



# Town of HOLLY RIDGE

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## HOLLY RIDGE TOWN COUNCIL ORGANIZATIONAL MEETING

December 14<sup>th</sup>, 2021

6:00 P.M.

Mayor Jeff Wenzel called the Regular Meeting of the Holly Ridge Town Council to order at 6:10 p.m. at the Holly Ridge Community Center. Council members present were Councilwoman Bragg, Councilman Sholar, Councilman Hines, and Mayor Pro-Tem Hall. Also present were Town Manager, Heather Reynolds; Deputy Clerk Tracy Martin; Community Development Director Nathan Rhue; and Attorney Kyle Fountain. Councilman Hedrick was absent.

### Invocation and Pledge

Pastor Danny McLamb gave the Invocation and Mayor Wenzel led the Pledge of Allegiance.

### Adoption of Agenda

Manager Reynolds asked that Item 11-A Presentation of Promotion of Officers be removed from the agenda due to most of them are in training and are unable to attend tonight's meeting.

A motion was made by *Councilwoman Bragg* and seconded by *Mayor Pro-Tem Hall* to adopt the agenda as amended. *All Agreed.*

### Persons wishing to address the Council

Belinda Sholar – 111 US Highway 17 stated she would like to address the Town Council concerning the appointment of the ONWASA representative. Mrs. Sholar said we need to make sure who ever we elect will do everything they can for the Town of Holly Ridge and have this town in the best interest. Mrs. Sholar said someone that is devoted to this position she thinks is Greg Hines, not because he is her friend, but because he has lived in Holly Ridge all his life and he has served on the Town Council as well as the ONWASA board. Ms. Sholar said Mr. Hines has done research not just for the town but also for ONWASA. Ms. Sholar stated Mr. Hines knows what he is talking about when he goes into a meeting and is

always prepared. Ms. Sholar stated she hopes each of the Town Council members have seriously thought and prayed for what is best for the town. Ms. Sholar said new eyes are not always what is best for a town. Ms. Sholar said with the growth that Holly Ridge is experiencing, we cannot afford to go backwards. Ms. Sholar said Mr. Hines has a great relationship with ONWASA and we need to keep him in this position. Ms. Sholar said experience is what the Town of Holly Ridge needs to represent this town.

**Vern Jones – 215 Jones Street** asked if this position is paid for by ONWASA and is the town also paying for this position on the Town Council.

Mayor Wenzel said that is correct, ONWASA gets a stipend as well as Town Council. Mr. Jones asked if Councilman Hines was the only one running for this position. Mayor Wenzel replied this position is up for nomination. Every time there is a new Council elected it is up for nomination.

**Veterans 4 Child Rescue Presentation by Samantha Stapleton Doherty** – Ms. Doherty gave a presentation regarding child trafficking and ways to help prevent this from happening in our hometown. Ms. Doherty presented a trailer of the movie *Contraland* which showed the severity of child trafficking.

### **Public Hearings**

#### **Possible Appropriation of Public Funds for Economic Development Purposes for the acquisition of Camp Davis Industrial Park Phase II in the amount of \$1,605,000.00**

Manager Reynolds said this public hearing is required before we make an appropriation for investment in Economic Development.

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

**Vern Jones 215 Jones Street** asked what kind of funds we are talking about. Manager Reynolds said with the purchase of Phase II of the industrial park, we have a seller financing worked out with the current property owners. The town does not have to pay for the land up front. The land fees when the lots are sold will cover the cost of the land. Manager Reynolds said as we sell lots, we will make payments on the seller financing agreement. Manager Reynolds said the town has also secured over a million in grant funding to install the infrastructure.

Mr. Jones stated the land is being sold to the people who are going to build businesses. Manager Reynolds said it is being sold to the town first because we must own the property in order to install the infrastructure with the grants and the Town Council has hired a broker in order to market those lots and sell them in conjunction with economic development.

**Ken Bradshaw – 134 Beacon Woods Dr** asked if the town is paying the taxes on the property while we wait for the buyers to buy the lots for sale. Manager Reynolds said the town does not pay taxes on the property that we own. The amount of money that is on the tax rolls by the private owner will no longer be received into our general fund and it is estimated to be between \$10,000.00 and \$12,000.00.

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Sholar* to return to Regular Session. *All agreed.*

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Hines* to approve the appropriation in the amount of \$1,605,000.00 for the acquisition of the Camp Davis Industrial Park Phase II. *All Agreed.*

### **Town Manager Report**

Manager Reynolds said the electronic sign is up and running at the intersection of North Hines and Highway 50.

The Hometown Christmas Event that was held at the community center was a huge success. Twenty-one bicycles were donated by various citizens in town, City Café, and Evolve Apartments.

Southern Roots, City Café, Yard Scapes, and Images Salon entered a Christmas tree contest and Southern Roots was the winner.

Manager Reynolds there was a de-briefing held after the Christmas party and it was decided that next year, we needed to add some fillers in between events. Some of the staff recommended a magic show to fill in the time.

Manager Reynolds said we would also like to see more involvement with the Fire Department being able to be onsite. Manager Reynolds said she thinks this will happen with more planning. Manager Reynolds said this event was rushed meaning we decided to combine three events and roll them into one event.

Manager Reynolds said we have set the dates for next year as follows:

- Saturday, December 3<sup>rd</sup>, 2022 – Children’s Christmas party
- April 9<sup>th</sup>, 2022 – Easter Egg Hunt
- October 22<sup>nd</sup>, 2022- Fall Festival

Manager Reynolds said during the January 2022 meeting will be the item of the Liberty Festival. Manager Reynolds said our firework vendor needs confirmation on when the town will hold their Liberty Festival. Manager Reynolds said she knows a lot of the Town Council was happy with having the festival in September rather than July.

Manager Reynolds and Deputy Clerk, Tracy Martin attended the Business Alliance meeting, and we received a lot of useful information from this meeting. The Town of Surf City has started a business registration program to replace the privilege license, which was lost a few years ago when the State legislators changed how that could be collected. Surf City said this program has had great response thus far and this might be something that the Town of Holly Ridge might want to implement in the future.

Manager Reynolds stated Surf City set a fee no matter what type of business and this allows them to know what type of business is coming into town or if a business is changing what type of occupancy is needed.

Manager Reynolds said Surf City is also holding quarterly business meetings, developer's contractor's meetings, and homeowner meetings. Manager Reynolds stated she thinks this would also be a clever idea for Holly Ridge to do as well.

Manager Reynolds said there was also talk about Safer grant and this helps pay for fire and police personnel and this is something we will investigate for the upcoming year.

Manager Reynolds said the surplus sale was a success and the town was able to sell all the equipment except for the speed radar that sits on the side of the road. The town brought in almost \$20,000.00 in revenue.

Councilman Hines asked about the other electronic sign. Manager Reynolds stated the other sign for the community building is in Jacksonville. Public Works Director Mike McFann went to see the sign and get the specs. Vital signs have the sign and they have asked us to have the site ready for installation because they will bring it down with a crane and help us install the sign. Manager Reynolds said we hope to have this complete the week after Christmas.

### **Consent Agenda**

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

### **Old Business**

#### ***Discussion and Possible Approval of an amendment to the Community Center Policy to allow each Homeowner's Association located within the corporate limits of the Town of Holly Ridge to hold one Annual Meeting in the Community Center at No Charge.***

Manager Reynolds stated in the past the Town Council had discussed the homeowner's association here in town to use the community center for one annual meeting at no charge. Manager Reynolds said we had one homeowner's association reach out to us about renting the community center and in that process, we found out the policy for the community center had not been changed.

Manager Reynolds said this item is in front of you tonight to hopefully for a motion to change that policy to allow the town staff to issue those rentals at no charge for one annual meeting. Manager Reynolds said the draft policy is included and the only change was to add each homeowners' association located within the corporate limits may hold one annual meeting in the community center at no charge. Manager Reynolds said a deposit will be required of \$100.00 in case of any damages.

A motion was made by *Councilman Hines* and seconded by *Councilwoman Bragg* to adopt a policy to the Community Center to allow homeowner's association one free annual meeting in the Community Center. *All Agreed.*

Manager Reynolds introduced Ted Beckner who is with our Community Development Department. Mr. Beckner comes from Wilmington, and we are lucky to have Mr. Beckner.

### Organizational Meeting

*Mayor Wenzel stated Judge William Paul Shanahan will administer the Oath of Office to the new and re-elected officials.*

- Councilwoman Carolyn Stanley
- Councilman Greg Hines
- Mayor Jeff Wenzel

Mayor Wenzel called for a short recess to allow Councilwoman Stanley to be seated in her new position at 6:53 p.m.

Mayor Wenzel called the meeting back to order at 7:01p.m.

### Appointment of Mayor Pro-Tem

Mayor Pro-Tem Hall nominated Councilman Hines. Councilman Hines declined. Councilman Hines stated he feels like he could do more on the ONWASA board than Mayor Pro-Tem.

A motion was made by *Councilman Sholar* and seconded by *Councilwoman Bragg* to nominate Mayor Pro-Tem Hall and Mayor Pro-Tem Hall accepted the Mayor Pro-Tem position. *All Agreed.*

Councilwoman

### Appointment of the ONWASA Representative

Councilman Sholar nominated Councilman Hines.

Mayor Pro-Tem Hall nominated Mayor Jeff Wenzel.

Manager Reynolds said since there are two nominations the Town Council could vote either by voice or ballot.

Town Council decided to go with the voice ballots.

**Voting by voice was as follows for ONWASA:**

***Mayor Pro-Tem Hall – yes for Mayor Wenzel  
Councilwoman Stanley – yes for Mayor Wenzel  
Councilwoman Bragg – yes for Mayor Wenzel  
Councilman Sholar – yes for Councilman Hines  
Councilman Hines- yes for Councilman Hines***

Voting was three votes for Mayor Wenzel and two votes for Councilman Hines.

**Representative for JUMPO (Jacksonville Urban Metropolitan Planning Organization)  
TAC Technical Advisory Committee).**

Mayor Pro-Tem Hall nominated Councilwoman Stanley for the representative for JUMPO and Councilwoman Stanley accepted. *All Agreed.*

***Mayor Wenzel called for a recess at 7:07 p.m.  
Mayor Wenzel called the meeting back to order at 7:34 p.m.***

**Presentation and Reception**

***Adoption of Presentation of a Resolution of Appreciation and a Plaque in honor of out-going Councilman Tom Hedrick.***

A motion was made by ***Mayor Pro-Tem Hall*** and seconded by ***Councilwoman Bragg*** to adopt a Presentation of a Resolution of Appreciation and a Plaque in honor of out-going Councilman Tom Hedrick. *All Agreed.*

**New Business**

Presentation of Promotion of Officers:

Sergeant Lori Faircloth  
Sergeant James Hamilton  
Sergeant Barry Ransom  
Officer K-9 Rasmus

This Item was removed per Manager Reynolds due to the fact the officers named above are in training and unable to attend tonight's meeting.

**Discussion and Possible Adoption of an Interlocal Agreement with the Town of Surf City for Recreational Service.**

Manager Reynolds said this agreement has been in the making for a while. Manager Reynolds said we have had 2 years' worth of summer camp in conjunction with the Town of Surf City as well as softball sharing of our fields. Before any funds can be exchanged between the two towns, an interlocal agreement must be approved and adopted by the Town Council. Basically, this agreement shows what the Town of Surf City is responsible for and what the Town of Holly Ridge is responsible for.

Manager Reynolds said summer camp this past year even with Covid was completely full. Manager Reynolds said we are waiting for funds to be paid to us from Surf City and our Parks and Recreation Director Chuck Strickland has let Surf City know the Town of Holly Ridge will not be doing anything else until the funds are received.

Councilman Hines asked if we were going to be paid for the first year as well. Manager Reynolds stated the first year of summer camp did not make a profit because the numbers were so low due to Covid.

Councilman Hines stated he would like for the Town to receive a report from Surf City showing the expenses and revenues.

Mayor Pro-Tem Hall agreed with Councilman Hines and stated she thinks this also need to be included in the Consent agenda.

A motion was made by **Mayor Pro-Tem Hall** and seconded by **Councilwoman Stanley** to adopt an Interlocal Agreement with the Town of Surf City for recreational services. **All Agreed**

**Persons wishing to Address the Town Council**

**Cheryl Hines – 113 South Green Street** – stated she is Councilman Hines wife, and she is not sure what has been said, why he is not back on the ONWASA Board but to Mr. Jone's question, anyone that sits on the Holly Ridge Town Council and sits on the ONWASA board get a paycheck. The money does not come from the Town of Holly Ridge.

Mrs. Hines said there are some rumors, something Councilman Hines did that no one liked. Mrs. Hines said none of the Town Council went to an ONWASA meeting and if you were so interested than why were you not there? Mrs. Hines stated on her behalf, good luck Mayor Jeff Wenzel because you are going to need it.

**Town Council Comments**

Councilman Hines stated he thinks the position for ONWASA was decided on election night. Councilman Hines said no one came to him and asked him what he did wrong or what he

could have done differently. Councilman Hines said the decision was made and he does not know if it was because of jealousy or not liking him, but he spent along time on the ONWASA Board and he did more for ONWASA for Holly Ridge than anyone else has ever done. Councilman Hines said to make change just to make change, you are going to find out it is not that easy.

Councilman Hines said he was elected 5 times as Chairman by his peers on ONWASA and he would have been re-elected again. This is how much respect he gets from ONWASA. Councilman Hines said obviously the Town Council does not know this or care. Councilman Hines said to Mayor Wenzel he hopes you don't hold what you said at the forum that night, that you were going to be a thorn in ONWASA's side because if you go to ONWASA with a thorn in your side Holly Ridge won't get anything. Councilman Hines said you have seven other members that could care a less about Holly Ridge.

Mayor Pro-Tem Hall thanked Samantha Stapleton Doherty for her presentation. Mayor Pro-Tem Hall said she hopes we can do something in the future to help this organization. Mayor Pro-Tem Hall wished everyone a Merry Christmas.

Councilman Sholar thanked everyone for coming out to the meeting Councilman Sholar wished everyone a good night.

Councilwoman Stanley thanked everyone for that voted for her. Councilwoman Stanley thanked everyone for coming to the meeting and she wished everyone a Merry Christmas.

Councilwoman Bragg thanked all the town employees for the excellent job they are doing for the town. Councilwoman Bragg thanked Ms. Doherty for her presentation on child trafficking. Councilwoman Bragg thanked Manager Reynolds and her staff for a wonderful Children's Christmas party this year.

Councilwoman Bragg said unfortunately sometimes in life we do not always get what we want, and sometimes what we want is not necessarily what we need. Councilwoman Bragg said to Councilman Hines she thought she heard him say he thought the decision was made at the election, and if it was no one said anything to her about it. Councilwoman Bragg told Councilman Hines he could smile all he wants to God knows you. Councilman Hines said God knows you too Rena.

Councilwoman Bragg said she prays about everything, and she does not have to convince anyone in this room and when she dies and the dirt is thrown on her face, she is not accountable for anyone except Rena.

Councilwoman Bragg stated this one is for you Maxton, you called me out at the back of the room to tell Councilwoman Bragg he was surprised at her vote, because after Mr. Maxton Sholar and her had a talk and what Mr. Sholar did not know is what Councilwoman Bragg has said so many times to so many people. Councilwoman Bragg stated she prays about

everything and then she waits on GOD. Councilwoman Bragg said regardless of if that was the decision you wanted from her, it was not her time, it was GOD's call.

Councilwoman Bragg said she thinks Mr. Maxton Sholar said Councilwoman Bragg does not pay taxes, she would like to clear this up. Councilwoman Bragg stated she pays taxes on her home on the corner lot, two lots on Sarge Martin Road, in Maple Hill in Onslow County we have an acre and pay taxes on that. Councilwoman Bragg said to Mr. Maxton Sholar she is not trying to gain all the worldly stuff because what good is it to gain the entire world and lose your soul.

Councilwoman Bragg said even after all of this, Maxton, she still loves him because God loves him.

Mr. Maxton Sholar said he did not say Councilwoman Bragg did not pay taxes, he said you don't pay the taxes like he has to pay to Holly Ridge. Mr. Sholar stated Holly Ridge is in a critical growing state and we cannot afford any mistakes. Mr. Sholar said he is not saying Jeff cannot do an excellent job. Mr. Sholar said he is saying he knows that Councilman Hines has a good relationship with ONWASA, and he has been able to get things done that other people could not get done before. Mr. Sholar said he knows that he has had complaints about other people saying Councilman Hines gets everything he wants. Mr. Sholar said he knows that none of the Town Council went to an ONWASA meeting and tried to find out any information or learn or the Town Council could have done something different. Mr. Sholar said with the way Holly Ridge is growing, we need ONWASA to do everything they can for us. Mr. Sholar said let us grow Holly Ridge and not raise taxes.

Mr. Sholar said rumor is Holly Ridge wants to buy back the sewer, but we do not need the sewer. Sewer is a losing deal, and we must have water. Mr. Sholar said he thinks there has been a mistake made tonight, not that Jeff will do bad but the relationship we have with ONWASA, and Councilman Hines has been a good thing. Mr. Sholar said once again he did not say Councilwoman Bragg did not pay taxes, he said she did not pay the taxes he has to pay, and he does not want to see an increase in the taxes. Mr. Sholar said he loves Councilwoman Bragg, and the LORD looks after him and he prays for people like you every day.

### Announcements

*Mayor Wenzel gave the following announcements:*

- Thursday, December 16<sup>th</sup>, ONWASA Board Meeting – beginning at 6:00 p.m. in the Jacksonville City Hall
- Tuesday, December 21<sup>st</sup>, 2021, Planning Board Meeting – beginning at 6:00 p.m. in the Council Chambers
- Wednesday, December 22<sup>nd</sup>, 2021, Employee Luncheon – from 12:00 to 2:00 p.m. in the Community Center

- Thursday, December 23<sup>rd</sup>, Friday, December 24<sup>th</sup>, and Monday, December 27<sup>th</sup>, 2021 – Town Hall Closed in Observance of Christmas
- Friday, December 31<sup>st</sup>, 2021, -Town Hall Closed in observance of New Year’s Day

Mayor Wenzel said the Town has fifteen new COs for residential homes. Mayor Wenzel stated he has developers reaching out to him asking about the growth pattern. Mayor Wenzel said he continues to see the Circle K construction.

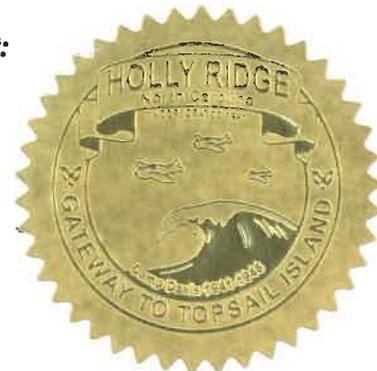
Mayor Wenzel thanked everyone for coming out to the meeting. Mayor Wenzel said the Town Council is trying to serve the citizens and he loves the passion that everyone has for the community and the town.

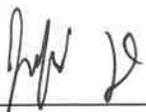
Mayor Wenzel said he wants to remind the Town Council that employees are busy, and any appointments should be limited. Mayor Wenzel wished everyone a very Merry Christmas.

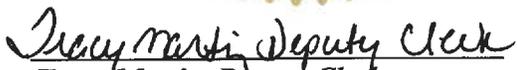
**Adjournment**

A motion was made by *Mayor Pro-Tem Hall* and seconded by *Councilman Sholar* to adjourn at 7:50 p.m. *All Agreed.*

*Attest:*



  
\_\_\_\_\_  
*Jeff Wenzel, Mayor*

  
\_\_\_\_\_  
*Tracy Martin, Deputy Clerk*

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