

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

June 12, 2023

10:00 a.m.

Mayor Pro Tem Davis called the June 12, 2023, meeting to order at 10:00 a.m. The Pledge of Allegiance was recited. Commissioners present: Beverly Mayhew, Bill Brennan, 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: None

Also Absent: None

Public Hearing 2023/24 FY Budget:

COMMISSIONER WATTS MADE A MOTION TO OPEN THE PUBLIC HEARING ON THE FY 2023/24 BUDGET. COMMISSIONER BRENNAN SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Public Comments on Public Hearing:

Brian Haggerty, 796 Haystack Way - Mr. Haggerty said he thinks that we could reduce the .10% you are proposing. Mr. Haggerty said that is a 67% increase in revenue per home. Mr. Haggerty said think about that plus you tax our cars, plus we pay for fire separate, that is way too much. Mr. Haggerty said the acreages that is being turned into homes, that's about 4,500% increase in revenue for the Town. Mr. Haggerty said the developer pays for all the roads and infrastructure; we don't pay for it. Mr. Haggerty said they pay for everything. Mr. Haggerty said they pay for you to come out and inspect it, they pay for the roads, sewer, they have to meet a standard. Mr. Haggerty said he hasn't had his road paved. Mr. Haggerty said The Farm community is what 20 years old. Mr. Haggerty said he's been there for 7 years, and he doesn't see a need for it. Mr. Haggerty said someone made a comment that the average bill is going to go up \$75.00, well that's 10 days' worth of groceries. Mr. Haggerty said if \$75.00 doesn't mean that much to ya, then you can pay my tax increase which is more than \$75.00. Mr. Haggerty said think about that. Mr. Haggerty said he does want to thank the Town, Chad and the rest of the employees here, they are a ton better than when he first moved here. Mr. Haggerty said when you come into Town Hall, they are nice, friendly and that's what we are supposed to have. Mr. Haggerty said before he didn't even want to come up here. Mr. Haggerty said trust me, there were some pretty interesting people that worked here. Mr. Haggerty said 67% is way too much, maybe you should look at maybe .07, not 67%. Mr. Haggerty said the rate of inflation according to our Federal Government is 3 to 4%, that's a lie. Mr. Haggerty said 67% is way too much, thank you.

Doug Bonestroo, 1400 Fencepost Lane – Mr. Bonestroo said with the 67% increase, he will go door to door, every home in this city if that is what you are going to try to move forward with and let them know what you are trying to do.

Ron Delanis, 5 Sage Court – Mr. Delanis said our house is assessed as he understands by tax assessors, how do they approach that price? Mr. Delanis said also, how do they approach the tax increase level, how is that reached? Mr. Delanis said he is curious about that. Mr. Delanis said so very little can be done by talking to you about the assessment. Mr. Delanis said thank you.

John Bennett, 23 Bayberry Circle – Mr. Bennett said he worked for the Town for like 10 ½ years. Mr. Bennett said he wants to know what they are going to do about the ditches in the Town. Mayor Pro Tem Davis said this public comment time is for the public hearing on the budget and he could discuss that later on in the agenda. Mr. Bennett said on the budget, you can get a discount on your taxes. Mr. Bennett said he had it done, and it helps out, you can get your taxes cut in half if you go through the paperwork and it's not hard to do. Mr. Bennett said with all the building going on around here, your taxes are going to go up even more. Mr. Bennett said when he came down here, it was \$50.00 per lot and it's \$200.00 now. Thank you.

Vicki Barbetto, 13 Oakbark Court – Ms. Barbetto said she is under the understanding that all of our homes are being increased to market value. Ms. Barbetto said when you look at that, it is roughly a 40% increase in our homes as per the market. Ms. Barbetto said this meeting is in reference to the tax rate is that what you call it. Ms. Barbetto said, “so you are looking at doing both increases on the burden of the people at the same time. Ms. Barbetto said all because of the obscene huge increase from the County. Ms. Barbetto said she is also concerned because with these increases, comes increases in homeowners' insurance. Ms. Barbetto said everywhere you look food, utilities, gas and everything has to be all at once, she doesn't understand that. Mayor Pro Tem Davis said the Town has those same increases for projects, etc. Ms. Barbetto said why are we doing that, who is asking for these projects. Ms. Barbetto said she feels there should be a moratorium on some of this stuff. Ms. Barbetto said our infrastructure is suffering. Ms. Barbetto said what is going to happen with our water systems? Ms. Barbetto asked why the people aren't allowed to see that budget. Mayor Pro Tem Davis said you can see the budget. Ms. Hewett said it was advertised in the Brunswick Beacon that it was available for public inspections and posted on the website. Ms. Hewett said at any time, anyone can come and look at the budget or get a copy of it. Ms. Barbetto said so there is no happy medium anywhere, this is basically what you are saying. Ms. Barbetto said she will be honest; she would not want to be in your shoes. Ms. Barbetto said if this stuff was happening in her home, she would have to figure out something.

Rob Morehouse, 6 Pineridge Court – Mr. Morehouse said you mentioned that the property taxes went up and then the Town gets it cut from the County. Mr. Morehouse asked about all the developments coming in and they are impacting our infrastructure as well. Mr. Morehouse said there will be more money coming in. Mr. Morehouse said the new developments are put on higher ground, which puts the old developments at risk of flooding.

Chris Chirco, 253 Downing Glen – Mr. Chirco said you mentioned that these developers come in and put in new roads that we are responsible for maintaining. Mr. Chirco said can't you pass that on to the developers, there is no way to do that? Mr. Chirco said you can't tell them no, stop building. Mayor Pro Tem Davis and Mr. Hicks both said no.

COMMISSIONER BRENNAN MADE A MOTION TO CLOSE THE PUBLIC HEARING ON THE FY 2023/24 BUDGET. COMMISSIONER WATTS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

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

Mr. Hicks said we went to the 2023 Hurricane Preparedness conference at the County. Mr. Hicks said we are ready and hurricane season started a couple of days ago. Mr. Hicks said Mrs. Treglia has done two New Resident Orientation meetings and they are really good. Mr. Hicks said we had a little incident at the Recycle Center with the GFL truck and we are working on that and sorry for any inconvenience. Mr. Hicks said we should have all the ditches done in Carolina Shores hopefully within 8-10 weeks. Mr. Hicks said Mr. Potter is here today. Mr. Hicks said remember the erosion problem we had behind his house on Palm Court in The Village, Jackson is currently working on a design to try to get erosion under control. Mr. Hicks said it has been a problem for two years and we are working on a solution. Mayor Pro Tem Davis asked how close it is to his home. Mr. Potter said 33 feet from the edge of his property to the back porch, of that 22 feet is ditch and then 8 feet to the porch. Mr. Potter said that is the Town easement. Mr. Potter explained his previous work experience. Mr. Potter said you already have two pipes on the left and he knows you don't want to put in a pipe but basically it is six feet deep from the top of the surface. Mr. Potter said a 48-inch pipe would handle it. Mr. Hicks said that is all East Coast Engineering does. Mr. Potter said that Chad has been great and always responds and takes his calls. Mr. Hicks said this was before his time and he discovered it last week as there is some history to it. Mr. Hicks said The Farm has a bunch of those pretty road signs in there. Mr. Hicks said we don't have the ability to build those signs. Mr. Hicks said there was an agreement with The Farm, and it was that if The Farm decided not to maintain the signs, the Town would take them over and the Town would get a \$3,000.00 check. Mr. Hicks said it does look like they are going to exercise that option and if they do, he will have no choice but to take them over. Mr. Hicks said that we are using a decorative black pole. Mr. Hicks said that will be about another \$25,000.00. Mr. Hicks said they meet NCDOT standards.

Building Inspections: Report on File.

Public Works Department: Report on file.

Public Safety Department: Report on file.

Finance Report: Ms. Frye gave the Finance Report. Ms. Frye said the interest for the month was \$17,389.86. The full report is on file.

Committee & Volunteer Group Reports:

Commissioner Brennan (GSATS) – None

Commissioner Watts (Planning Board) – Commissioner Watts said our last meeting was May 17th Commissioner Watts said Diane Baker and Harry McClard were sworn in as new members. Commissioner Watts said the minutes from the April 19th meeting were approved. Commissioner Watts said administration is working on the Publix annexation. Commissioner Watts said a motion was made and passed to not allow retail sales in Industrial District Zones. Commissioner Watts said there was discussion on the open meeting laws and as Niki has previously said, all meetings are open to the public unless it is a Closed Session. Mr. Hicks said Publix is in our ETJ and he is trying to get them into the corporate limits.

Commissioner Vandergrift (Parks Commission) - Commissioner Vandergrift said the Parks Commission met on May 17th. Commissioner Vandergrift said Carroll Murphy was sworn in as a new member. Commissioner Vandergrift said member Ronald Johnson was selected as the new vice-chairperson. Commissioner Vandergrift said there was discussion on preparing for the concert which was well attended. Commissioner Vandergrift said the Parks Commission was discussing the

dog park again concerning visitors not cleaning up after their dogs. Commissioner Vandergrift said there was going to be research done on Shallotte's dog park and a couple of others to see how they handle the smell. Commissioner Vandergrift said there was discussion about adding another pickleball court and Mr. Hicks was going to check on that. Commissioner Vandergrift said there was also discussion on whether the fence was tall enough for the large dog park. Commissioner Vandergrift said Ms. Treglia was there and discussed the possibility of applying for a grant to plant more trees. Commissioner Vandergrift said there was also discussion on whether or not the builders are aware of what trees to plant that are indigenous to this area.

Commissioner Mayhew (Calabash Fire Department) – Commissioner Mayhew shared a slide presentation that the Calabash Fire Department shows monthly, and it was held on May 18th. Commissioner Mayhew discussed the slide presentation with the Board of Commissioners. Commissioner Mayhew said we have a lot more homes. Commissioner Mayhew said their training hours went down but they expect them to go back up. Commissioner Mayhew said they are still working on renovating their second location. Commissioner Mayhew said they changed their logo.

Consent Agenda:

COMMISSIONER BRENNAN MADE A MOTION TO APPROVE THE CONSENT AGENDA.

- BOC Regular Meeting Minutes of May 8, 2023
- BOC Special Called Meeting Minutes of May 30, 2023
- FY 2023 Audit Contract
- Budget Amendments 2023 Closing Entries – Ordinance 23-6

Commissioner Watts asked about the audit being late. Mr. Hicks said we have spoken to them about that.

COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Old Business:

None

New Business:

Budget Ordinance 23-7:

COMMISSIONER MAYHEW MADE A MOTION TO APPROVE BUDGET ORDINANCE 23-7 FOR FY 2023/24. COMMISSIONER VANDERGRIFT SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY DAVIS, MAYHEW, VANDERGRIFT AND WATTS AS YES AND BRENNAN AS NO.

Discussion of Pickleball Court:

Mr. Hicks said this is a recommendation from the Parks Commission and would cost between \$30-\$50k. There was discussion on adding another pickleball court at the Town Park. It was the consensus of the Board of Commissioners to get prices for another pickleball court. Ms. Hewett asked about ample parking. Mayor Pro Tem Davis said we are going to have to look at increasing the parking.

Surplus Vehicle – Resolution 23-9:

COMMISSIONER WATTS MADE A MOTION TO APPROVE RESOLUTION 23-9 SURPLUS VEHICLE. COMMISSIONER MAYHEW SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Discussion of Easement Offer:

Mr. Hicks said this is interesting. Mr. Hicks said you've heard of Maverick, who is a builder. Mr. Hicks said we have a good working relationship with him. Mr. Hicks said he is building a house on 47 Bayberry. Mr. Hicks said there is a ditch on it that goes from the front and then out to the big canal. Mr. Hicks said this ditch drains the whole Bayberry area through that ditch on that private piece of property. Mr. Hicks said we had some concern about stuff getting thrown into that ditch and we talked to Maverick, and he pulled it out and everything has been fine. Mr. Hicks said NCGS 77-14 prohibits you from blocking a stream, ditch, drainage gully. Mr. Hicks said there may be some issues that if it did get stopped up, who would I call right before a hurricane. Mr. Hicks said it is private property, not ours. Mr. Hicks said he asked Maverick if he would give him an easement to take care of that ditch which would benefit him and the person that buys that spec home as they wouldn't have to worry about it. Mr. Hicks said if a storm is coming, we could go out and look at it and if it needs to be cleaned out, take our equipment over there and do it. Mr. Hicks said in exchange for this easement though, he wants us to pave Gate 2, where he has some lots that he is going to be building on. Mr. Hicks said he told Maverick that he would bring it to the Board. There was discussion on this item. Mr. Hicks said to be fair, he does plan to pave Gate 2 in the near future. Mr. Hicks said the Gates are going to cost about \$525,000.00 and the Courts are going to be less than that. Mr. Hicks said we are only going to pave what has been paved before.

COMMISSIONER MAYHEW MADE A MOTION FOR THE INCLUSION OF AN EASEMENT FOR 47 BAYBERRY. COMMISSIONER VANDERGRIFT SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED OFR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Commissioner Watts asked about the easement on Calabash Drive. Mr. Hicks said he would get Phil Norris to take a look at that.

Public Comment:

Dan Conte, 1434 Fencepost Lane – Mr. Conte said you guys did a great job today. Mr. Conte said as far as the pickleball court, when it gets bid would also consider the parking, so we have a full package.

Ken Frost, 257 Downing Glen Place – Mr. Frost said you talked a lot about paving and sealing. Mr. Frost said the roads in The Farm are in terrible condition. Mr. Frost said there are cracks everywhere. Mr. Frost asked if there are any plans to address this. Mr. Frost said the storm drains have not been cleaned out and are there plans to clean those out. Mr. Hicks said those are not owned by the Town.

Matt Hatez, 20 Picket Fence Lane – Mr. Hatez said he wanted to thank the Commissioners for working with NCDOT to lower the speed limit up to the Town Park on Thomasboro Road, he appreciates it. Mr. Hatez said it doesn't do much good without monitoring and enforcing it. Mr. Hatez said whether it be the Brunswick County Sheriff's or Highway Patrol, we need to get those

guys out there. Mr. Hatez said it's still a speedway. Mr. Hatez said thank you for the "No Thru Traffic Signs" at The Farm. Mr. Hatez said when you discussed it originally, there were going to be weight limits added to those signs and what happened with that. Mr. Hatez asked why the stop sign was put at Pinewood and Thicketwood. Mr. Hatez asked if the Town Board would entertain putting stop signs in The Farm. Mr. Hicks said we would consider anything that would be brought by the POA. Mr. Hatez asked if Sunfield at Persimmon is ever going to get taken care of. Mr. Hatez asked if the Town was going to put the signs in at The Farm according to NCDOT standards. Mr. Hicks said Mr. Grant is supposed to get back with him on that.

Mayor & Board of Commissioner Comments:

Commissioner Brennan – None

Commissioner Watts- None

Commissioner Vandergrift – Commissioner Vandergrift said at our last meeting, we discussed SeeClickFix and getting notices out. Commissioner Vandergrift said she talked to the association and the next day, the information was sent out and placed on the bulletin board.

Commissioner Mayhew – Commissioner Mayhew wanted to thank everybody for coming. Commissioner Mayhew said she wanted to mention the Town website. Commissioner Mayhew said a few months back we were looking to update our website. Commissioner Mayhew said she went on some websites of other small towns in the area. Commissioner Mayhew said our town is more transparent than any of them. Commissioner Mayhew said she couldn't find financials for a lot of the towns. Commissioner Mayhew said you get to see what we get. Commissioner Mayhew said everything is on there, our packets are on there, minutes of our meetings, notices of when we are having special called meetings. Commissioner Mayhew said so check it out. Commissioner Mayhew said the website will be getting better.

Mayor Pro Tem Davis – Mayor Pro Tem Davis said please go to our website, there is so much information on there. Mayor Pro Tem Davis said we are so transparent about everything. Mayor Pro Tem Davis thanked everyone for coming.

Closed Session Pursuant to N.C.G.S. 143-318.11(a)(6) Personnel:

None

Adjourn:

COMMISSIONER BRENNAN MADE A MOTION TO ADOURN THE JUNE 12, 2023, REGULAR MEETING AT 11:28 A.M. MAYOR PRO TEM DAVIS SECONDED THE MOTION. MAYOR PRO TEM DAVIS CALLED FOR A VOTE AND MOTION CARRIED BY UNANIMOUS VOTE.

Mayor Pro Tem

Submitted by:

Nicole L. Hewett, Assistant Town Administrator/Town Clerk