr. Hicks said the town is doing great and plenty of funding. Mr. Hicks said this budget includes \$900,000.00 for capital improvements for roads and are actually returning \$76,570 to the fund balance with this budget and that is why you see the negative on the revenue section.

Warren Wojiski, Beacon Townes – Mr. Wojiski asked if the mil rate will remain the same. Mr. Wojiski asked about the assessment.

Bill Brennan, 818 Watson Ave. – Mr. Brennan said he is very happy with the budget and pleased with the numbers. Mr. Brennan said he thinks you have done a really great job, and he is proud of everyone.

COMMISSIONER DAVIS MADE A MOTION TO CLOSE THE PUBLIC HEARING AND GO BACK INTO REGULAR SESSION. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comment:

Bill Brennan, 818 Watson Ave. – Mr. Brennan said the road repair work in The Village has been pushed back and back but it is a cul-de-sac. Mr. Brennan said there are 50 homes there and there is no other way out. Mr. Brennan said that means it is going to be very tight in terms of traffic. Mr. Brennan said the road itself is over 1,700 feet long. Mr. Brennan said people are going to be penned in as there is no other way to get out. Mr. Brennan said he is just wondering if you can put some time and effort into letting the people know that it is going to happen, a few times. Mr. Brennan said

we used to have Mr. Mantini spending a lot of time on the roadway when he was there and was out there watching for problems before they occurred. Mr. Brennan said the past couple of go-arounds have gotten out of control. Mr. Brennan said he is suggesting that we spend a few dollars to have somebody stand and watch the job. Mr. Brennan said it doesn't have to be 8 hours a day and to be a liaison with the people and hold their hand if necessary. Mr. Brennan said thank you so much.

Warren Wojiski, Beacon Townes – Mr. Wojiski said he is the President of the HOA. Mr. Wojiski said Mr. Hicks is a really good guy, please keep him. Mr. Wojiski said he recently had the opportunity to go over some old documents that previous Board of Director had accumulated. Mr. Wojiski said he knows that the community has been before the TOCS Board before about the swale in front of Beacon Townes. Mr. Wojiski said our driveway into the community, which is a public road, is owned by Carolina Shores. Mr. Wojiski said it is actually a dam, the water can't go anywhere and was wondering if Council would ever entertain putting a culvert underneath the roadway so that the water would run naturally into the wetlands. Mr. Wojiski said of course, that would have to be in agreement with the town's engineering firm to make sure the wetlands could handle the additional water. Mr. Wojiski said he looked at some photographs that a resident had taken from the storm of 2016 and the swale was filled to the top and backing up into the neighborhood. Mr. Wojiski said one of the roadways crosses over the wetlands and from what he understands, the right-of-way is 50 feet for the town roads. Mr. Wojiski said that would make that culvert completely within the 50-foot right-of-way or at least most of it. Mr. Wojiski said he has noticed that during storms, water builds up on one side and doesn't run off quite as fast as the other side. Mr. Wojiski said he wonders if maybe it is filled with debris and was wondering if there are any plans to clean that culvert since it is owned by the Town of Carolina Shores. Mr. Wojiski said he met the representative from Walmart, and he is anxious to hear what he is going to say. Mr. Wojiski said we are the closest housing community to your project and although we are a small community, we already have issues with noise abatement, and he knows that Chad has sent those concerns off to the State of North Carolina DOT. Mr. Wojiski said his question is Walmart is a big corporation and when he was working, they were his largest customer, and he knows the interest Walmart takes in community affairs. Mr. Wojiski addressed the representative from Walmart and asked if there could be any money found in the budget for the abatement issues he addressed. Thank you.

Mr. Hicks said the culvert will be addressed but the issue is there are wetlands on both sides. Mr. Edwards said another problem is a lot of the canal does not belong to the town and it is a liability issue, it's not ours to maintain.

Bob Breen, 222 Pilothouse Place – Mr. Breen said to Matt, the Walmart Representative, on the drawing you showed us last time, there was a cut out for Publix. Mr. Breen said we have not heard anything about Publix, and do they have the right of refusal on that piece of land? Mr. Hicks said totally separate parcel. Thank you.

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

Mr. Hicks said Eagle Run Phase 4 bonds have been submitted and approved by the engineer. Mr. Hicks said he reached out to NCDOT on behalf of Beacon Townes to hopefully get that ditch graded from their front entrance down to Food Lion. Mr. Hicks said he will reach out to Jackson to see if a culvert under there would be beneficial as well. Mr. Hicks said the sinkhole project at the golf course is currently being engineered, it's about 150 feet. Mr. Hicks said we received the mosquito sprayer from Brunswick County and Public Works did their first spraying last Thursday night and are happy to have that in house now. Mr. Hicks said he, Chris and Mark went to the Hurricane conference at the technical college. Mr. Hicks said one of our guys was mowing at the

park and some of the pickleball players got upset because he was mowing saying it was a safety hazard. Mr. Hicks said the only thing he knows what to do is to close the park for a half day on Wednesday. It was the consensus of the Board to close the park on Wednesday afternoons and to send out a statement to let the public know. Mr. Hicks introduced Andrew Kellerman and said he is the newest Heavy Equipment Operator as he has obtained his CDL license. Mr. Hicks said Andrew worked very hard on that and we are proud of him, and we appreciate him.

Building Inspections: Report on file with Town Clerk.

Public Works Department: Report on file with the Town Clerk.

Public Safety Department: Report on file with the Town Clerk.

Finance Report: Mrs. Frye gave the Finance Report. A copy of this report is on file with the Town Clerk.

Committee & Volunteer Group Reports:

Planning Board – Commissioner Watts said the May 15th Planning Board meeting was called to order by Chairman Ron Johnson. Commissioner Watts said public comments were made in regard to the new Walmart proposal. Commissioner Watts said minutes were approved for March 20, 2024, meeting. Commissioner Watts said the proposed Walmart site plan was reviewed by the Planning Board and Town Attorney Jim Eldridge was in attendance to clarify and answer any questions. Commissioner Watts said by majority vote, the recommendation to approve the proposed Walmart site plan was passed by the Planning Board. Commissioner Watts said the meeting was recessed until Wednesday, May 29th for training provided by Wes Macleod from the Cape Fear Council of Governments.

Parks Commission – Commissioner Vandergrift said the Parks Commission did meet on May 15, 2024. Commissioner Vandergrift said Kelley and Jeannette were not present. Commissioner Vandergrift said the minutes from the prior meeting were approved. Commissioner Vandergrift said they discussed the upcoming concert and Mrs. Gail Treglia attended and asked for volunteers. Commissioner Vandergrift said Ms. Niki Hewett discussed the success of Arbor Day with all the students. Commissioner Vandergrift said that Mrs. Treglia discussed the potential to have a sponsorship program for local businesses for town concerts and special events and to think about other events that could take place. Commissioner Vandergrift said there would be levels for the sponsorship. Commissioner Vandergrift said that Mrs. Treglia said she could do a letter that the Parks members could take to businesses to see if they would like to participate. Commissioner Vandergrift said the concert was well attended.

Calabash Fire Department - Commissioner Mayhew reviewed the slide presentation of the Calabash Fire Department meeting that was held on May 21, 2024. Commissioner Mayhew said there were a total of 145 calls for April. Commissioner Mayhew said the calls are pretty much in line every month and seems like the town is always in the 40's. Commissioner Mayhew said we have increased population and less calls. Commissioner Mayhew said they are continuing their training. Commissioner Mayhew said there were several accidents.

GSATS – Mayor Conte said he went to the last GSATS meeting, and they voted to accept Area A and Area B which are rural and municipal locations into their master plan and that will help us with a little more control over what is going on in those various areas. Mayor Conte said Area A goes mostly up into Ash and Area B would be the 211-area going into Southport and further up into Green Swamp and Supply.

Consent Agenda:

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE THE CONSENT AGENDA:

- BOC Regular Meeting Minutes of May 13, 2024

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

Old Business:

None

New Business:

Discussion and Action on Proposed Walmart Site Plan:

Mr. Hicks said that Matt Drake from Atwell, LLC is here and is the Walmart engineer. Mr. Hicks said that everything is in compliance with our Ordinance and meets all the requirements. Mr. Drake spoke to the Board about the proposed Walmart site plan. There was discussion on this item.

COMMISSIONER DAVIS MADE A MOTION TO ACCEPT THE PROPOSED WALMART SITE PLAN AS RECOMMENDED BY THE PLANNING BOARD. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Action on Proposed FY2024/2025 Budget and Budget Message:

COMMISSIONER DAVIS MADE A MOTION TO ACCEPT THE FY2024/2025 BUDGET AND BUDGET MESSAGE AS PRESENTED. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Consideration of Year End Budget Amendments Ordinance 24-3:

COMMISSIONER DAVIS MADE A MOTION TO APPROVE BUDGET AMENDMENT ORDINANCE 24-3. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Parks Commission Recommendations on Pickleball Court and Town Concert Sponsorships:

There was discussion on this item. Mr. Hicks said the Parks Commission recommended the sponsorship program for concerts and special events and if the Board is okay with that, we will move forward with that. It was the consensus of the Board to move forward. Mr. Hicks said he was approached about putting up wind screens around the rest of the pickleball courts and the cost is minimal. It was the consensus of the Board to put up wind screens.

Public Comment:

Via Board motion, public comment moved to the top of the agenda.

Mayor & Board of Commissioner Comments:

Commissioner Davis – Commissioner Davis said welcome Walmart.

Commissioner Mayhew – Commissioner Mayhew said she agrees with welcome Walmart. Commissioner Mayhew said they have heard the negatives and positives. Commissioner Mayhew said for her, the positive outweighed the negative and our citizens are looking forward to this.

Commissioner Vandergrift – Commissioner Vandergrift said she has been approached several times and has heard both sides to Walmart coming in. Commissioner Vandergrift said she has reiterated the negative comments and that we all have differences. Commissioner Vandergrift said Walmart will bring jobs and she thinks that is needed in the community. Commissioner Vandergrift said the Parks Commission was awaiting the response from the Board of Commissioners on the sponsorship program for concerts and special events. Commissioner Vandergrift said the week before concerning Beacon Townes, there have been comments in Beacon Townes with our homeowners on that land out on Highway 17 about it being mowed and that is state property. Commissioner Vandergrift said they did cut down all the trees there on Highway 17. Commissioner Vandergrift said she has been approached numerous times as far as the town’s input on that and why we do that. Commissioner Vandergrift said she did remind several people that it’s state property and there are about 20 homes along there and it affects them and now they are wide open. Mr. Hicks said the state never let the town know they were doing that.

Commissioner Watts – Commissioner Watts said welcome Walmart.

Commissioner McClard - Absent

Mayor Conte – Mayor Conte said welcome Walmart. Mayor Conte said he has recently spoke to the I.M.P.A.C.T. Unit of the Brunswick County Sheriff’s Office and with the Board’s approval, he would like to have one of the deputies comes down and do a presentation on safety in the home and situational awareness. Mayor Conte said it is becoming more and more of an issue and he would like to get Board approval to hold this presentation in the town hall chambers for the public.

It was the consensus of the Board to hold the presentation at the town hall chambers.

Closed Session Pursuant to NCGS 143-318.11(a)(6):

COMMISSIONER DAVIS MADE A MOTION TO GO INTO CLOSED SESSION PURSUANT TO NCGS 143-318.11(a)(6) PERSONNEL. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE 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 WATTS SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSIONER DAVIS MADE A MOTION TO APPROVE THE HUMAN RESOURCES COMMITTEE’S RECOMMENDATION ON RAISES FOR OUR EMPLOYEES. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR CONTE CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Adjourn:

COMMISSIONER DAVIS MADE A MOTION TO ADJOURN THE JUNE 10, 2024, REGULAR MEETING. 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