



**TOWN OF HOLDEN BEACH
BOARD OF COMMISSIONERS
PUBLIC HEARING/ REGULAR MEETING
TUESDAY, AUGUST 16, 2016 – 7:00 P.M.**

The Board of Commissioners of the Town of Holden Beach, North Carolina met for a Public Hearing/ Regular Meeting on Tuesday, August 16, 2016 at 7:00 p.m. in the Town Hall Public Assembly. Present were Mayor J. Alan Holden; Mayor Pro Tem H. Ashley Royal; Commissioners Peter Freer, Kim Isenhour, John Fletcher and Ken Kyser; Town Manager David W. Hewett; Town Clerk Heather Finnell; Police Chief Wally Layne; Building Official Tim Evans; Shoreline Protection and Recreation Manager Christy Ferguson; Public Works Director Chris Clemmons; Water & Sewer Superintendent Eric Long; and Town Attorney Noel Fox.

PUBLIC HEARING – CREATION OF A MUNICIPAL SERVICE DISTRICT

Mayor Holden called the Public Hearing to order at 7:00 p.m.

Town Manager Hewett introduced Scott Leo from Parker Poe. He provided background on the project. Financing for the project is a combination of Special Obligation Bonds, state distributed revenues, Town fees and pay-go. The Interlocal Agreement with the county will provide the collateral for the project. Funding of the \$15 million program is proposed to be \$3 million from escrow in the BPART fund, \$450,000 of FEMA Irene money and \$11.5 million in Special Obligation Bonds funding. A Municipal Service District (MSD) is a special taxing district. For our purposes, it is being established for beach erosion and flood and hurricane protection works. We need to adopt an ordinance that defines the district. We need to have two meetings where the ordinance is approved by the Board at both meetings. Town Manager Hewett showed the proposed district. He reviewed the proposed schedule for the project. Establishing a MSD is a requirement of Special Obligation Bonds funding. Town Manager Hewett answered questions from the audience.

Question (Q): Asked for an explanation on the term pay-go.

Answer (A): Town Manager Hewett said it is the money in hand. In this case the \$3 million is coming from the BPART Fund balance.

Q: Inquired if the MSD is permanent.

A: Town Manager Hewett stated his understanding is that it is for the term of the bond, which is proposed at 10 years.

Q: Inquired if future boards could assess a special tax for the properties in the MSD.

A: Town Manager Hewett replied it is subject to the annual budget appropriation. Mayor Pro Tem Royal added his understanding is a board could assess a special tax by virtue of its own authority anyways. Mr. Leo said a board has the authority by the process the Board is taking now. A board could establish a MSD for any area that qualifies for the statute and assess a tax.

Q: Inquired if the boundaries of the MSD could be expanded.

A: Mr. Leo said you could make the district larger, but if you make it town wide, it wouldn't show that properties are benefited to a greater extent. You couldn't make the entire town a MSD for this project. Town Manager Hewett said the limits of the proposed project directly correlate with the project. Mr. Leo said it could be changed if the board finds that an area is benefited to a greater extent than the rest of the town.

Q: Asked if the increase in taxes by seven cents per thousand is for everyone or just people in the MSD and asked if the increase will stay for the entire time.

A: Town Manager Hewett replied it is for everyone and the seven cents tax increase is sufficient to pay for 10 years, the necessary amount to pay the debt service.

Q: Inquired if there is a way to limit the MSD to only 10 years and to limit it to where the Board can't raise taxes on those properties during the term.

A: Mr. Leo replied no.

Q: Asked if any of the properties have limited beach access.

A: Town Manager Hewett explained some do and some don't.

Q: Asked if there is any insurance that the scope of work won't be lost during a storm.

A: Town Manager Hewett said the Town would be relying on federal damage through FEMA for damages.

Q: Asked if the MSD can be terminated.

A: Town Manager Hewett said once the bonds are retired, there wouldn't be a need for a continuance of the MSD. He believes Nags Head is getting ready to terminate theirs.

Q: Inquired if this project would have a set life and would need to be repeated again.

A: Mayor Holden replied yes.

Q: Inquired if anything will be done to make sure properties are not damaged.

A: Town Manager Hewett explained there is a design template. It is designed to mate with the existing dune and then sand fencing and vegetation will be put out to capture any blowing sand.

Q: Asked the length of time and the amount of money that oceanfront owners will be liable for, separate from the rest of the island.

A: Town Manager Hewett said the bond is for 10 years, in the amount of \$11.5 million. The tax increase will assist in the payment of the bond. Mr. Leo added there is no current plan to charge additional funds for oceanfront properties.

Q: Inquired who bears the overrun if the project goes over the amount budgeted.

A: Town Manager Hewett explained the budget is set and we would be subject to negotiation with the most responsive bidder to fit it into the budgeted funds. Mr. Leo explained one of the requirements the Local Government Commissioner has is that the Town has the bids in hand, so when they approve it they are confident that the funds are in place.

Q: There is a lawsuit from owners of beachfront properties, seeking ownership of the dry sand. Inquired what happens if they win.

A: Attorney Fox confirmed that the question was if in the Town of Emerald Isle vs. Nies case the Supreme Court determines the public does not have the right to use the dry sand beach. She has had several discussions over

the last couple of weeks based on the briefs that were submitted to the court. It could potentially jeopardize beach nourishment projects.

Q: Asked if there will be restrictions on adding steps to get to the beach after the sand is added.

A: Building Official Evans said the determination on how far the steps could go would be as it is now. Town Manager Hewett said the easement will not hamper people from putting in steps.

Q: Asked if there are specifications in the RFP for grain size.

A: Town Manager Hewett said it is part of the permit.

After the questions were answered, Mayor Holden opened the floor for commentary.

Elaine Jordan said she accesses the beach at the public beach access at 569 OBW. She said she is optimistic and positive for the project, the financing is the issue. Ms. Jordan's concern is for the next Board. She stated she thinks the Town needs to be cautious and strategic in the boundaries of the MSD. She suggested expanding the boundaries of the MSD.

Motion by Mayor Pro Tem Royal to close the public hearing at 7:37 p.m.; second by Commissioner Freer; approved by unanimous vote.

REGULAR MEETING

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

PLEDGE OF ALLEGIANCE

AGENDA APPROVAL

Town Manager Hewett requested item 12 be amended to Discussion and Possible Scheduling of a Date to Hold a Special Meeting for Final Adoption of Ordinance 16-14, An Ordinance Establishing and Creating a Town of Holden Beach Municipal Service District for the Central Reach Project and to Consider the Adoption of Resolution 16-10, Resolution Directing the Application to the Local Government Commission for Approval of Special Obligation Bonds.

Motion by Mayor Pro Tem Royal to approve the agenda as requested by Town Manager Hewett; second by Commissioner Fletcher; approved by unanimous vote.

APPROVAL OF MINUTES

Motion by Commissioner Isenhour to approve the minutes of the Regular Meeting of July 19, 2016 as written; second by Commissioner Fletcher; approved by unanimous vote.

PUBLIC COMMENTS ON AGENDA ITEMS

Gay Atkins stated in regards to item 19, the purchase of property, she doesn't understand how the Town would have money to make the purchases. Also, she doesn't understand why the Town would consider purchasing the Town's commercial tax base.

POLICE REPORT – CHIEF WALLY LAYNE

- Continues to be a fairly busy summer. His favorite holiday, Labor Day is on the horizon. Trying to make it to that and the end of hurricane season.
- There was a break-in last night on Brunswick Avenue. Someone was in the residence and armed. They held the young man at gunpoint until the Police arrived.
- The entire department has been adopted by the Adopt-a-Cop program. Program was started by two young ladies who are wives of law enforcement in Brunswick County. The program is spreading across the country.
- Mayor Pro Tem Royal asked about animal complaints and noise complaints. He inquired if the modifications made to the ordinances are working as intended. Chief Layne replied absolutely. He also thinks the sign is working. Most of the violations in the report are not on the strand. So far people are compliant with the noise ordinance.

REQUEST FOR NO PARKING ZONE: HOLDEN BEACH CHAPEL

Chief Layne explained the Town received a request from the Holden Beach Chapel to amend the Town's parking ordinance for their property. We came up with a Memorandum of Agreement (MOA) wherein the Town would make the modification with their request, in exchange for the use of the Chapel's parking lot. Staff recommends approval based on the Chapel signing the MOA. They are asking for Rothschild to their parsonage to be designated as no parking. Currently, there is no parking from OBW to Brunswick Avenue. Commissioner Freer stated while he appreciates the offer to use the parking lot, he is a little uncomfortable asking for anything in return. He thinks the request stands on its own merit and does not want to set a precedent. Mayor Pro Tem Royal stated his understanding is the Chapel already allows use of their parking lot. He stated he is concerned that if it is in writing, the Chapel would be excessively giving away a right to the use of the property.

Motion by Mayor Pro Tem Royal to approve this MOA, with the amendment that in Section C titled, The Chapel shall, we delete #1 that states allow use of the Chapel parking lot for the Town and others; second by Commissioner Fletcher.

Attorney Fox recommends striking the MOA and just approving the ordinance if that is the course of action the Board would like to proceed with.

Mayor Pro Tem Royal amended his motion to not adopt the MOA and approve the ordinance as written, Ordinance 16-13. Commissioner Fletcher agreed with the amendment.

Commissioner Kyser said he is a member of the Chapel. His only problem with this is that every citizen wants to maintain their yard. If the Board approves this, a lot of other people will come to the Board with the same request. Commissioner Fletcher stated he thinks the Chapel is a critical view of the site the Town is on. He sees this as a plus for the area. Commissioner Freer said he thinks everyone should have the opportunity to present their case and decisions can be based on the merits of their case.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE ACTION ON POINTE WEST REQUEST FOR PARKING RESTRICTION

Commissioner Fletcher explained that Pointe West asked that a no parking sign be placed in their community. He said the sign was there before. He stated part of Pointe West's agreement is that residents aren't allowed to park on the street. He stated the only amenities in the area are private. Commissioner Fletcher stated his view is the Town should make it as before, enforceable no street parking in that development. Lou Cutajar explained the subdivision's amenities.

Motion by Commissioner Fletcher that the Pointe West accommodation be appended to the proposed parking ordinance that we just adopted, second by Commissioner Freer.

Commissioner Kyser said the Board would be creating a situation where everyone will ask for the same exclusion. Mayor Pro Tem Royal said his understanding is the no parking signs have been there for some time. He also understands that the street was privately owned by Pointe West at one time and then the Town took it over. Pointe West should have understood that the right-of-ways would be maintained like others in the Town. Those things need to be considered by any property owner with a private street. He stated he supports approving this because the community has been there for 15 years with the street as it currently exists. He stated in his mind it is unique. Town Manager Hewett explained that the Board made an appropriation of about \$100,000 this year to repave Pointe West and Tide Ridge. In order to do that there will need to be some stormwater remedies in there. Building Official Evans stated it wasn't too long ago that the Planning & Zoning Board (P&Z) went through the parking ordinance. Tide Ridge came up a lot in the discussions. He said if he remembers it correctly, there is not a lot of places you can park in the subdivision. Lou Cutajar explained where you can park now. Mr. Cutajar added it was sold as a private community, their covenants restricted it as private. They can't enforce their covenants with the current regulations. Commissioner Kyser asked if what needs to be done is to turn the street back over to the community. Attorney Fox explained that is a very complicated process. Mayor Holden encouraged the participation of P&Z. He stated there were several things that were granted outside the norm when the subdivision was put in. The developer may have done them a favor when he turned it over to the Town.

The motion was withdrawn. The consensus is for P&Z to develop a text amendment to the parking ordinance for Pointe West. Mayor Holden asked for a map to show what the Board would be voting on.

REPORT FROM THE PLANNING & ZONING BOARD – VICKI MYERS, CHAIR

Vicki Myers explained the document concerning existing constraints on the size of structures P&Z drafted is intended as a summary, there are a bunch of exceptions. Specific questions need to go to the staff for review. Mayor Pro Tem Royal said he thought the reason the Board was going to P&Z was to address a weakness in the current constraints on structure size. He was anticipating that P&Z would have options for the Board to consider within the bounds of the existing constraints or to propose a method that the Town could limit the size of structures. Mrs. Myers stated she thinks the next step should be identifying the holes, any potential problems. It seems to be a coastal issue. She reviewed a few current situations. Mayor Pro Tem Royal stated he received significant negative feedback based on statements he made regarding limiting the size of structures. His intent is not to restrict development on the island for rightful property owners who have invested in their property and want to build a structure within the restrictions currently in place. His concern is with respect to long range planning, he doesn't see evidence that the Town has a complete long term plan. He provided an example about the large area that was donated to the Town, the Griffin property. Mrs. Myers asked if he is asking for an update to the Land Use Plan (LUP). Town Manager Hewett said that process probably takes about 18 months. He stated it is an excellent strategic planning document. Normally, those types of efforts would require that you get outside expertise to facilitate. Mayor Pro Tem Royal would be in favor of reviewing the plan and modifying it as appropriate. Building Official Evans stated the LUP won't help with regulations. It is a guide, it can't change the zoning. Mayor Pro Tem Royal inquired how the LUP relates to someone purchasing 10 lots and being able to build whatever they choose on the lots. Attorney Fox explained that when a zoning ordinance is adopted, you need to have a consistency statement that shows it is consistent with the LUP. She suggested the Town would need to know what the holes they are trying to address are first. Mayor Pro Tem Royal said two lots were purchased next to each other last year and two structures were built on what was originally three lots. He asked how the LUP applied to that situation. Building Official Evans replied that the LUP doesn't address the combining of lots if they meet the zoning requirements. The documents have to be consistent. Town Manager Hewett added that the LUP consists of broader policy statements. Attorney

Fox provided some examples of what a plan might say. Commissioner Freer stated the Town needs to look at holes in the zoning ordinance and then see if it conflicts with the LUP. If it does, we need to update that.

Commissioner Freer would like P&Z to take the next step and coordinate with other communities that are looking for holes in their zoning ordinance. He wants to make sure the intent of the zoning ordinance is being followed. Mrs. Myers said 5,000 square feet was used as an example for restrictions in the past. She asked if that number is still consistent. The Board agreed it is a good starting point. Commissioner Fletcher said the real problems are the usage of large houses, the number of people who stay in a house, parking issues and the noise issue. He said it may not be the size, it may be the usage. Commissioner Isehour said there is a spectrum where you need to stop somewhere. She thinks the next step is to determine the possibilities of what could be done and decide what the Town can change to restrict. She said we could look at other areas. Attorney Fox said a good starting point for P&Z would be to look at what other communities are doing. Then the Board can determine how to address the issues. Mayor Pro Tem Royal stated there still is a problem with the subdivision plot on the Griffin property.

Mrs. Myers stated P&Z looked at numbers on the backside of canal homes. She stated there are some benefits to adding them. They also determined that street signs for the canals would be beneficial. P&Z recommended that homeowners be asked to add the numbers on a voluntary basis. They encouraged the Town to add street signs. P&Z suggested working with the canal subdivisions and putting the information on water bills to communicate the information.

DISCUSSION AND POSSIBLE FIRST ADOPTION OF ORDINANCE 16-14, AN ORDINANCE ESTABLISHING AND CREATING A TOWN OF HOLDEN BEACH MUNICIPAL SERVICE DISTRICT

Town Manager Hewett explained the ordinance establishes and creates a Municipal Service District (MSD) for the Town. The boundaries are depicted on the map on pages 21 & 22. Town Manager Hewett stated the ordinance text reads it was published in the Brunswick Beacon. It should read the Star News. Commissioner Fletcher stated that on the map it looks like there are multiple streets with houses on them. He asked if it is just the houses on the beach or if there are houses underwater. Town Manager Hewett stated there are some lots south of the primary dune. Commissioner Freer asked the repercussions if the Board changes the boundaries as suggested. Town Manager Hewett stated you would invalidate the notification of property owners and would need to redo the process. He doesn't think you would be able to accommodate the calendar that was set forth. Mr. Leo added you would need to restart the whole process. Commissioner Fletcher stated the way he reads the statute, you can add additional properties at a later time. Mr. Leo agreed there is a process for that. Commissioner Freer asked for confirmation that a MSD is not only about financing. Mr. Leo said that the original purpose of the MSD statute was to tax a certain area for additional services, but it has since been expanded. Attorney Fox said a MSD is a district that can be taxed at a different rate. Mayor Pro Tem Royal has a proposed revision to the ordinance based on feedback the Board has received.

Motion by Mayor Pro Tem Royal to approve the Municipal Service District ordinance, Ordinance 16-14, second by Commissioner Fletcher.

Mayor Pro Tem Royal read his proposed addition: Whereas, the Board of Commissioners of the Town of Holden Beach intends to secure funding through special obligation bonds for the Municipal Service District for the purposes of erosion control and hurricane protection. Payment of principal and interest toward the special obligation bonds will be through a specific line item, from the General Fund of the budget of the Town of Holden Beach, and not through a special assessment of the property owners within the proposed boundaries of the Municipal Service District.

Mayor Pro Tem Royal stated he thinks this would show the intent of this Board. He understands that you cannot mandate the actions of a future board. The Board already approved a budget this year that approved a tax hike for the entire Town to fund the Central Reach Project.

Motion by Mayor Pro Tem Royal to add this paragraph after paragraph four and before paragraph five.

Commissioner Freer likes the idea of the addition so future boards will know the intent of the original Board that enacted it. Mayor Pro Tem Royal stated he spoke with Mr. Leo and understands this change doesn't put the ordinance at risk for securing special obligation bonds. Attorney Fox added that this would not be binding to future boards.

Commissioner Freer seconded the amended motion. The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE SCHEDULING OF A DATE TO HOLD A SPECIAL MEETING FOR FINAL ADOPTION OF ORDINANCE 16-14, AN ORDINANCE ESTABLISHING AND CREATING A TOWN OF HOLDEN BEACH MUNICIPAL SERVICE DISTRICT FOR THE CENTRAL REACH PROJECT AND TO CONSIDER THE ADOPTION OF RESOLUTION 16-10, RESOLUTION DIRECTING THE APPLICATION TO THE LOCAL GOVERNMENT COMMISSION FOR APPROVAL OF SPECIAL OBLIGATION BONDS

Town Manager Hewett stated the Board needs to schedule a date for the final adoption of the ordinance the Board just passed and to consider adoption of Resolution 16-10, Resolution Directing the Application to the Local Government Commission for Approval of Special Obligation Bonds.

The consensus of the Board was to hold the meeting on Monday, August 22nd at 9:00 a.m. as recommended.

DISCUSSION AND POSSIBLE ACTION ON SEWER LIFT STATIONS

Motion by Commissioner Freer to obtain an independent engineering assessment of the sewer system, risk analysis and proposed remedies to those risks, second by Commissioner Fletcher.

Commissioner Kyser asked if Town Manager Hewett has any idea of the cost of that. Town Manager Hewett replied that there is a process by NC law that you need to go through to select engineers. The Town does have an engineer of record. They weren't involved as the consulting engineer for the work that went into the sewer vulnerability project. The Board would have to decide if they would like to use them in the capacity of a third party consultant. Town Manager Hewett stated if the Board doesn't want to use them they would need to do a Request for Proposals (RFP) for engineer consulting services for this specific project. Commissioner Freer would like to understand their qualifications for this work. Town Manager Hewett explained the current engineer was previously selected for traditional civil engineering. Commissioner Freer thinks the Town needs a firm that is highly qualified to give the Town an assessment of our particular system. He stated he thinks that obtaining nondestructive inspection services on the underground tanks might be a recommendation from this firm, but he would like to wait and see what the specialized firm recommends. Mayor Pro Tem Royal stated he doesn't think nondestructive testing requires an engineer. He would like to see that done so the Town can know the current state of the tanks. Commissioner Freer thinks that should be done in the assessment. Mayor Pro Tem Royal stated the proposal was for \$2.5 million worth of work to be done so he thinks it is important to get an independent engineer assessment. Town Manager Hewett said the \$2.5 million was part of the capital plan. There was no appropriation made for robust engineering services. In the budget year that ended, there was money in Professional Services to support the Sewer Advisory Committee, but the Board could do that supplementary. Commissioner Isenhour stated the good next step would be to get the second opinion and then move forward from that point. Mayor Pro Tem Royal asked if the recommendations of the committee would be given to the engineer. Commissioner Freer said he doesn't want to influence the assessment.

Town Manager Hewett asked what the Board would want in the RFP. He asked if they want them to perform a risk analysis of the sewer lift stations, susceptible to flooding. Commissioner Freer replied he could work with him on the verbiage, but that it the intent. Commissioner Kyser said the study the Planning & Zoning Board (P&Z) did was on more than just flooding, so if that is all they look at, it would just be a piece of what P&Z looked at. Mayor Pro Tem Royal stated he would prefer it focus on the vulnerabilities of the stations, which would include the state of the components within the stations, electrical, structural, corrosion susceptibility, anything that would impact the function of the lift station, including flooding. The Board discussed what P&Z studied. Commissioner Freer stated his motion was for the assessment, risk analysis and the remedies to address the concerns they identify. Commissioner Kyser asked how they would address the concerns if the report is not given to the firm. Town Manager Hewett replied the report is public record and it is out there. Commissioner Freer stated that is why he thinks the Town should focus on firms with expertise with sewer systems similar to ours, they won't need the report. They should be able to assess it and understand the vulnerabilities. Mayor Pro Tem Royal asked if Public Works Director Clemmons thought testing on the tanks would be worthwhile. Public Works Director Clemmons replied yes.

The motion passed by unanimous vote.

DISCUSSION AND POSSIBLE NOMINATION OF ALTERNATE MEMBER TO SERVE ON THE PLANNING & ZONING BOARD

The Board voted by ballot. Mayor Holden announced Greg Shue was appointed to fill the vacancy. Mayor Pro Tem Royal, Commissioners Freer, Isenhour and Fletcher voted for Greg Shue. Commissioner Kyser voted for Tony Marwitz.

TOWN MANAGER'S REPORT

- Just in time to catch some of the snow birds, the dock is open. We hope to see some reservations.
- Staff met with the disaster debris contractor in anticipation of not having a hurricane. We conducted a regional group work session with the state FEMA coordinator. We want to make sure we stay on top of the most recent changes to contracting law.

MAYOR'S COMMENTS

- Requested that on the sign-up sheet, agenda items and miscellaneous items be separated. Town Clerk Finnell said it was changes so people only have to sign up for the comment period regarding agenda items. She said she didn't catch that someone had signed up incorrectly.

BOARD OF COMMISSIONERS' COMMENTS

Mayor Pro Tem Royal

- The new water table increases were effective in July. It caused him to look at his usage. They keep their house at 78 degrees. Discovered that two heat pumps generate about six gallons of condensate a day. He put a bucket under those two pipes and is using that to offset some of the irrigation.
- Thanked everyone for coming, appreciate the comments and feedback.

Commissioner Freer

- Appreciates the feedback. You saw the Board struggle with the MSD. We understand we need it and we understand there are limitations of the Board. They wanted to state what they were.

Commissioner Isenhour

- Thankful we had a quiet, peaceful summer. Thinks the noise ordinance has worked tremendously. Her family is personally thankful for it. Looking forward to a peaceful winter.

Commissioner Fletcher

- The MSD is put together because one part of a municipality gets more benefit than the other. In this case everyone gets the benefit, but those in the area do get a greater benefit. It would not have been unreasonable to attach an additional tax to the beach, but they aren't doing it.

Commissioner Kyser

- Thanked everyone for coming. Appreciates the concerns and comments. Thinks that is a sign of healthy government.
- Thanked those who volunteered for the boards.

PUBLIC COMMENTS ON GENERAL ITEMS

Tony Marwitz stated that he thinks if the Board grants Pointe West a no parking zone, the people on Frigate will come and ask the same thing. He stated they are in the same situation as Pointe West. Mr. Marwitz stated that people on the beach do receive a greater benefit, he doesn't understand why the Board voted for the change in the MSD ordinance. Mr. Marwitz stated for the sewer vulnerability study, the committee worked hard and as far as he is concerned the Board is throwing that away. He stated he would be reluctant to spend his time doing that again.

Marty Arrowood stated she wanted to say thank you for the changes made at Ranger Street. They had a wonderful summer.

Steve Gribbons stated about half a mile of the Town's coastline has hundreds of feet of sand, vegetation and a dune system oceanward of the frontal dune. He stated that prohibits the homeowners from accessing the dry sand beach. He proposed the Town consider a text amendment to our ordinance governing that so that property owners can access the beach and preserve the environment.

EXECUTIVE SESSION PURSUANT TO NORTH CAROLINA GENERAL STATUTE 143-318.11(A)(5), TO ESTABLISH OR INSTRUCT STAFF OR AGENT CONCERNING THE NEGOTIATION OF THE PRICE AND TERMS OF A CONTRACT CONCERNING THE ACQUISITION OF 247AA032, OWNED BY HOLDEN BEACH DEVELOPMENT, INC, 246DB001, 246DB002, 246DB004, 246DB005, 231ME019, 246DB006, 231ME018 and 246DB007, OWNED BY HOLDEN BEACH FISHING PIER AND PARCEL NUMNERS 232NB021, 232NB022, 232NF001, 232NF002, 232NF003, 232NF004, 232NF005, 232NF006, 232NF007 AND 232NF008, OWNED BY HOLDEN BEACH ENTERPRISES

Town Clerk Finnell read the reason for Executive Session. The Board agreed to go into Executive Session at 9:22 p.m.

OPEN SESSION

The Board went back into Open Session 10:17 p.m. Mayor Holden announced that no action was taken.

ADJOURNMENT

Motion to adjourn by Commissioner Kyser at 10:17 p.m.; second by Commissioner Isenhour; approved by unanimous vote.

J. Alan Holden, Mayor

ATTEST:

Heather Finnell, Town Clerk