



Town of HOLLY RIDGE

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HOLLY RIDGE TOWN COUNCIL REGULAR MEETING March 12th, 2024 6:30 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:30 p.m. at the Holly Ridge Town Hall. Council members present were Councilman Hines, Councilwoman Stanley, Mayor Pro-Tem Patti, and Councilman Misciagno. Also present were the Town Manager, Heather Reynolds; Deputy Clerk, Tracy Martin; and Attorney Kyle Fountain.

Invocation and Pledge

Dr. Joe Martin – Liberty Baptist Church gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

Adoption of Agenda

Manager Reynolds said under Closed Session we need to add Attorney Client Privilege under North Carolina General Statute 143-318.11 (a)(3).

Councilman Hines said he would like to also add incentives for a Grant Writer under New Business.

A motion was made by *Councilwoman Stanley* and seconded by *Councilman Misciagno* to adopt the agenda as amended. *All Agreed.*

Persons Wishing to Address the Council

Presentation By Ken Whitehurst – First Citizens Bank- Wealth Management

Mr. Whitehurst said he works with Asset Management. Mr. Whitehurst said because of North Carolina General Statute 159-30 you are limited to what you can use from a downward failure. Mr. Whitehurst said we have gone from a 9% inflation in 2022 to a 3% inflation currently.

The great news is inflation is better and lower than it was but there is still work to be done. A creative yield curve has been created which created a unique opportunity for this strategy. Mr. Whitehurst said First Citizens opinion of rate decreases in 2024 is most likely you will see three rate decreases sometime in the latter part of the year.

Mr. Whitehurst introduced what is called a ladder bond strategy. There are three primary benefits of that diversification. The first one is rates go up and down and sometimes they go up in a hurry. Mr. Whitehurst said by using a ladder bond strategy as opposed to having all the money mature at one time, the ladder approach allows you to smooth out the curve a little bit.

Mr. Whitehurst said another important thing about the ladder strategy is liability matching, which is to get your money when you need it. Mr. Whitehurst said the last one is strategic.

Mr. Whitehurst said First Citizens does monthly or quarterly maturities. Most of the municipalities they work with choose quarterly because of the 159-30 statute. Mr. Whitehurst said a lot of the municipalities impose monthly maturities.

Some of the advantages of this strategy are that there is built in liquidity. If you invested a million dollars every quarter \$250,000.00 as been mature and you need to decide about that that you would make at that point. One is if you need the money, if so, you just put the money back into checking. If you do not, you reinvest it back into the same strategy.

Mr. Whitehurst said they do charge a fee to manage your portfolio and based on a million-dollar portfolio, the bank would charge \$7500.00 annually. That would make the yield 4.5%. Mr. Whitehurst said there is no penalty to get out of this strategy, they go to the open market where they are purchasing US treasuries which creates a liquid market. The treasuries are then sold and within a couple of days they put the money back into your checking account for whatever you need.

Kylena Roberts – 707 E. Ocean Road said she is here to ask for the Town Council's help with the water issues she is having on her property as well as the surrounding properties. Ms. Roberts bought the home in 1991 and there was an issue then.

Ms. Roberts said there are times when water comes all the way up to her back porch and she can't step onto her property. There are sink holes in the property and she hired someone to come and look at all this recently because she is going to be doing some major renovations to the property. Ms. Roberts has hired an engineer, and she has invested money in this. Ms. Roberts said the engineer said he could not figure out what to do because there is nowhere for the water to drain.

Ms. Roberts said years ago she had a ditch in the back of her property, and it was there when she bought the property. It ran along the back of the property as well as the neighbors to the right and further down. Ms. Roberts said it kind of filled in and Ms. Roberts went back out three or four years ago, and Ms. Roberts got a mini excavator and dug it again.

Ms. Roberts said when they built the house to the right, she installed the drain and now it is draining this way. The water goes to the end of her property where there is nothing and is located behind the convenience store and it lies stagnant. The gentleman that came to Ms. Roberts' home said there is nowhere for the water to go. Ms. Roberts said years ago there was a drain under Highway 50 and a Mr. Johnson years ago covered that drain.

Ms. Roberts said she is losing her home, and the insulation is falling out from underneath it and she is going to have to go in and replace the support beams. Mr. Roberts said she is at her wits end and she truly needs help from the Town as well as her neighbors.

Manager Reynolds said she and the Public Works Director, Mike McFann, can go and look at the property.

Councilman Hines said five or ten years ago we had a lot of problems on CC Camp Road, and it was not able to drain across the road. Councilman Hines said it appears CC Camp Road does not have a drain and Highway 50 must not either. Councilman Hines said he thinks it is going to be a problem with us on the street and the State on the highway for some type of drainage solution. Councilman Hines said it would be up to the landowner to get water to the ditch. Councilman Hines said it is going to be up to us to find a way to drain it and not the State.

Ken Bradshaw 134 Beacon Woods Drive said he has submitted his letter of interest in filling the vacant seat on the Town Council. Mr. Bradshaw said he has a true interest in becoming part of the team and he had done his due diligence attending most of the meetings in the last four years. Mr. Bradshaw thanked the Town Council for considering his candidacy and regardless of the outcome, Mr. Bradshaw will still be attending the Town Council meetings.

Public Hearings

Discussion and Possible Action to Amend the Regulations for Mobile Vendors as found in Section 7-4-16.

Manager Reynolds said this is a Town initiated text amendment based on feedback from the Town Council.

Community Development Director, Nathan Rhue said he would like to propose a couple of amendments. The first one was discussed and is related to mobile vendors Section 7-4-16. The Planning Board discussed this at the February meeting, and they did recommend approval of the ordinance. The proposed language is first and it will remove the words food truck because within our definition of mobile vendors that is already included. Mr. Rhue said this provides for an annual permit of \$200.00 that is issued to the mobile vendors themselves or the property or business owner. It is not proposed to be pro-rated at the previous ordinance was.

Mr. Rhue said there is no limitation on the number of vendors on the property nor is there a limit on locations that the mobile vendor has on their property. There is also the option for a \$20.00 monthly permit that is issued to the mobile vendors or the property or business owner. The mobile vendors with the brick-and-mortar establishments would be exempt from the fee as the existing ordinance expresses. This would be for the annual or monthly permit. The exception would not be provided to the property or business owners for the annual or monthly permit. The Planning Board felt at the time that was going to go against the verbiage that is in there to provide that option for these existing brick and mortar establishments in town that operate as mobile vendors.

The applicants would be responsible for providing names of mobile vendors, the additional state and federal approvals that are necessary. Also, verification that compliance will be maintained by them as the property owner, as the mobile vendor. It must be provided at the time the application is submitted, it must remain in a physical location, and it has to be available upon request as well. Mr. Rhue said the concluded penalties of \$150.00 per incident to mobile vendors and property owners or business owners for violations as well.

Mr. Rhue said the Planning Board felt this was consistent with the Comprehensive Land Use Plan and it affords additional recreational opportunities and public events for the community that may attract a large variety of businesses to Holly Ridge to maximize retail diversity, which is noted as public input priority within our comprehensive plan and that it is reasonable in the public interest as it may afford temporary options for retail and products to citizens and established businesses in Holly Ridge.

A motion was made by **Mayor Pro-Tem Patti** and seconded by **Councilwoman Stanley** to go into Public Hearing. *All Agreed.*

A motion was made by **Councilman Hines** and seconded by **Mayor Pro-Tem Patti** to return to Regular Session. *All Agreed.*

Mayor Wenzel asked if the \$150.00 fine is for the property owner and the mobile vendor? Mr. Rhue said it would be to whoever the applicant would be, or the responsible party would be. If the property owner had one, they would be responsible for providing that information for their mobile vendors. If the mobile vendor by way of the property owner not being aware of it, then it would be to that motion.

Mayor Pro-Tem Patti asked if we were saying for all mobile vendors that all information needs to be submitted for the entire year. Mr. Rhue said if this is for the property owner, then each of their mobile vendors would need to provide their health department with federal approval. Mayor Pro-Tem Patti said that at time of application that should not be a problem because they will submit an application, but then more mobile vendors may come down the line, they do not need to submit another application. Mr. Rhue said that is correct.

Councilman Hines asked why the fee dropped from \$240.00 to \$200.00. Mr. Rhue said because the request from the Town Council at the time was to lower the fee. Councilman Hines said it states business owners can have unlimited vendors and one fee, so someone can have ten vendors and pay the one \$20.00 or \$250.00 fee. Mr. Rhue said that is correct. Councilman Hines asked who will be enforcing this because most of the time vendors are in the area on weekends or at night. Mr. Rhue said the language has been provided in a visible location for public inspection. Mr. Rhue said additional language was added that it is to be presented upon the zoning administrator or their designee which could also include the police department on the weekends. Councilman Hines asked if anyone had spoken to the Police Chief if his department would man this after hours.

Manager Reynolds said she spoke with Chief Sorg, and he was going to check with Surf City. Manger Reynolds said Surf City officers make note of it and then their officers during business hours contact that mobile vendor.

Councilman Misciagno said he appreciates the work that was done on this, and he is glad the Planning Board took a deep dive into this.

A motion was made by *Mayor Pro-Tem Patti* and seconded by *Councilwoman Stanley* to amend the regulation for mobile vendors as found in section 7-14-16. *All Agreed.*

Discussion and Possible Action to Approve the Recommended Text Amendments to the Holly Ridge Zoning Ordinance (Chapter 7) Section 7-3-26 Permitted Use Table to reference uses permitted within the Camp Davis Industrial Park Overlay

Manager Reynolds said this text amendment was also initiated by the Town initiated back when the overlay district was originally discussed and approved by the Town Council. It was later realized that it may have been a bit too restrictive. Manager Reynolds said staff met with our broker Spruill Thompson and Mark Sutherland with Economic Development and we received their input on this amendment.

Nathan Rhue the Town Council provided this overlay district for the Camp Davis Industrial Park in September 2022. It is located within the lots of the Camp Davis Industrial Park, but to exclude the ones along Highway 17. These were established to provide an area for Light Industrial uses that may have significant environmental impact.

Mr. Rhue said since that time there has been interest that has grown in being for tenants and owners to be located within this area. Mr. Rhue said the additional uses that were not provided or allowed at that time, which is what this request is due for additional uses that would be more compatible for that area.

Mr. Rhue said the Planning Board discussed this at the February 2024 meeting and they unanimously recommended approval. The Planning Board deemed that it is consistent with the Comprehensive Land Use Plan and as part of the Town's policy we may call development

to adhere to the Town's regulation. Mr. Rhue said such uses should not have an impact on neighboring properties. It is reasonable as the proposed uses would complement the existing and permitted uses within the Camp Davis Industrial Park.

Mr. Rhue said what is proposed to the Town Council is to add additional uses. A motion was made by **Councilwoman Stanley** and seconded by **Mayor Pro-Tem Patti** to go into Public Hearing. *All Agreed.*

Michael Blanchard – 100 Seaward Drive said we have doubled the list of potential businesses that are here. Do we see this as all inclusive or are we going to be having another tranche or is it going to be what is available?

Maxton Sholar – 111 Wilmington Highway said looking at what has been proposed it does not look like it is going to be industrial. Mr. Sholar said it is looking more like Dutch Square in Wilmington where you can get just about anything you want. Mr. Sholar asked if we are going to have a Dutch Square or an Industrial Park.

A motion was made by **Councilman Hines** and seconded by **Mayor Pro-Tem Patti** to return to Regular Session. *All Agreed.*

Mayor Pro-Tem Patti asked where we got the list from. Mr. Rhue said some of this came from a couple of uses that had inquired as to wanting to come such as the contractor's office and a truck terminal. This is due to truck services for all the trucks that would be in that location and may need service such as heavy equipment trucks.

Mr. Rhue said looking into our permitted uses there were some like fire and rescue that may have satellite offices in that area, blacksmith operation, things that would be impactful to the surrounding property.

Mayor Pro-Tem Patti said he is trying to figure out what the concern would be if we did this overlay. Mayor Wenzel said we would not be able to separate it. Manager Reynolds said that is correct, it would apply to both Phase I and Phase II.

Councilman Misciagno asked if we have had a business restricted because of this. Manager Reynolds said we have, and it was on the first round of negotiations for the lots to be sold. ServePro went through the process and was approved and then the overlay district was approved later which then disqualified them from being able to move into the Industrial Park and finish closing on the property.

Councilman Misciagno said the Fire and EMS is the only thing throwing him off on the industrial use because it seems that is more of a public service than an industrial use.

Mr. Rhue said that would allow it for an option to be within the Industrial Park. Councilman Misciagno asked what entry and exit would be utilized for these types of trucks. Mr. Rhue said

currently it would be Mable Rollins. Councilman Misciagno asked if they would be able to use Drag Strip Road. Manager Reynolds said yes.

Councilman Hines said when we originally started on the Industrial Park the idea was not to allow daycares and government facilities and now, we are starting to lean towards some of those things and now we are starting to slide away from an Industrial Park.

Manager Reynolds said the mobile vendors are there so the food trucks can go into the Industrial Park and the employees of the different businesses can purchase food. Councilman Hines said he did not agree to all these things, he thought it was going to be an Industrial Park.

A motion was made by **Councilwoman Stanley** and seconded by **Councilman Misciagno** to approve the recommended text amendments to the Holly Ridge Zoning Ordinance (Chapter 7) Section 7-3-26 Permitted Use Table to reference uses permitted within the Camp Davis Industrial Park Overlay.

Voting was as follows:

Councilman Hines – No
Councilman Misciagno – Yes
Mayor Pro-Tem Patti – Yes
Councilwoman Stanley – Yes

Motion Passes.

Town Manager Report

Manager Reynolds said tomorrow is the last day to submit a letter of interest for the Town Council. Once that closes, Deputy Clerk Tracy Martin will be reaching out to everyone to schedule the Special Meeting so the interviews can be held.

Manager Reynolds said the DCIP Grant is coming online which is the Defense Communities Infrastructure Programs. This is a program to support the communities where military, service members and their families live because a good portion of their members live out in the town or county. This is a program that started back during COVID and has continued each year.

Manager Reynolds said staff and the Bee Committee have been working out the details on the Bee Festival and the Town Council retreat which is this Friday.

Manager Reynolds said we held our first sip and paint at the Community Center and there were 10 participants and there will be another sip and paint event held on April 18th, 2024.

Summer camp opens tomorrow morning at 10:00 a.m. Manager Reynolds said we do not expect a full sale out on the first day because Surf City has expanded their program to include Surf City Elementary School.

Manager Reynolds said the bucket truck that was approved at the last meeting arrived last week.

Manager Reynolds and Finance Director Chuck Strickland met with a consultant from Muse Consultants Group to discuss the software for the Town. Staff have been stabbing at ideas and trying to investigate and if we are able to bring in this consultant, they can do a full assessment of all the programs we are currently using. They would work as an advocate between the Town and the software programs. If the programs we already have and paid for can be expanded or they have modules that are not being used, they can help facilitate that. If the software we already have will not do those actions that we need it to, they can make a recommendation. Manager Reynolds said this goes inline with trying to find an all-inclusive program for all departments of the Town. The Muse consultants can take several different software and build them into one dashboard for the Town employees.

Manager Reynolds said Muse Consultants will come and interview staff and find out what they need and based on that assessment; they will put together a plan.

Consent Agenda

A. Approval of the Following Minutes

- December 21st, 2023, Closed Session
- January 23rd, 2024, Special Meeting
- February 2nd, 2024, Emergency Meeting

B. Department Head Reports

- Finance Department
- Fire Department
- Police Department
- Planning & Zoning Inspections Report
- Parks and Recreation

C. Committee Reports

- Planning Board
- Board of Adjustment
- ONWASA
- Busy Bee Committee

A motion was made by **Councilman Hines** and seconded by **Mayor Pro-Tem Patti** to approve the Consent Agenda. *All Agreed.*

Old Business

Discussion Concerning the Appointment of Members to the Ordinance Review Committee.

Manager Reynolds said this was originally brought up by Mayor Pro-Tem Patti during the December Regular meeting. In January the Town Council voted to start accepting applications for the Ordinance Review Committee. Mr. Rhue was tasked with going to different consultants to find out about working updates and improvements to the Zoning and Land Use codes that we have as well as updating the Land Use Plan.

Manager Reynolds said during last month's regular meeting, the Town Council voted to extend the time by 30 days to accept applications. The Town Council also decided at last month's meeting the makeup of the committee, which was two residents, two business owners and two ETJ residents.

Mayor Wenzel asked Manager Reynolds what she is looking for today and Manager Reynolds stated discussion and possible action and if the Town Council wants to go ahead and make the appointments or if the Town Council wants to extend it or wait until we decide we are going to move forward with the UDO update and the Land Use update.

Councilman Misciagno asked how many applicants do we have now? Manager Reynolds said there are nine in total. Councilman Misciagno asked if we have met the intent of 2-2-2 or concerns of the ETJ not having enough.

Mayor Pro-Tem Patti said his concern is the appointment to the committee by default because there are only two but that is any job you don't want to be appointed by default.

Councilman Hines said the people that are applying do not know what they are applying for. We don't have any criteria; we don't have anything that tells them what they need to know. Councilman Hines said we need to set a criterion up so they know what we will expect of them.

Mayor Pro-Tem Patti said if we are going to do this right, we should lay everything out with criteria and figure this out. Mayor Pro-Tem Patti said maybe we should push this out on social media and other places to get the word out. Mayor Pro-Tem Patti asked if a consultant would have any input they could give before we get this started.

Mr. Rhue said a consultant would come and brief the Town Council on what to expect. Mayor Wenzel asked that Mr. Rhue contact Mr. Wes MacLeod with the Cape Fear Council of Government to see if he would come to the next regular meeting.

Discussion and Possible Action Concerning the Request by Fire Chief Longo for Funds in the Amount of \$167,121.13 to Pay off the Municipal Lease.

Manager Reynolds said the request came in last month from Chief Longo and there was some confusion about whether the Town had received the money from the County. This is the new

three cent fire tax, but they are not calling it a fire tax. Manager Reynolds said it is citizens of ours in the county and pay taxes. They are taking 3 cents of the rate that is paid here in Town and returning it to the municipalities for fire services.

Chief Longo's request is to pay off a loan that was issued in March 2007 and the duration was 21 years in the amount of \$556,036.75.

Chief Longo apologized for not putting the details of the lease in writing. Chief Longo said he met with Manager Reynolds on the 8th of last month and discussed everything. Chief Longo said this is a municipal lease with the option for agreement that was shared with the Town Council. Chief Longo said in the option to purchase he was not able to send the 30 days' notice out because he was unable to get the funding from last month.

Chief Longo said it was mentioned that the funding that will be saved by paying this off early and we would not necessarily pocket this money, it is an effort to save tax dollars. The interest payment was over \$34,000.00. The funding that pays this off right now each year comes from county contributions. Chief Longo said it is a win win and it saves taxpayers money and be able to own this equipment.

Mayor Wenzel asked if this money is to pay for the building. Chief Longo said it is four vehicles. Manager Reynolds said and a roof and to pay off some miscellaneous items. Chief Longo said correct. Chief Longo said the funding was used from the 556 to reboot all the roofs. Chief Longo said there are four large assets.

Mayor Pro-Tem Patti asked for an explanation of what this money is for. Manager Reynolds said \$210,000.00 is what we received. Manager Reynolds said this is the first year we were going to receive it from Onslow County, so we over budgeted by approximately \$10,000.00. Manager Reynolds said she understands this is 3 cents of the tax rate that is being returned from the county back to the municipalities for fire protection services.

Manager Reynolds said the Town budgets \$115,000.00 for the Fire Department each year. Approximately \$39,000.00 goes towards the capital payment of the fire truck that was purchased two years ago and the remaining balance goes towards payroll and EMS supplies.

Chief Longo said \$82,000.00 goes to the staffing program and \$31,000.00 goes towards the truck, and \$2000.00 towards EMS equipment.

Councilman Hines asked if the county had given any indication, they were going to do this again next year. Chief Longo said it is his understanding they are. Councilman Hines said he was hoping we could use this money to put a station down near Summerhouse. Chief Longo said he knows he has not set down and discussed an official plan for this money, but this is Chief Longo's proposed use. Chief Longo said 21 years for that amount is extreme, but it has been hanging over his head for a long time.

Councilman Hines asked Chief Longo what he is going to use the money for that will be saved for the next payment, next year that we are paying for this. Chief Longo said we simply won't get that money and once this is paid off that line item from the county contribution will disappear. Councilman Hines said so we will not get an amount of money to pay off the debt. Councilman Hines said he is asking if the Town is going to pay off the debt, what are you going to do with the money? Councilman Hines asked Chief Longo what amount he receives from the county. Chief Longo said \$44,000.00 a year. Councilman Hines said the county will take that out of there. Chief Longo said that is correct unless he asks for another line item.

Mayor Pro-Tem Patti asked if the Town had an intended purpose for this money. Manager Reynolds said during budget time we presented the five-year plan, and the three cents was set aside for capital outlay to go towards a future fire department.

Mayor Pro-Tem Patti asked Chief Longo if he helped prepare this and Chief Longo stated he did. Mayor Pro-Tem Patti asked Chief Longo if he was on board with the plan? Mayor Pro-Tem Patti said he sees this money as an investment if this plan is a go. Chief Longo said that was built as a template for us to start discussing the outcome. Chief Longo said it is a vision for the membership to one day to become a Town department. Chief Longo said he has not heard of an official time or date that this is to happen, but this was the first step in making these decisions.

Mayor Wenzel asked how we know these assets will be a part of the Holly Ridge Municipal Fire Department if that plan does come to fruition in three to five years. Manager Reynolds said we do not, they are their own entity.

Chief Longo said if the decision is made by the membership and our bylaws and in the event, we were to dissolve the fire department the assets would stay in this area. Chief Longo said it is set in documentation that the assets would stay in the area.

Councilman Hines said if we pay off this loan with the money who's to say you will not go out and take another loan out for something and then the Town is right back where we are now. Chief Longo said we are not going to make a twenty-one-year loan at \$500,000.00. Chief Longo said there is equipment that they will have to buy.

Councilman Hines said he thinks this money should go to pay off the debt for the fire department, but we can't count on that being every year because the county commissioners can say one time only.

Mayor Wenzel said he is confused why the county if they specifically said we want to pay off debt, just write a check and pay off debt. Mayor Wenzel said it is weird they would give the town's discretion on how to use it.

Finance Director Chuck Strickland asked if the three cents that came back to the Town, which was the three cents that was calculated based off the size of the proper Holly Ridge

population. Mr. Strickland said because of the population size, that is why the Town received that much money. Mr. Strickland said from a finance perspective, if we spend this towards paying off the debt and that cancels Onslow County's debt, is that the Town picking up the rest of the county's debt for that service.

Manager Reynolds said the Town is not legally obligated in any way to pay off this loan. What the Town is legally obligated for is the new fire truck that we make the annual payment on each year.

Mayor Wenzel asked if there is any way the Town could be put on the deed for the four vehicles since we are saving the Town money. Manager Reynolds said that would be up to Chief Longo and his membership. Chief Longo said the county already paid for them technically.

Councilman Misciagno said if we make this debt go away, he does not believe Holly Ridge is going to have a long-term solution in three to four years for the bigger picture.

Mayor Wenzel said the question is do we continue saving and designating this money towards that long term goal or do we spend a portion of it over here to pay off these four vehicles and the roof.

Manager Reynolds asked Chief Longo how the membership would feel about adding the Town to the deed of the property of the firehouse. Chief Longo said we have not gotten that far yet. Manager Reynolds said if the Town is going to pay this loan, we would need to protect the Town and its interest. There would need to be some type of return on investment.

Councilman Hines said he agrees with Manager Reynolds to a point. The fire department themselves have established that and they have put money into it over the years. Councilman Hines said it is where they have paid the land off and then took a loan to do some additional things, but initially all the payment were done. Councilman Hines so to sign it all over to the Town is a good idea but then again, if Councilman Hines was over there he does not know if he would agree to that. Councilman Hines said he has been there and been through everything to pay for the stuff and he is looking at it a different way than everyone else is.

Mayor Pro-Tem Patti said he sees this as an investment and if you don't service this area where would you service.

A motion was made by **Councilman Misciagno** and seconded by **Councilwoman Stanley** to fund the amount of \$167,121.13 to pay off this municipal lease. **All Agreed.**

Chief Longo said in last month's meeting it was mentioned twice that the Town has not seen these funds yet. Chief Longo said he made a three-minute phone call the next day to find out that that the Town in fact had it since August. Chief Longo said this was not his first attempt to use the money. Chief Longo said last year he submitted a request for \$41,000.00 to help

purchase new air packs and he did not receive a reply. Chief Longo said he is asking for help in making his job a little easier to convince a membership that this is a great idea. Chief Longo thinks it is a good idea, he just needs less hiccups.

Chief Longo asked if the money was hiding from the fire department. Finance Director Chuck Strickland said that was his oversight, he looked at the wrong revenue line item and he apologized for that.

Manager Reynolds said it was included in the Town Council's packet last month and it was reflected on the budget performance.

New Business

Discussion and Possible Approval of a Resolution Authorizing the Sale of Surplus Property

Manager Reynolds said Public Works Director Mike McFann asked for the following items to be placed on surplus.

- 1987 Dump Truck
- 1999 Ariel Bucket Truck
- 22 Christmas themed pole lights

Manager Reynolds said there used to be an ordinance for surplus property being disposed of. The Town Manager used to have that discretion, but it was repealed, so now any surplus property must go before the Town Council.

A motion was made by **Councilman Misciagno** and seconded by **Mayor Pro-Tem Patti** to approve a Resolution Authorizing the Sale of Surplus Property. **All Agreed.**

Incentives for Grant Writer (added by Councilman Hines)

Councilman Hines he was not in favor the way this was done when we hired the first person. The incentive is what Councilman Hines has a problem with. Councilman Hines said you hire someone to do their job and you do not have to give them an incentive to do their job. Councilman Hines said it looks like it would be a slam to the rest of the employees because we give one person an incentive to do their job, but we don't give the other employees an incentive to do their job. Councilman Hines said he does not think an incentive needs to be in place for an employee to do their job.

Mayor Wenzel said when we did this position, we looked and found that other municipalities were given a base salary plus incentives.

Mayor Pro-Tem Patti asked if the position is solely for grant writing. Manager Reynolds said it also includes grant management. Mayor Pro-Tem Patti said that should be clear and the

previous grant writer was doing other things. Mayor Pro-Tem Patti said he believes we should start getting away from double dipping.

Mayor Pro-Tem Patti said salespeople have commission on top of their base salary sometimes. Mayor Pro-Tem Patti has seen this in companies where certain employees do not have commission and others were just contracted. Mayor Pro-Tem asked if there is a reason why it is not just contracted because that may open to professionals that may want to work remote certain times and it may also open the candidate pool.

Manager Reynolds said the original reason that we went with a staff member is, so they were vested in the community. Mayor Pro-Tem Patti said he sees both sides and asked if we saw an invested interest in securing grants. Manager Reynolds said she did.

Councilman Hines said don't we see an invested interest in all employees doing their jobs without an incentive. Manager Reynolds said yes. Councilman Hines said if she writes a million-dollar grant, she receives \$30,00.00 and if there are not administrative fees within that grant, the Town must have this come out of the budget and we do not pledge it like that.

Councilman Misciagno said Councilman Hines knows his opinions and Councilman Misciagno is all about incentivizing pay. Councilman Misciagno said he is a broker in charge in the world of real estate where 1099's come into play. Councilman Misciagno is a non-compete broker for the number one company in the nation and if you are incentivized, you work harder.

Councilman Misciagno said he would rather incentivize a local with local benefits tied to the Town under management and then they get incentivized with a bonus because it is still under the Town's management. Contract will cost you a lot more than the Town employee.

Councilman Hines asked what the base salary would come to after we pay all the benefits? Manager Reynolds said this position with the base salary is lower than other municipalities that just have a grant writer with no incentives.

A motion was made by **Councilman Hines** and seconded by **Councilwoman Stanley** that we do not give an incentive for a grant writer and if we must increase the salary a little bit, which is fine.

Voting was as follows:

Councilman Hines – Yes

Councilman Misciagno – No

Mayor Pro-Tem Patti – No

Councilwoman Stanley – Yes

Due to the tie Mayor Wenzel voted no.

Motion Fails.

Town Council Comments

Councilman Hines said he appreciates the Boy Scouts for coming today. The shredding event this past Saturday was a hit, and he would like to thank Parks and Recreation employees Audrey Madia and Rachael Greene for all they did. Councilman Hines thanked the Maintenance Department for sprucing up the Town and all their hard work.

Councilman Misciagno asked about the Bee Festival if Manager Reynolds had spoken with Chief Sorg about the streets to see if you can go past the 40 vendors. Manager Reynolds said this was worked out.

Tony Rydzynski said they will be using both sides of the street, but the front of the arcade will be open should Chief Longo need to get through with the fire trucks. Food trucks will be at the top of the street and there will be a pirate theme in the middle part of the street as well as vendors on both sides of the street. Councilman Misciagno thanked everyone for coming to the meeting and it is nice to see a full house that supports Holly Ridge.

Mayor Pro-Tem Patti thanked everyone for coming to the meeting. Mayor Pro-Tem Patti and his wife attended the sip and paint event, and they had a great time. Mayor Pro-Tem Patti said soon the Town Council will be filling the vacant seat and he is going to approach this with an open mind. Mayor Pro-Tem Patti said it is the Town Council's job to measure the pulse of the community, to measure your voice and to make sure we hear your voice and what you want. Mayor Pro-Tem Patti said he would like to encourage everyone to get involved in their community.

Councilwoman Stanley thanked everyone for coming to the meeting. Councilwoman Stanley thanked all the departments for their hard work.

Mayor Wenzel recognized the Boy Scouts that were in attendance of tonight's meeting and asked for an introduction. Scout leader Mark Blanchard Troop 937 is here, and they meet in Sneads Ferry at the First United Methodist Church. Mr. Blanchard said Troop 739 is also in attendance which is our female troop and everyone in both troops are working on their merit badge for citizenship in the community.

Announcements

Mayor Wenzel gave the following announcements:

- Thursday, March 14th, 2024, Bee Committee Meeting – beginning at 4:00 p.m. at the Community Center

- Thursday, March 14th, 2024, JUMPO Meeting – beginning at 3:30 p.m. at the Jacksonville Station
- Friday, March 15th, 2024, Special Meeting – beginning at 9:00 a.m. in the Community Center
- Tuesday, March 19th, 2024, Planning Board Meeting – beginning at 6:30 p.m. in the Council Chambers
- Thursday, March 21st, 2024, ONWASA Board Meeting – beginning at 6:00 p.m. in the Jacksonville City Hall
- Saturday, March 23rd, 2024, Annual Easter Egg Hunt – beginning at 10:00 a.m. in the Municipal Park
- Tuesday, March 26th, 2024, Board of Adjustment Meeting – beginning at 6:30 p.m. in the Council Chambers
- Friday, March 29th, and Monday April 1st, 2024, Town Hall Closed in Observance of Good Friday, and Easter Monday

A motion was made by **Councilman Hines** and seconded by **Councilman Misciagno** to go into Closed Session. **All Agreed.**

Closed Session

Client Privilege per North Carolina General Statute 143-318.11 (a)(3).

A motion was made by **Mayor Pro-Tem Patti** and seconded by **Councilman Misciagno** to authorize the Town Manager to negotiate and settle a claim regarding the Drag Strip Road property. **All Agreed.**

Adjournment

A motion was made by **Councilman Hines** and seconded by **Councilman Misciagno** to adjourn at 8:35 p.m. **All Agreed.**

Attest:

Jeff Wenzel, Mayor

Tracy Martin, Deputy Clerk

These minutes were recorded and prepared by Deputy Town Clerk, Tracy Martin.

DRAFT