



Town of HOLLY RIDGE

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HOLLY RIDGE TOWN COUNCIL SPECIAL MEETING March 27th, 2024 3:00 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 3:00 p.m. at the Holly Ridge Town Hall. Council members present were Councilman Misciagno, Councilman Hines, Councilwoman Stanley, Mayor Pro-Tem Patti. Also present were the Town Manager, Heather Reynolds; Deputy Clerk, Tracy Martin; and Chief Sorg.

Invocation and Pledge

Councilman Hines gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

Mayor Wenzel thanked all the applicants that applied for this position. Mayor Wenzel said we have a great pool of candidates, and he is sure the Town will be happy with whoever is chosen to fill this term.

Mayor Wenzel said just for clarification, this is for Councilman Aaron Ritter's seat that won this past November and even though he was elected for four years, the North Carolina General Statute says we will fill the term until the next election which will be 2025. Whoever fills the council seat will serve for approximately a year and a half, until the November 2025 election.

Mayor Wenzel called the Board of Elections because he was curious about what will happen in 2025 on the actual ballot and in 2025 the mayor position and two councilmember positions are up for re-election. There will be a section for the mayor, a vote for one and a section for the two-council people who are currently on the council. Vote for two and there will be a separate section for a third candidate, and you will vote for one. Mayor Wenzel said he was also told by the Board of Election that anyone that files can only be on ballot in one of the races.

Mayor Wenzel said if anyone wants to become a Town Council member in two years from now would have to pick one of the two open positions or for this special position.

Mayor Wenzel said we need to adopt our policies and procedures for today.

A motion was made by *Councilman Hines* and seconded by *Councilwoman Stanley* to accept the presented policies and procedures.

Mayor Pro-Tem Patti said he is not in favor of the last step which is a motion and a vote as a failsafe. Mayor Pro-Tem Patti said he thinks we should leave this off and then if it is needed, we make a motion to do such a thing to add that. Mayor Pro-Tem Patti said he does not want anything to look like things have been predetermined. This motion to vote is a yes or no vote instead of a ballot.

Voting was as follows:

Councilman Hines – Yes

Councilman Misciagno – Yes

Mayor Pro-Tem Patti – No

Councilwoman Stanley – Yes

Motion Passes.

Adoption of Agenda

Jeff Barton - 220 Holly Pond Dr - said he believes that being a good council member with the ability to closely listen to our community members and business leaders as they express their concerns and ideas to the board. Mr. Barton said we also need to understand what their needs are for all of us to succeed as a desirable community and be able to turn those ideas into viable solutions. Mr. Barton said for us to prosper, we need to be open to new ideas and include many residents willing to serve on the board that are dedicated to the health and wellbeing of our community.

Mr. Barton said if chosen, he would like to contribute to making intelligent decisions regarding the best possible approach to moving our city forward in a financially responsible manner. Mr. Barton feels communication with our citizens, department heads and other involved governmental agencies are very important.

Mr. Barton said one of his thoughts to improve communications would be to allow citizens and businesses to present new ideas and concerns in writing through the Town's website. This would enable the board to evaluate submissions, consolidate similar suggestions, and schedule more productive board meetings.

Mr. Barton said since relocating to Holly Ridge seven years ago, he has observed how much the city has changed and the potential need for improvements. This inspired him to join his neighborhood homeowner's association and he is serving his second three-year term. Mr. Barton also became a member of the Holly Ridge Planning Board as an alternate member. Mr. Barton currently works for Onslow County Schools as an IT technician supporting technology at Coastal Elementary school.

Mr. Barton said he is excited about the prospect of working with the board members, county administrative staff and others dedicated to making a difference. Mr. Barton is confident he will be an asset if chosen to serve this community.

Ken Bradshaw – 134 Beacon Woods Dr – expressed his interest in filling the vacant Town Council seat. Mr. Bradshaw said with a deep-rooted passion for community development and commitment to serving the residents of the Town, he is confident in his ability to contribute effectively to the process and prosperity of Holly Ridge.

Mr. Bradshaw said his professional experience has equipped him with a diverse skillset and valuable strength that aligns with the responsibilities of an elected official, overseeing a hardwood flooring construction crew of over 20 individuals. Mr. Bradshaw managed all aspects of the project, execution from initial proposals to final completion. In this role, you must deal with architects, designers, and suppliers.

Mr. Bradshaw has been involved in the Town Council meetings for the last four years which reflects in interest in understanding the needs and concerns of our community. Mr. Bradshaw has attended the Town Council, Emergency, Special, short, and long meetings. Mr. Bradshaw said he is an active participant on the Community Action Team with the resilience Coastal Communities program as well as the Busy Bee Committee. Mr. Bradshaw said he is deeply committed to ensuring that every resident's voice is heard and valued.

Mr. Bradshaw said he is eager to use his experience and insights to address key issues facing our Town such as Zoning regulations, infrastructure, and development. Mr. Bradshaw said he believes it is past due for a full-time paid EMS and Fire Department.

Mr. Bradshaw said he is excited to serve on the Holly Ridge Town Council and contribute to the continued growth and prosperity of our community. Mr. Bradshaw is fully committed to dedicating his time, energy, and expertise to represent the best interests of all residents. Mr. Bradshaw thanked the Town Council for their consideration.

Pamala Hall – 113 Jones Street said when she moved back to Holly Ridge, she opened the City Café. The first two years were just trying to get the business off the ground. Listening to her customers she started getting interested in getting involved in the community. Ms. Hall and Dawneva Evans started in the Parks and Recreation, and they managed to hold two events and the resources came from the community. Ms. Hall said she wanted to become even more involved in the Town, so she ran for election.

Ms. Hall said she felt like she had a pulse on the town because of owning the only restaurant in town at that time. Ms. Hall said more restaurants came to town and she was excited because that meant the Town was growing.

Ms. Hall won her election and she made herself available to all meetings and to anyone who called her and asked for help. Ms. Hall said through three Town Managers and two different

elections she continued to support the growth in the Town. Ms. Hall recognized in order for us to have more businesses to fulfill the needs of the people living here, there has to be jobs here. Ms. Hall said she told Mayor Wenzel a long time ago that when people get up in the morning, they leave our Town to go to work. They do not bank here, eat here, shop here, they barely make it to the post office because when they are in town, we are open but when they get home from work, we are closed. Ms. Hall said we need avenues for people to be able to work in Holly Ridge. Ms. Hall said this is why she was such a supporter of the Camp Davis Industrial Park. Ms. Hall said the Industrial Park has given us opportunities for jobs as well as some attention from the County and the State.

Ms. Hall said when she first joined the Town Council, the staff was not spending any funds. The Town Hall was trapped in time. They did not have a lot of technology inside of the building. Ms. Hall was an advocate that we needed to put the tools in place because people do better if they have better tools. Ms. Hall said our community was changing but our Police force was not. Ms. Hall was an advocate that our Police force had to change.

Ms. Hall said the Planning and Zoning Department, Finance Department and the Maintenance Department have gone through a lot of changes in the last eight years through the Managers ideas and Ms. Hall supported most of those ideas.

Ms. Hall is open to ideas from any community citizen. Ms. Hall said she would like to sit back on the Town Council one more time and she would appreciate the opportunity to do so.

Pete Parnian – 261 Everett Park Trail said he is applying for this position because he thinks his background would help long term in terms of this concept and the direction of the city. Mr. Parnian said we are getting into a driving community. We have 5000 based on the projections that he has seen. Mr. Parnian said our growth rate is on par with Surf City and Sneads Ferry.

Mr. Parnian said in the long term we need to look strategically at some of the areas we can improve. Mr. Parnian said his background and some of the things he has seen are suitable for help. Mr. Parnian said the Town Council and the Town Manager need to do some long-term planning. Mr. Parnian realizes you want to keep the small-town atmosphere, but we need to create the infrastructure and commercial business infrastructure that is needed to support that growth.

Mr. Parnian said he has seen somewhere that Holly Ridge is the gateway to Topsail Island, and we do not want to be a second-class conservation, we want our own identity. Mr. Parnian said compared to other cities like Sneads Ferry, we do not have the broad range of commercial citizen services like grocery stores, restaurants, and other facilities. Mr. Parnian said Holly Ridge does not have a downtown area and in looking ahead to a five- or ten-year plan Mr. Parnian thinks it is feasible that we can think about an area that could be considered downtown.

Mr. Parnian thinks he is the best candidate because of his capabilities in strategic planning and he has concrete steps throughout the city management bureau. Mr. Parnian has formal training in risk management as well as change management and Mr. Parnian has significant experience in project management and leading projects.

Manager Reynolds said Mr. Hedrick will not be able to make it but he did submit a letter that he would like to read aloud. Manager Reynolds will read the letter before the meeting ends.

Tony Rydzynski – 445 Belvedere Dr said he has been involved in the community for three years and he lives in the Neighborhoods of Holly Ridge. Mr. Rydzynski said the hospitality in Holly Ridge is second to none. Mr. Rydzynski said it is a good problem to have when you wake up to choose between Southern Roots and City Café for breakfast. Mr. Rydzynski said another good thing to have is when you need some quiet time and you can visit the Liberty Fountain or the new pier at Morris Landing.

Mr. Rydzynski said he is an operations manager part of E-Commerce Technology company, and he works with small brands, mom and pops shops all the way to large brands. Mr. Rydzynski said he facilitates carrier contacts with Fed Ex, UPS, regional carriers and GLS.

Mr. Rydzynski said at our last budget meeting, the age range that Holly Ridge provides to the younger community. Mr. Rydzynski said he thinks it would be beneficial to the Town to continue the path. Mr. Rydzynski said his priority would be in the Parks and Recreation Department. Mr. Rydzynski said this community is great, it is wide range and something you do not see often.

Mr. Rydzynski said it has been a pleasure getting to know everyone and he appreciates everyone's time today.

Walter Zabicki – 411 Belvedere Dr said he has lived in Holly Ridge since 2010 and he has a total of 22 years in Onslow County. If elected, his priorities are considerable, reasonable growth, continue to expand commercial enterprises, good education, safe schools, safe and clean streets. Some of the things he would do if elected is he would work with Onslow County Commissioners because Holly Ridge is not receiving its fair share of county funds. Mr. Zabicki said he would also work with our State Senators as well.

Mr. Zabicki said he would work on the Town receiving grants because one of the things that was brought up at the Meet the Candidates was there is not enough family-oriented activities. In speaking with young couples, they all say where is there to go in Holly Ridge for our children to play. Mr. Zabicki said yes, we do have a park, but he does not know how many people are going to be moving into the new apartments and there will be children, what are we going to do with them? Mr. Zabicki said he understands there will be over one hundred more townhomes built and what are we going to do with them?

Mr. Zabicki said he would personally get to know the principals at all the schools to find out what they may need. Mr. Zabicki spent twenty years in the Marine Corps, twelve years in the private for profit and non -profit sectors. Mr. Zabicki spent ten years with the Sheriff's office where he was a deputy and detention officer. Mr. Zabicki is currently a substitute teacher at all the Dixon area schools. Mr. Zabicki teaches from kindergarten through twelfth grade.

Mr. Zabicki is an elected member of the Veterans of Foreign War where he served as commander, senior Vice Commander, and junior Vice Commander as well as a Veteran's Service Officer. Mr. Zabicki said he is a chaplain, and he is currently active in the Knights of Columbus in Hampstead where he was the Deputy Grand Knight and Grand Knight.

Mr. Zabicki said we need to work closely with the towns around us like Surf City, because Highway 50 needs more commercial businesses between Holly Ridge and Surf City.

Mr. Zabicki said he is looking forward to having the opportunity to work with the Town and the only question he has for the Town Council is what you would like to see Mr. Zabicki do in the first year if he is elected.

Tom Hedrick – 122 Porch Swing Way was not in attendance, but he submitted a letter and requested Manager Reynolds read the letter aloud for him. Manager Reynolds read the letter aloud to the Town Council.

To the Honorable Mayor Wenzel and Esteemed Town Council Members - Mr. Hedrick apologized for not being able to attend in person as Mr. Hedrick and his family are on vacation. While Manager Reynolds did everything possible to include me via zoom, prior reservations did not allow that. Along with Mr. Hedrick's attached original letter of interest, he would like to point out that not only as a prior elected official, but also as a municipal employee for nineteen years, Mr. Hedrick would bring a unique perspective to this appointment. Mr. Hedrick's prior position on the Town Council as well as the other four appointments with Holly Ridge qualifies Mr. Hedrick to do this job beyond reproach. Mr. Hedrick thanked the Mayor and the Town Council for taking the time to consider him for this appointment.

Mayor Wenzel asks each Town Council member to choose one of the potential candidates to ask any question they may have.

Councilwoman Stanley said she thought all the candidates were wonderful. Councilwoman Stanley asked Ken Bradshaw if there is a particular issue that motivates you to run for office. Mr. Bradshaw said he sees the growing pains coming to Holly Ridge and he wants to be part of the team that is going to be here to solve these issues. Mr. Bradshaw said in the past five months, he has seen some bad things like the Fire Department being unable to get to some of the fires. Mr. Bradshaw said with the Town growing like it is and the structures becoming bigger and bigger, the Fire Department has got to grow along with it. Mr. Bradshaw said he also feels strongly about infrastructure as well.

Mayor Pro-Tem Patti asked Mr. Zabicki what one thing he has learned from being involved in the community. Mr. Zabicki said some people think we are growing too fast, and our infrastructure is not keeping up with the growth. Mr. Zabicki asked if there is enough water and sewer for the people moving into Holly Ridge. Mr. Zabicki said he would like to have a sidewalk that goes all the way from Holly Ridge to Surf City, but it is his understanding this will not happen until the State decides if they are going to widen Highway 50 through Holly Ridge. There should also be more businesses in Holly Ridge.

Mr. Zabicki said we do have a younger community than we had ten years ago. Mr. Zabicki said since he moved to Holly Ridge the population has doubled in size. There are roughly four thousand residents living here now. Mr. Zabicki said someone said to him we need to stop the at large council seats and have either precincts or wards. Mr. Zabicki said there is no reason why the Onslow County Commissioners can't make visits to Holly Ridge.

Councilman Misciagno said to Ms. Hall sometimes some of the difficult decisions the Town Council must make like the condemnation arise. Councilman Misciagno said his concern always is going backwards and not forwards. Councilman Misciagno said he remembers one of the meetings where Councilman Hines and Ms. Hall were not for the condemnation process. Councilman Misciagno asked Ms. Hall what her position would be with the growth of Phase III with the Industrial Park and understanding that sometimes difficult decisions must be made when it comes to family and homeowners.

Ms. Hall said, thinking back on that, she was never against the condemnation, but the process of how it was done. Ms. Hall said her mother lives in the ETJ of Holly Ridge and a big portion of her property was taken by condemnation by Holly Ridge twenty-five years ago. Ms. Hall said she understands the impact this has on people as it did on her. Ms. Hall knew that was the only option that the Town of Holly Ridge had to move forward with the Industrial Park and the Industrial Park has been a GOD send. It has opened us up to a lot of attention and opportunities and it will continue to do so.

Ms. Hall said she is not sure how she gave the impression that she was not for it, but her belief is if it is the last resort option, it is the last resort option, and you must go through with it.

Councilman Hines said a lot of people get on the Town Council thinking it is a part time thing, but this position takes a lot of time. Councilman Hines asked each of the candidates if they have the time that it takes to participate.

Mr. Barton said he is currently working full time and he will be sixty-three on Saturday and post-retirement. Mr. Barton said he can take time off work if necessary for emergencies. Mr. Barton said he understands the time it takes because he is on the Planning Board so he believes he could find the time.

Mr. Ken Bradshaw said he found the time to campaign for the last nine months, and Mr. Bradshaw has found the time to come to many meetings including the Regular, Special and Emergency meetings. Mr. Bradshaw said some of the emergency meetings were only given two hours' notice and he was able to attend those as well. Mr. Bradshaw said he has nothing but time and energy and this is nothing near a part-time job. Mr. Bradshaw said he wants this position because he truly wants to Holly Ridge through the growing pains that they are going to be facing.

Ms. Hall said she was on the Town Council for eight years and she missed less than five meetings in those eight years and two of them were due to illnesses. Ms. Hall said she would be at all meetings if possible.

Mr. Parnian said after thirty years of full-time working, he is retired. Mr. Parnian said Holly Ridge is his forever home and he has all the time to contribute to the Town Council and participate in planning or managing other activities.

Mr. Rydzynski said he is going to let action speak louder than words. Mr. Rydzynski said he shows up for just about every meeting and Mr. Bradshaw may have him beat only by a few meetings. Mr. Rydzynski said he is on the Busy Bee Committee as well, and his job provides him with the opportunity to make time for meetings and to be part of the community.

Mr. Zabicki said he substitutes for teachers and chooses the days when he does so. Mr. Zabicki said he is good to go with what needs to be done. Mr. Zabicki said if he can, he can make those County Commissioners meetings as well as the school board meetings.

Mayor Pro-Tem Patti said working full-time is not going to deter your selection. Mayor Pro-Tem Patti said it is not a part-time position, it is a commitment. Mayor Pro-Tem Patti thanked everyone for submitting their candidacy.

Mayor Pro-Tem Patti said we have seen issues with ambulance response time to numerous issues in neighborhoods including the one that Mr. Parnian lives in. Mayor Pro-Tem Patti asked Mr. Parnian how he would address the ambulance response time issue as we continue to grow, because the ambulance we have now is in Onslow County, not even part-time that is not manned at the Holly Ridge Fire and Rescue.

Mr. Parnian said he may not have all the background on the services they provide, but as we grow, we must provide senior services as well. Mr. Parnian said he must look at the data and the response time and the difficulties they have had. Mr. Parnian said there must be a committee to work on and figure something out what has happened and figure out the problems and address those problems. Mr. Parnian said any kind of strategic planning must turn into view of actionable activities.

Councilman Misciagno said as of right now, Holly Ridge is debt free, but to continue to grow, there's potential for us to take on debt. Councilman Misciagno said if we must take on debt to accomplish our mission. When it comes to EMS, fire and safety what is your position on that.

Mr. Zabicki said before we go into debt, we need to look to see what kind of grants we can get from the Federal Government and the State. Mr. Zabicki said we may have to do a bond issue. Mr. Zabicki said there have been bond issues when it comes to building schools. Mr. Zabicki said we are probably going to have to have more schools built in this area as we continue to grow. Mr. Zabicki said he would do everything to try and get the money from the Federal Government and from the State Government. Mr. Zabicki said the ambulance is part of Onslow County and there is a sub-station across from Dixon Elementary school where they are supposed to station themselves. This is one of those things where the county may have to do more work.

Mr. Ryzdzynski said he is for responsible spending, and he sees the needs our community has and honestly the response time is unacceptable. Mr. Ryzdzynski said the Town has an awesome financial person and bringing in the resources we have both in the Town and outside resources will put this Town in a good position moving forward and addressing some of these issues.

Mr. Parnian said as we are growing so is the revenue and costs are going to grow. Mr. Parnian agreed with some of the things that Mr. Zabicki said in terms of grants and there may be some short-term debt as we grow. Mr. Parnian said part of our strategic plan is going to create some actions and they have a good marketing plan to market ourselves for growth. Mr. Parnian said some of this can be done with grants and short-term loans. As our revenue grows, based on the growth population, we will be able to pay that back.

Ms. Hall said we discussed earlier about a bond for our roads. We will have to do that sort of debt. We must do the research as a Town Council and Town and take the guidance of the Town and how we can pay for it. Ms. Hall said that is part of your position to identify how that loan will be paid back.

Mr. Bradshaw agrees with Mr. Zabicki about the grants. Mr. Bradshaw said it is inevitable that sooner or later, taxes will have to go up to take care of infrastructure, fire, and people's health. Mr. Bradshaw said the Town will need to take on some debt to straighten this out.

Mr. Barton said he agrees with what everyone has said. Mr. Barton said we have had to raise our HOA fees for the first time in eight years, but things must be maintained. Mr. Barton agrees the Town would have to take on some debt as long as we do it responsibly.

Mr. Barton spoke with Chief Longo, and he was surprised that the volunteer firemen do not get paid at all. The chief gets paid a minimal and the assistant chief gets paid less. Mr. Barton said if we could afford it and pay a little better, we may be able to get our own ambulance or full-time fire department and we could serve our community much better.

Mayor Pro-Tem Patti said he got to know Ms. Hall throughout the election and particularly the candidate forum. We have talked about grocery stores and retail, and it keeps coming up. During the candidate forum you were asked that question about grocery stores, retail, swimming pool and Ms. Hall talked about how much you love shoes. Mayor Pro-Tem Patti said Ms. Hall said she wished the Town had a shoe store and Ms. Hall said stuff like we try that, and no grocery stores are coming, nobody is biting, so some things are just dreams and other things just are not going to happen.

Mayor Pro-Tem Patti asked Ms. Hall if the public is clamoring for those types of things, is Ms. Hall's tone changing with these kinds of things that people are worried about. Mayor Pro-Tem Patti asked if Ms. Hall sees the Town pushing forward or is it more you know, we tried and there is no grocery store willing to come to Town.

Ms. Hall said she hopes she did not have that tone during the candidate forum that it was a lost cause because Ms. Hall does not believe it is a lost cause. Ms. Hall said one of the things that happened in the last year or two is we find spots in Town that we can turn in commercial, so there is a little commercial here and there. We have got to continue to do that. Ms. Hall said you do have land that sits within old families, and they are not ready or willing to sell. Ms. Hall said with the Industrial Park, Ms. Halls hopes are that with more requirements, people will start selling their properties or building those kinds of entities in Town.

Ms. Hall said she believes you can plan a Town's growth, but you do a lot of reactive to a Town's growth when you sit down and do a five- or ten-year plan. Ms. Hall said we did not know about COVID, but we did a five- or ten-year plan and we did not know about Holly Plaza, and we did a five- or ten-year plan. Ms. Hall said there is a point and time when you are planning that you do a lot more reactionary, but if you stop and think all those changes may lead to another avenue. Ms. Hall said she does not think it is a hopeless case and if she had the money the Town would have a shoe store.

Mayor Pro-Tem Patti said Ms. Hall mentioned the landowners and the people that have been in Holly Ridge for awhile and as we get more people from all over the United States. Mayor Pro-Tem Patti asked Ms. Hall if she sees this type of tension between the group of people that have been here for a while and those coming in lately retracting or making things like a shoe store impossible and how would she handle this.

Ms. Hall said she use to say if Holly Ridge just had small spots, we have enough people here that would come in and she used military families is one, they are sitting on a nest egg and they love the shop but do not have the money to build or buy a piece of land. Ms. Hall said, but if they had an opportunity to spend the nest egg and take a shot at their dreams, they would do it.

Ms. Hall said eight years she rode around every place with the mayor at that time Ms. Dinger, and we wrote down every place in Town that somebody could rent and there were only two places. Ms. Hall said it is the people's land to do what they wish.

Councilman Misciagno said in Phase III the Onslow Economic Development committee will look at 2500 more families coming to Holly Ridge with the Phase III buildout. Councilman Misciagno said so 2500 over the next three to five years. An apartment complex is going to be four hundred and then there are the new townhomes, we are looking at 170 and Summerhouse has another 400 home sites that can be built out with affordability. Councilman Misciagno asked how are we going to support the 1800 homesites over three years that needs to come to this marketplace?

Councilman Misciagno said we are roughly 1700 homesites short over the next three years with the build out of the Industrial Park, influx in growth in Holly Ridge. Councilman Misciagno said we are limited to land in Holly Ridge, so it will take some annexation, developers to come in. Councilman Misciagno said hard decisions may have to be made for homes in Holly Ridge.

Mr. Barton said with his short time on the Planning Board, he has seen developers wanting to come into Town, but things changed. Mr. Barton said maybe we can come up with an incentive to encourage developers to invest in our community. Mr. Barton said he had thought how nice it would be to develop a downtown area or maybe the Town could build a building and lease it out to those that might not be able to afford to build on their own. Mr. Barton said he thought it might be a good idea to update the technology at Town Hall. Mr. Barton said the Town's website needs to be updated and we need to be hiring more office staff. Mr. Barton said one of his ideas was to have people share their ideas on the website and then it could possibly be pro-active instead of re-active before the Town meetings.

Mr. Rydzynski said he thinks it just needs to be responsible and we need to come together as a community and involve Parks and Recreation. Mr. Rydzynski said annexation needs to be done responsibly and we need to investigate our demographics also. Mr. Rydzynski said he thinks we are leaning the scale in an unfavorable position to the people with less opportunities for working remotely from home. Mr. Rydzynski said we need to look holistically with the community, benefits that we offer. Mr. Rydzynski said he is looking forward to seeing how everything works out.

Mr. Parnian said he would look at this from the developer's perspective. Mr. Parnian said if we have a good strategic and economic plan and he mentioned we must have our own version of an economic development strategy to make an attractive place for the developers to invest in commercials, strip malls, and condos. Mr. Parnian said we also need to market ourselves to the industry, restaurant chains, and the developers.

Mr. Zabicki said his question is growth with all of Onslow County. Onslow County is growing leaps and bounds but is the economy going to support that growth? Mr. Zabicki said

if there is another deployment, there will be a loss of money in Onslow County. Mr. Zabicki said his concern is we are going to grow, but will the economy be able to withstand that type of growth? Mr. Zabicki said he is hearing there is a shortage of housing, but people would not be able to afford them anyway.

Ms. Hall said it is such a surprise for anyone that has lived in Holly Ridge for a certain length of time to ride south and see those new apartments being built. Ms. Hall said one thing that concerns her is we put in place some ordinances that say, at least on the highway, you must keep that open for commercial entities. That is what is going to balance people having jobs here as well as the increase in people. Ms. Hall said we need to make sure we keep a good relationship with the developers that want to build houses and we need to annex where it is necessary, and we need to keep moving forward with that.

Mr. Bradshaw said maybe it is time to put some of what has been discussed at the Town Council meetings into action. Mr. Bradshaw said he can't see any way to support the growth. Mr. Bradshaw said we need to take some of the ideas that we have been working on and get together as a team and implement some of them and make it happen.

Mayor Wenzel called for a recess at 4:15 p.m.

Mayor Wenzel called the meeting back to order at 4:25 p.m.

Mayor Wenzel said the Town Council will vote for one person via written ballot. The Town Council shall sign their name. If no payment received a majority vote, then vote one which will be three of the four votes written in all candidates who did not receive a vote are eliminated. Those receiving a vote will be announced as they are eligible candidates for another round of voting for vote.

Vote One -

Manager Reynolds said there are two votes for Mr. Pete Parnian. One vote for Ms. Pamala Hall and one vote for Mr. Rydzynski.

Vote Two -

Manager Reynolds said we have two votes for Mr. Pete Parnian. One for Pamala Hall and one for Mr. Rydzynski.

Mayor Wenzel said the third vote is a runoff between the top two candidates, but statistically the top three remaining are all considered the top two candidates. Mayor Pro-Tem Patti asked if it is not the majority anymore. Mayor Wenzel said it would have to be three out of four to be the majority. Mayor Wenzel said due to our process we will have another vote from the same three candidates.

Vote Three -

Manager Reynolds said there are two votes for Mr. Pete Parnian and two votes for Ms. Pamala Hall.

Mayor Wenzel said vote four will be for nomination and vote. Any of the Town Council can nominate anyone from vote three. Each Town Council member will vote by voice and in the event of a tie the mayor will vote. This will continue until the majority decision has been made.

A motion was made by **Councilman Hines** and seconded by **Councilwoman Stanley** to nominate Pam Hall to the Holly Ridge Town Council.

Voting was as follows:

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

Mayor Wenzel broke the tie by voting no for Ms. Pamala Hall.

A motion was made by **Mayor Pro-Tem Patti** and seconded by **Councilman Misciagno** to nominate Pete Parnian to the Holly Ridge Town Council.

Voting was as follows:

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

Mayor Wenzel broke the tie by voting for yes for Mr. Pete Parnian.

Mayor Wenzel congratulated Mr. Parnian for being the next new member to the Holly Ridge Town Council until the 2025 election.

Adjournment

A motion was made by **Mayor Pro-Tem Patti** and seconded by **Councilman Misciagno** to adjourn at 4:35 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